

The Pittsburgh Legal Journal

FRIDAY
JANUARY 17, 2025

Vol. 151 - No. 12

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Segal Deborah vs Doe John, Mr. Waterheater Enterprises Inc.; GD-25-000110; Motor Vehicle Accident; Complaint; Atty(s): McIlvaine Regina M.

Ruth Bernie A, Ruth Bethany A vs Pennsylvania Drilling Company, Hormel Craig; GD-25-000111; Other Professional Liability; Praecepte for Writ of Summons; Atty(s): Tarker Jeffrey S.

Brown Joshua vs Lewis John, Allen Patricia, Pennsylvania Financial Responsibility Assigned Claims Plan; GD-25-000112; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Ogg Gary J., Houck David K, Watt Ian

PPS Services LLC; GD-25-000113; Petition to Sell Motor Vehicle; Petition Initiating Case; Atty(s): Egers John E.

Depriest Daniel F vs Petruna Teresa A.; GD-25-000114; Motor Vehicle Accident; Complaint; Atty(s): Scanlon Brian Patrick

Northup Joseph R. vs Webb Robert D.; GD-25-000115; Motor Vehicle Accident; Complaint; Atty(s): Orié Jonathan A, Fleming Trevor R.

Masterbray Sr. John C, Masterbray Sara vs Connellsville Area School District; GD-25-000116; Asbestos Silicas; Complaint; Atty(s): Halpern David Bruce

Tucke Bethany vs Wagner Phillip, Gary Stephanie; GD-25-000117; Contract - Buyer Plaintiff; Complaint; 273750.00; Atty(s): Kosir Jr. Frank, Rankin-Wahlers Jaden

Citizens Bank N.A. vs Lanigan Barbara; MG-25-000008; Mortgage Foreclosure; Certificate of Location; 131740.58; Atty(s): Javardian Gregory

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Thomas vs Standard Realty Group; AR-24-005729; P-atty: Pro Se; D-atty: David J. Montgomery; Award for Plaintiff and against Defendant, in the amount of \$879.35. Dated 01/13/25. As per Rule 236 Notice, copies sent to all parties 01/13/25. Arbitration Board #40751

Thomas vs Standard Realty Group; AR-24-005735; P-atty: Pro Se; D-atty: Pro Se; Award stating see award at AR-24-5729. Case Consolidated at AR-24-5729. Dated 01/13/25. As per Rule 236 Notice, copies sent to all parties 01/13/25. Arbitration Board #40751

Velocity Investments, LLC vs Duncan; AR-24-005737; P-atty: Demetrios H. Tsarouhis; D-atty: Brian J. Fenters; Award Non Pros for Defendant and against the Plaintiff. Plaintiff not appearing at 10:10 a.m. Dated 01/13/25. As per Rule 236 Notice, copies sent to all parties 01/13/25. Arbitration Board #40752

Maybach Land Trust, et al vs Schlosberg; AR-24-005195; P-atty: Pro Se; D-atty: Virginia Spencer Scott; Award for Defendant and against the Plaintiffs. (\$5,000 in hand money to be released from Remax and provided to Judith Schlosberg). Dated 01/13/25. Notice of award sent. Arbitration Board #40752

JPMorgan Chase Bank, N.A. vs Hughes; AR-24-005680; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against Defendant for \$23,521.79. Defendant not appearing at 10:17 a.m. Dated 01/13/25. As per Rule 236 Notice, copies sent to all parties 01/13/2025. Arbitration Board #40752

(Continued on Page 10, Column 4)

CIVIL DIVISION

New Arbitration Suits

Allegheny County Central Tax Collection District vs Garcia David Nieto; AR-25-000072; Allegheny County Tax; Complaint; 23110.17; Atty(s): Monti Richard A.

Citibank N.A. vs Nied Matthew C; AR-25-000073; Contract - Credit Card; Exhibits; 4753.29; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Miller Justin K.; AR-25-000074; Contract -

(Continued on Page 11, Column 1)

BANKRUPTCY COURT

Western District

Reliable General Contractor, LLC; WESTMORELAND-PA; 24-23106; Atty: Donald R. Calaiaro; Chapter: 11; Filed 12/23/2024; Judge Taddonio

Tyler C. Whitlatch and Seneca B. Whitlatch; WASHINGTON-PA; 24-23108; Atty: Kenneth Steidl; Chapter: 7; Filed 12/23/2024; Judge Taddonio

Kymerley R. Mullen; ALLEGHENY-PA; 24-23111; Atty: Franklin L. Robinson, Jr.; Chapter: 7; Filed 12/23/2024; Judge Deller

THE ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS

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

THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on Wednesday, January 22, 2025, at the Bar Association Headquarters, 4th Floor Koppers Building, Pittsburgh, Pa. to consider candidates seeking ratings for the Allegheny County Court of Common Pleas. The following candidate will be interviewed by the Committee.

Jaime M. Hickton
Allegheny County Court of Common Pleas

Carmen L. Robinson
Allegheny County Court of Common Pleas

Hon. Craig C. Stephens
Allegheny County Court of Common Pleas

Written comments of members of the Bar are invited and shall be received and maintained as confidential by the Committee. Candidate interviews will be conducted at this time and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews. Written comments should be sent to David A. Blaner, Executive Director, ACBA, by email to dblaner@acba.org.

Comments for candidates being interviewed on Wednesday, January 22, 2025, are due by Monday, January 20, 2025 at 4:00 p.m.

NOTICE

THERE WILL BE NO DAILY

The Pittsburgh Legal Journal

MONDAY, JANUARY 20

— in observance of —

MARTIN LUTHER KING, JR. DAY

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Keybank N.A. vs Bernotas Robert J.; MG-25-000009; Mortgage Foreclosure; Certificate of Location; Atty(s): Schweiger Karin Baltimore

Lakeview Loan Servicing LLC vs Terzich Jason; MG-25-000010; Mortgage Foreclosure; Certificate of Location; 54647.58; Atty(s): Linn Geraldine M.

Carney James T. vs British Airways PLC; GD-25-000125; Other Tort; Complaint; Atty(s): Carney James T, McMullin David K

Freedom Mortgage Corporation vs Briggs Brian Allan, Occupants; GD-25-000127; Ejectment; Certificate of Location; Atty(s): Calcagno Jeffrey Vincent

84 Lumber Company L.P. vs Delta Consulting Group Inc, Riccardi Ronald; GD-25-000128; Contract - Other; Complaint; 1260634.09; Atty(s): Blick William E, Jegasothy S. Manoj, Bosilovic III Robert J., Weir Lee C.

Rankin Borough vs Carter Bernard; GD-25-000129; Municipal Lien; Certificate of Location; 884.80; Atty(s): Leininger Jason J

Rankin Borough vs Carter Bernard; GD-25-000130; Municipal Lien; Certificate of Location; 885.80; Atty(s): Leininger Jason J

84 Lumber Company L.P. vs Eagle Homes LLC, Amin Siddharth; GD-25-000131; Contract - Other; Complaint; 393830.49; Atty(s): Bosilovic III Robert J., Jegasothy S. Manoj, Blick William E, Weir Lee C.

84 Lumber Company L.P. vs Evo Construction LLC, Green Jr. James A.; GD-25-000132; Contract - Other; Complaint; 69378.71; Atty(s): Bosilovic III Robert J., Jegasothy S. Manoj, Blick William E, Bosilovic III Robert J., Weir Lee C.

McCandless Heather, Orlowski Donald vs Saber Aiden M; GD-25-000133; Motor Vehicle Accident; Complaint; Atty(s): Frischman Craig E, Rizza Bernard R., Snow William D.

Humphries Carlyn vs Crossgates Inc.; GD-25-000134; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Wilksburg Borough School District, Wilksburg Borough vs Agurs Jr. Robert T; GD-25-000135; Sci Fa sur Tax Lien; Certificate of Location; 10699.00; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Penn Hills School District, Municipality of Penn Hills vs Unknown Heirs of Madeline L. Gibson deceased; GD-25-000136; Sci Fa sur Tax Lien; Certificate of Location; 25116.46; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Palmer Michael vs Range Resources Appalachia LLC; GD-25-000137; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J.

PNC Bank National Association vs Lemon Matthew D., Cathcart Tamara M.; GD-25-000138; Mortgage Foreclosure; Certificate of Location; 19757.75; Atty(s): Hunsberger Adrienna

Yeshivath Achei Tmimim of PGH vs Lubavitch Center Inc.; GD-25-000139; Declaratory Judgment; Complaint; Atty(s): Dauer Jr. Robert E.

Yeshivath Achei Tmimim of PGH vs Lubavitch Center Inc.; GD-25-000140; Declaratory Judgment; Complaint; Atty(s): Dauer Jr. Robert E.

Heffley Jaiden Daniel; GD-25-000141; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Shearer Rebecca L.

Heffley Ryann Victoria; GD-25-000142; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Shearer Rebecca L.

Raible Mary Louise vs Sullivan Sean, Sullivan Robin; GD-25-000143; Other Tort; Praecepte for Writ of Summons; Atty(s): Samolovitch Scott R.

Houck David K., Houck Lori K. vs Civitaresse D.O. Louis, Civitaresse D.O. Frank, Preferred Primary Care Physicians, Inc.; GD-25-000144; Medical/Hospital Liability; Complaint; Atty(s): Calder Michael W, Perry Trevor

Hostetler Randy vs Petrozza Justin; GD-25-000145; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Mitchell Zenford S vs Smith Dejah, Harper India Chanterria; GD-25-000149; Quiet Title; Certificate of Location; Atty(s): Robinson Jr. Franklin L

Fifth Third Bank National Association vs Metz Chad D., Metz Aimee B.; MG-25-000012; Mortgage Foreclosure; Certificate of Location; 25481.58; Atty(s): Hoen Benjamin Nachum

PNC Bank National Association vs Brennan Marie C; MG-25-000013; Mortgage Foreclosure; Certificate of Location; Atty(s): Pierro Michelle Lynn

Pennymac Loan Services LLC vs Thompson Stacey J.; MG-25-000014; Mortgage Foreclosure; Confidential Information Form; 98876.52; Atty(s): Linn Geraldine M.

Bank of America N.A. vs Mangan III Leo A, Mangan Sandra, Unknown Heirs of Velma C Mangan aka Velma K Mangan aka Velma; MG-25-000015; Mortgage Foreclosure; Confidential Information Form; 26132.55; Atty(s): Reese Harry B.

Office of Disciplinary Counsel; GD-25-000146; Miscellaneous Petition; Order of Court; Atty(s): Fox James M

Abu-Hawili Bilal A., Abu-Hawili Rachel M.; GD-25-000147; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Petra Auto Sales LLC, Elbakri Mamdouh; GD-25-000148; Miscellaneous Petition; Petition Initiating Case; Atty(s): Self-Represented

Petra Auto Sales LLC vs Kelly Jason; GD-25-000150; Miscellaneous Petition; Petition Initiating Case; Atty(s): Self-Represented

Blumling Amber R. vs Michalski Linda J.; GD-25-000151; Motor Vehicle Accident; Complaint; Atty(s): Orié Jonathan A, Fleming Trevor R.

Wilder Mahood McKinley Oglesby vs Massey Jr. Frederick A; GD-25-000152; Contract - Debt Collection; Praecepte for Writ of Summons; 165401.78; Atty(s): Mahood James E

AMB Plumbing Inc. vs Precision Builders Inc., Hores Jr. Kenneth E., Page Ron; GD-25-000153; Contract - Debt Collection; Complaint; 86850.00; Atty(s): Fernsler Kurt F., Maier Daniel M.

West Mifflin Sanitary Sewer & Stormwater Municipal Authority vs Pradhan Purna Maya; GD-25-000154; Municipal Lien; Certificate of Location; 2522.15; Atty(s): Ries Jeffrey D

Almond Darlene vs Crivelli Deborah, Crivelli James; GD-25-000155; Motor Vehicle Accident; Complaint; Atty(s): Feenane Joseph David

Lightfoot Noah; GD-25-000156; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Cicci Amy Arlene; GD-25-000157; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Erie Insurance Exchange vs Zimmerman Plumbing and Heating Inc.; GD-25-000158; Other Tort; Complaint; 400000.00; Atty(s): Boyd Jr. Richard J

Allegheny County Central Tax Collection District vs 1 Person at a Time; GD-25-000159; Allegheny County Tax; Complaint; 157433.77; Atty(s): Monti Richard A.

Allegheny County Central Tax Collection District vs Sullivan John T; GD-25-000160; Allegheny County Tax; Complaint; 92718.44; Atty(s): Monti Richard A.

Conway William J, Conway Marlene G vs Stewart Edward, Stewart Kathleen; GD-25-000161; Against Property Owner; Complaint; Atty(s): Chiurazzi Wayne M, Wertman Edward W.

Freedom Mortgage Corporation vs Bergstedt Dean J., Occupants; GD-25-000162; Ejectment; Certificate of Location; Atty(s): Calcagno Jeffrey Vincent

Barton Eleanor vs Holdings Acquisition Co. L.P., Doe John, ABC Corp.; GD-25-000163; Against Property Owner; Complaint; Atty(s): Rudert Erin K

Yin Yan, Sun Zhaojun vs Zhang Dejun; GD-25-000164; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Geist Joshua P.

McDowell Tabitha vs Uniontown Hospital, West Virginia United Health System Inc., UPMC Children's Hospital of Pittsburgh, UPMC, UPMC Children's Community Pediatrics - Uniontown, Teets C.R.N.P. Melissa Ann; GD-25-000165; Medical/Hospital Liability; Complaint; Atty(s): Kaminsky Brett Jason, Laysier Derek R

Sherwin-Williams Company vs UIRC-GSA V McKees Rocks PA LLC; GD-25-000168; Mechanic's Lien; Certificate of Location; 60956.41; Atty(s): Wilson Jeffrey S.

Robinson Mall Associates LLC vs Robinson Mall Realty Holding LLC; GD-25-000169; Contract - Other; Praecepte for Writ of Summons; Atty(s): Davis Christopher J

Elizabeth Township vs Lewis Sr. Jay W.; GD-25-000170; Municipal Lien; Certificate of Location; 11316.46; Atty(s): Ries Jeffrey D

AmeriHome Mortgage Company LLC vs Proctor Anthony L.; MG-25-000016; Mortgage Foreclosure; Certificate of Location; Atty(s): Treglia Carolyn

Dollar Bank Federal Savings Bank vs Bennett Audrey L., Bennett Jacinta M.; MG-25-000017; Mortgage Foreclosure; Certificate of Location; 102968.78; Atty(s): Anthou Kristine M.

Neal-King Joan A. vs Bellamy Keith, Bellamy Sandra; GD-25-000174; Ejectment; Certificate of Location; Atty(s): Self-Represented

Hardiman Nathaniel R.; GD-25-000177; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Pickron Matthew Adam; GD-25-000179; Petition for Change of Name; Praecepte to Proceed IFP; Atty(s): McFadden Lance

Askew Troy vs Ironclad Property Services; GD-25-000180; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Self-Represented

State Farm Fire and Casualty Company vs Dell Technologies Inc.; GD-25-000182; Product Liability; Praecepte for Writ of Summons; Atty(s): McElhanev Travis L

Seman William, Seman Joann vs Boulevard Glass & Metal Company Inc., Fitness International LLC; GD-25-000183; Other Tort; Praecepte for Writ of Summons; Atty(s): Apeosos G. Christopher

Christopher Heidi vs Ancell James; GD-25-000184; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Gobel Benjamin Joseph

Robison Kenneth Lee vs UPMC, University of Pittsburgh Physicians, UPMC Jameson; GD-25-000186; Medical/Hospital Liability; Complaint; Atty(s): Geist Joshua P.

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219
412-261-6255 | www.PittsburghLegalJournal.org

©Allegheny County Bar Association 2025

To place a legal advertisement contact PLJads@acba.org / 412-261-6255.

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvelez@acba.org / 412-402-6687.

David Blaner, dblaner@acba.org.....Managing Editor
Chuck Faber, cfaber@acba.org.....Layout Specialist
Daniel Priore, dpriore@acba.org.....Editor/Graphic Artist
Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications
Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist
Jim Spezialetti, jspezialetti@acba.org.....Copy Specialist
Jessica Wysocki Valesky, jvalesky@acba.org.....Graphic Artist Supervisor
Denise Velez, dvelez@acba.org.....Daily PLJ Supervisor

The Pittsburgh Legal Journal has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

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

COURT NOTICES

Pennsylvania
Supreme Court

Minor Court Rules Committee

NOTICE OF PROPOSED RULEMAKING

Proposed Amendment of
Pa.R.Civ.P.M.D.J. 514.1

The Minor Court Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.Civ.P.M.D.J. 514.1, pertaining to the use of a domestic violence affidavit in residential landlord tenant appeals, for the reasons set forth in the Publication Report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the Pennsylvania Bulletin for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

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

**Pamela S. Walker, Counsel
Minor Court Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9546
minorrules@pacourts.us**

All communications in reference to the proposal should be received by March 21, 2025. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Minor Court
Rules Committee,
Hon. Alexandra Kokura Kravitz
Chair

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

25-00160

Court of Common Pleas
of Allegheny CountyJUVENILE COURT
MOTIONS SCHEDULE

February 2025

February 3 - Judge Bush
February 4 - Judge Bush
February 5 - Judge Bush
February 6 - Judge Bush
February 7 - Judge Bush
February 10 - Judge Cozza
February 11 - Judge Cozza

February 12 - Judge Cozza
February 13 - Judge Cozza
February 14 - Judge Cozza
February 17 - Holiday
February 18 - Judge Watson
February 19 - Judge Watson
February 20 - Judge Watson
February 21 - Judge Watson
February 24 - Judge Woodruff
February 25 - Judge Woodruff
February 26 - Judge Woodruff
February 27 - Judge Woodruff
February 28 - Judge Woodruff
25-00004

Court of Common Pleas
of Allegheny CountyOrphans' Court Judges Motions
Schedule for the Month of
February 2025

Week of

February 3 - Judge McCarthy
February 10 - Judge McGough
February 17 - Judge Marmo
February 24 - Judge McCarthy
25-00101

Court of Common Pleas
of Allegheny CountyFAMILY DIVISION MOTIONS
SCHEDULE FOR THE MONTH OF

February 2025

February 3 - McCrady, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
February 4 - Bubash, J. in Courtroom 425 at 2:00 PM
February 5 - Sweeney, J. in Courtroom 425 at 2:00 PM
February 6 - Eaton, J. in 814 City-County Building at 2:00 PM
February 7 - No Motions
February 10 - Middleman, J. in Courtroom 425 at 2:00 PM
February 11 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
February 12 - Korbelt, J. in Courtroom 425 at 2:00 PM
February 13 - Woodruff, J. in Courtroom 320 at 9:30 AM
February 14 - No Motions
February 17 - Court Holiday
February 18 - Bush, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
February 19 - Cozza, J. in Courtroom 320 at 10:00 AM
February 20 - Middleman, J. in Courtroom 425 at 2:00 PM
February 21 - No Motions
February 24 - Costa, J. in Courtroom 425 at 2:00 PM
February 25 - Bubash, J. in Courtroom 425 at 2:00 PM
February 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
February 27 - Sizemore, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM
February 28 - No Motions
25-00175

Court of Common Pleas
of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, FEBRUARY 24, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 7, 2025**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
25-00158**

COURT SCHEDULES

Daily Jury and
Non-Jury
Trial List

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

Tuesday
January 21, 2025

Jury Trials

(105) 205046 GD-19-11993
Barry J. Warble, et al vs Jason Green;
P-Atty: **Paul Robert Giba**; D-Atty:
Joseph A. Hudock, Jr.; 2x

(113) LT-22-1744
Michael Fives vs Matthew Marcello;
P-Atty: **Walter James Nalducci, III**;
D-Atty: **Matthew W. Marcello**; 2x

(113A) 205396 GD-23-9582
Andrew J. Kuniak, Jr., et al vs ABB,
Inc., et al; P-Atty: **Leif J. Ocheltree**;
D-Atty: **Concetta Angela Silvaggio**; 2x

Non-Jury Trials

(114) 204924 AR-22-1974
Cairo Farms vs Golden Triangle
Construction Company; P-Atty: **Louis
W. Emmi**; D-Atty: **Chad I. Michaelson**; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Thursday
January 23, 2025

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-0003503-24; Timothy John Davis Jr.; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis Coleman Coles III**

CR-0006102-24; Timothy John Davis Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006304-20; Mykal Lee Lasko; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0004215-24; Aubrey Rose Panella; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Shannon Haupt**

CR-0003474-24; Jacob Edward Richard; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0003529-24; Rasheed Jamel Saunders; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kenneth Haber**

Judge Kelly Bigley
Courtroom 525

CR-0004852-24; Khyree Hargraves; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0005632-22; Rachel Lynn Knight; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005881-24; Dashaun Mooreedumas; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0000913-21; Gregory Alan Siegfried; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Christopher Nicholas Urbano**

CR-0005882-24; Kameran William-Carter; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0003001-22; Shawn Patrick Wright; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

Judge Edward J. Borkowski
Courtroom 514

CR-0005097-24; Eric Lamont Clark; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0006489-24; Eric Lamont Clark; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0002839-24; Tina Greene; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

CR-0005392-24; Kristy Lynn Harff; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0005747-24; Joseph Middlebrook; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0005012-24; Phillip Montgomery; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0005453-24; Phillip M. Montgomery; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0005782-24; Dustin Ray Shaffer; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0002851-24; James Sledge Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0005477-24; Rickey Allen Waters Jr.; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**Judge Thomas P. Caulfield
Courtroom 516**

CR-0006833-23; William Dennis Cargile; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0002249-24; Alexis Janay Carter; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0004878-23; Cody Fotta; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0006911-23; Antwan Henderson; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joel M. Dresbold**

CR-0007696-23; Brian Earl Linn; DUI: High Rte of Alc (BAC .10 - < .16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

CR-0000959-24; Isaac Bryan McGinnis; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0002829-24; Matthew Salem Miles; Fraud Alter/For/Counter Title Reg Ins; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003012-24; Jonah Kasim Reid; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan-Henderson**

CR-0004497-24; Shaquia Washington; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Megan Marie Shanklin**

CR-0004896-24; Alec Robert Zahn; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael V. Worgul**

**Judge Thomas Flaherty
Courtroom 324**

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

CR-0000227-24; Roberts B. Erik; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0001872-21; Gennaro Greco; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0000143-24; Gennaro Greco; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0007283-22; Demetrius Kenney; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

CR-0004866-24; Daniel Simon; Financial Exploitation of Older Adult or Care Dependent Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0005435-24; Larry Taylor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Elliot Howsie
Courtroom 533**

CR-0005102-24; Ebon P D Brown; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0005390-24; Ebon P D Brown; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0009243-18; Tameia Rachelle Cooper; False/Fraud Med Assist Claim; ADA: **Jeffrey Baxter;** D-atty: **Mason John Cook**

CR-0004256-24; Paris Odell Ford; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Milton E. Raiford**

CR-0004270-24; Michael Ryan Neppach; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Jessica Lynn Au;** D-atty: **Mason John Cook**

CR-0006026-24; William Reed; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael V. Worgul**

CR-0004182-24; Donye Khyree Sparrow-Felton; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0003564-24; Khallid Alif Baat Young; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

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

CR-0005281-24; Jason R. Garchak; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Daniel Patrick Joyce**

CR-0003248-24; Julionna Morgan Gentile; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0005637-24; Dayshawn Jackson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0005449-24; Marcus E. Latimer; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006844-23; James Demetrius Mason; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric A. Jobe**

CR-0005557-24; Trisha Mukertee; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005463-24; Trisha Mukertee; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001383-22; Chayla Letisse Robinson; Hinder App/Prosec-Harbor Or Conceal; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0003289-24; Khalil Malik Sheffield; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0008333-23; Jessie J. Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0002435-23; Ryan John Zier; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jaime Marie Hickton**

CR-0002644-24; Ryan John Zier; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jaime Marie Hickton**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004752-24; Andre Lamont Gray; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0004579-24; Kristian Pritchett; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ryan Matthew Tutera**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0004202-24; Jeremiah Lee Brower; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0005088-24; Jermaine Late Campbell; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexa Marie Glista**

CR-0001113-19; Terry Lee Diggs; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0004804-24; Joshua Ryan Hazlett; False/Fraud/Incomp Insurance Claim; ADA: **Matthew Steven Robinowitz;** D-atty: **David Andrew Obara**

CR-0004667-24; Kalli Marie Jessman; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0003163-24; Kenneth Jones; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Meagan Fidelis Temple**

CR-0005064-24; Anthony Riepole; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0006470-23; Taylor C. Watson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Jennifer Satler
Courtroom 527**

CR-0001820-24; Jack R. Beggy; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0005746-24; Joshua Galen Horton; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0007945-22; Breona June Hurt; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0005647-24; Cameron Littlejohn; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0004790-24; Nadya Raelyn Plutnicki; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005622-24; Gerald Porter; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005623-24; Gerald Porter; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005740-24; Gerald Porter; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0007496-24; Tyree Deshea Price; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

CR-0004637-24; Tyree Deshea Price; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Marie Mancuso**

CR-0005460-24; Marlon Eldridge Wallace; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0007862-23; Marlon Eldridge Wallace; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**Judge David L. Spurgeon
Courtroom 321**

CR-0005020-24; Musa Amin; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0003373-23; Musa Amin; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0005630-24; Lasalle Bradford; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0005157-24; Cory Lamont Butler; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0005270-24; Matthew Robert Cunnard; Statement Under Penalty; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0000318-24; Michael M. David; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0004610-24; Charles Fre Detwiler Jr.; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0003648-24; Jaren M. Dibbley; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0003649-24; Jaren M. Dibbley; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008883-22; Sharaya Laquay Dorsey; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005264-24; Brian Michael Frisbie; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0004384-24; Brandon Glenn-Anderson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Corey Day**

CR-0000708-24; Oasaad Damon Jackson; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0005300-24; Zion Theodore Jackson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0003725-24; Sherman Jones; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0003965-24; Travis Jordan Patricca; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0005818-24; Travis Jordan Patricca; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0005520-24; Dontez Thomas Peoples; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0001811-24; Angela Watt; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey Patrick Mullen**

CR-0004663-24; Angela Watt; Retail Theft-Take Mdse; ADA: **Peyton Eileen Myers;** D-atty: **Anne Parsons**

**Judge Randal B. Todd
Courtroom 310**

CR-0002711-24; James Altwater; Theft By Fail To Make Req Disp Funds; ADA: **Aaron John McKendry**

CR-0002161-22; Dra-Quawn Zachery Bailey; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0000970-22; Dra-Quawn Zachery Bailey; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005360-24; John Burgess; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0007015-23; Kristopher Jackson; Robbery-Inflct Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0009273-21; Prince Akeen Kamoory El Akando; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0009650-21; Prince Akeen Kamoory El Akando; Poss/Sale/Use Display Documents; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0009483-21; Prince Akeen Kamoory El Akando; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

CR-0006295-21; Prince Akeen Kamoory El Akando; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0004497-22; Prince Akeen Kamoory El Akando; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0002830-23; Jeffrey R. McLindon Jr.; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0000859-24; Davon Moultrie; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

CR-0005429-24; Andrew Harris Roufa; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0010227-19; Frank Sabatka; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

CR-0001809-24; Jerri Michelle Weaver; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0001810-24; Stephon Darnell Weaver; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph V. Luvara**

Arbitration Trial List

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

Thursday
January 23, 2025

LT-24-001845; GLMTY, LLC vs Neal, Sr., et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001819; 528 Evans Avenue, LLC vs Evans, et al; P-atty: **Pro Se;** D-atty: **Kyle J. Semroc**

LT-24-001815; Harris vs Sibley; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001811; ER Partners, LP vs Fiato; P-atty: **Kimberly J. Kisner;** D-atty: **Pro Se**

LT-24-001772; SegavePO, LLC vs Edwards; P-atty: **Alissa N. Carr;** D-atty: **Pro Se**

LT-24-001762; Deer Creek Rentals, Inc. vs Washington; P-atty: **Michael Angelo MacCagnan;** D-atty: **Pro Se**

LT-24-001758; VB Six, LLC vs Worthington; P-atty: **Marc Vincent Taiani;** D-atty: **Pro Se**

LT-24-001738; Rockefeller Enterprises, LLC vs Fields; P-atty: **Cody Allen Roberts;** D-atty: **Pro Se**

LT-24-001728; Nexus Real Estate vs Kelley, et al; P-atty: **Kenneth G. Scholtz;** D-atty: **G. Clinton Kelley**

LT-24-001725; Herman vs Smith; P-atty: **Andrew C. Goodermote;** D-atty: **Pro Se**

LT-24-001721; Phase II East Hills vs Ridout; P-atty: **Quinntarra Morant;** D-atty: **Charles Roy Terwilliger**

LT-24-001702; Estate of Lorraine Caplan vs Choi; P-atty: **Blair N. Droskey;** D-atty: **Pro Se**

LT-24-001692; Villages South, LLC vs Gallo; P-atty: **Robert Goldman;** D-atty: **Pro Se**

LT-24-001690; Fisher vs Jones; P-atty: **Matthew J. Morella;** D-atty: **Pro Se**

LT-24-001672; Arbors Managment, Inc. vs Summers; P-atty: **Michael J. Pisarcik;** D-atty: **Danielle Harrington**

LT-24-001669; Prism at Diamond Ridge vs Moore; P-atty: **Kimberly J. Kisner;** D-atty: **Pro Se**

LT-24-001666; Wainbell Properties, LLC vs Hines; P-atty: **Robert A. Goldman;** D-atty: **Pro Se**

LT-24-001614; Phase II East Hills vs Morris; P-atty: **Quinntarra Morant;** D-atty: **Pro Se**

LT-24-001613; ACHA - General Braddock Towers vs Jackson; P-atty: **Rosalyn L. Guy-McCorkle;** D-atty: **Eileen D. Yacknin**

LT-24-001612; K2 Homes, LLC vs Dickerson; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001513; 3rd Bracey Court vs Adair; P-atty: **Quinntarra Morant;** D-atty: **Pro Se**

LT-24-001469; National Church Residences of Brookline PA vs DiPippa; P-atty: **Justin-Michael Tuskan;** D-atty: **Pro Se**

LT-24-001278; Ohringer Arts of Braddock, LP vs Johnson; P-atty: **Robyn B. Eisen;** D-atty: **Mary Ellen Droll**

LT-24-001239; VB Two, LLC vs Reid; P-atty: **Marc Vincent Taiani;** D-atty: **Pro Se**

LT-24-001183; SegavePO, LLC vs Johnson, et al; P-atty: **Alisa N. Carr;** D-atty: **Pro Se**

LT-24-001170; ZMF Properties II, LP vs Hutson, et al; P-atty: **Colin G.L. Miller;** D-atty: **Pro Se**

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

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline. All calls are confidential.

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

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, February 3, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriffs Sale; provided, that if the sale is made on MONDAY, FEBRUARY 3, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, FEBRUARY 4, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, FEBRUARY 10, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., Notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Baldwin Borough

41. Miriam Page and Todd Lind
MG-24-000679—\$135,148.75
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known and numbered as 4917 East Willock Road, Pittsburgh, PA 15227. DBV 17572, PG. 25, B/L #246-J-34.

Bellevue

15. Michael A. Persia
GD-23-007216—\$2,972.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two story frame house being known as 129 Teece Ave., Pittsburgh, PA 15202. Deed Book Volume 11125, Page 616. Block & Lot No. 161-J-112.

Ben Avon Hts.

27. Phiri3mik LLC
GD-23-011669—\$2,874.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon Heights: Having erected thereon a one-story brick house being known as 6 Stratford Road, Pittsburgh, PA 15202. Deed Book Volume 18581, Page 331. Block & Lot No. 214-C-92.

Bethel Park

28. Wesley W. Ritterbusch
GD-23-011444—\$2,508.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and a half story frame house known as 5493 Main Street, Bethel Park, PA 15102. Deed Book Volume 17483, Page 300. Block & Lot No. 567-H-102.

51. Adam Brent Kauer and Julie Paige Caldwell
MG-24-000651—\$178,807.52
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3129 South Park Road, Bethel Park, Pennsylvania 15102. Deed Book Volume 17008, Page 260. Block and Lot Number 0476-N-00060-0000-00.

Brentwood

48. Denise Williams
MG-24-000715—\$138,358.14
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3400 Shadewell Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 16653, Page 558, Instrument Number 2016-40725, Block and Lot Number 188-A-197.

Carnegie

34. Scott Ross, II and Brandi T. Daugherty
MG-24-000287—\$97,219.94
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 18 Watson Street, Carnegie, Pennsylvania 15106. Deed Book Volume 16064, Page 487, Block and Lot Number 104-R-172.

46. Brian D. Kelly and Jonnine D. Kelly
GD-22-013101—\$3,095.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie:

Having erected thereon a two-story masonry frame house being known as 25 Woodruff Drive, Carnegie, PA 15106. Deed Book Volume 9300, Page 356, Block & Lot No. 66-K-244.

Castle Shannon

20. Lawrence J. McNeilis, Administrator of the Estate of Edward J. McNeilis, Deceased
GD-24-000262—\$3,155.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one-story brick house being known as 795 Killarney Drive, Pittsburgh, PA 15234. Deed Book Volume 9927, Page 403. Block & Lot No. 139-J-84.

Dormont

40. Thomas W. Dickey, Executor of the Estate of Patricia J. Hoffman, Deceased
GD-24-000479—\$4,129.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a one-story brick house being known as 1100 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book Volume 8601, Page 539. Block & Lot No. 97-E-156.

Duquesne

3. Charles Chambers
GD-22-012521—\$7,612.21
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 1019 Kennedy Avenue, Duquesne, PA 15110. Deed Book 12370, Page 282. Block and Lot Number 305-L-270.

Elizabeth Borough

69. Linda McEvoy
MG-16-000820—\$100,044.72
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two-story residential dwelling known and numbered as 923 7th Ave., Elizabeth, PA 15037. Deed Book Volume 11680, Page 443. Block & Lot No. 1272-C-270.

Elizabeth Township

9. Tracy M. Hill and Kevin R. Hill
MG-24-000458—\$45,732.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 212 Shaffer Avenue, Elizabeth, PA 15037. Deed Book 10520, Page 127. Block and Lot Number 1132-K-56.

22. Brian M. Grice
GD-21-011717—\$5,332.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story brick house being known as 201 Clover Drive, Elizabeth, PA 15037. Deed Book Volume 17218, Page 47. Block & Lot No. 1130-R-275.

Glassport

65. MTM Development

GD-23-010955—\$8,754.83
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 813 Vermont Ave., Glassport, PA 15045. Deed Book 18618, Page 458. Block and Lot Number 558-G-89.

Green Tree

12. Gregory L. Countouris

GD-22-011806—\$3,887.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a two-story brick house being known as 42 Pocono Drive, Pittsburgh, PA 15220. Deed Book Volume 12933, Page 50. Block & Lot No. 17-K-136.

Hampton

39. Virginia A. Hansel, With Notice to Heirs and Assigns

GD-23-006889—\$4,613.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one and a half story frame house being known as 4978 South Pioneer Road, Gibsonia, PA 15044. Deed Book Volume 4988, Page 117, Block & Lot No. 1212-E-245.

Harrison

25. Claudia M. Stewart

GD-23-010766—\$3,338.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one-story concrete block house being known 1011 Beacon Street, Natrona Heights, PA 15065. Deed Book Volume 16048, Page 581. Block & Lot No. 1678-S-161.

53. Darren John Brower

GD-24-005502—\$32,104.09
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and Township of Harrison: Having erected thereon a dwelling being known and numbered as 29 Spruce Street, Natrona Heights, PA 15065. Deed Book Volume 12146. Block and Lot Number 1368-L-300.

Indiana

23. HP Property Pro LLC

GD-23-001802—\$5,106.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one-story frame house being known as 337 Grandview Drive, Indianola, PA 15051. Deed Book Volume 16108, Page 161. Block & Lot No. 725-P-42.

Ingram

21. Marla Frankenberg, Michael Richards and Joseph Richards, Known Heirs of Magdalyan

Pearl Richards f/k/a Magdalyan Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased and the Unknown Heirs of Magdalyan Pearl Richards f/k/a Magdalyan Pearl Ruzycski f/k/a M. Pearl Ruzycski, Deceased

GD-16-010734—\$8,928.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two-story brick house being known as 161 West Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 4055, Page 491, Block & Lot No. 70-L-167.

Jefferson Hills

4. Carl L. Hanford and Debbie L. Hanford a/k/a Debbie L. Thompson

GD-23-012483—\$289,489.50
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Parcel #1: Having erected thereon a commercial building known as 1501 State Route 51, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-200.

Parcel #2: Being vacant land known as Wray Large Road, Clairton, PA 15025, Deed Book Volume 13413, Page 486, Block & Lot No. 766-L-259.

Liberty

11. Teresa Ann Helmick

MG-24-000366—\$102,614.87
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 3113 Woodrow Street, McKeesport, PA 15133. Deed Book Volume 18640, Page 528. Block and Lot Number 556-H-12.

43. Michael Spargal

MG-24-000387—\$67,182.33
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2708 E Street, McKeesport, PA 15133. Document Number 2010-20872, Deed Book Volume 14342, Page 260. Block and Lot Number 0465-R-00309-0000-00.

Marshall

7. Richard C. Zupanc and Gloria P. Kennedy

MG-22-000931—\$776,116.40
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Marshall: Having erected thereon a dwelling being known and numbered as 102 Greenbriar Drive, Wexford, PA 15090, Deed Book Volume 12202, Page 530. Block and Lot Number 1822-F-00007-0000-00.

Town of McCandless

70. Jason A. Andrews

MG-23-000273—\$1,141,258.71
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 9200 Tanbark Drive, Pittsburgh, PA 15237. Deed Book Volume 14936, Page 249, Block and Lot Number 824-J-277.

City of McKeesport

2. Lawrence Yearwood and John Olowu

GD-23-000522—\$19,472.68
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 611 Shaw Avenue, McKeesport, PA 15132. Deed Book 18437, Page 576. Block and Lot Number 307-K-133.

32. Julian Thomas and Stephanie Thomas

GD-23-006967—\$4,953.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Having erected thereon a one-story brick industrial building being known as 528 Eden Park Boulevard, McKeesport, PA 15132. Deed Book Volume 18589, Page 20. Block & Lot No. 464-S-191.

45. J. Elks, Inc.

GD-19-015552—\$4,591.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two story frame house, known as 442 29th Street, McKeesport, PA 15132. Deed Book Volume 11264, Page 148. Block & Lot No. 464-B-48.

Monroeville

13. Global Hardwork Inc.

GD-23-002206—\$9,945.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story brick house known as 4507 Coffey Street, Monroeville, PA 15146. Deed Book Volume 15843, Page 257. Block & Lot No. 861-A-348.

Mt. Lebanon

47. Coleen A. McGrath

GD-24-007486—\$7,368.86
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 912 Bower Hill Road, Pittsburgh, Pennsylvania 15243, Deed Book Volume 7069, Page 343, and Deed Book Volume 17790, Page 113, Block and Lot 142-J-202.

North Fayette

30. Dorea J. Dempe Hill and James Pounds

GD-17-005264—\$5,895.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a one-story frame house being known as 7998 Noblestown Road, McDonald, PA 15057. Deed Book Volume 15675, Page 202. Block & Lot No. 683-F-2.

North Versailles

8. Johnathon Jones and Salina Bowser

MG-24-000619—\$91,202.99
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 889 Joan Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 17367, Page 515. Block and Lot Number 0548-M-00115-0000-00.

37. Jerry J. Jones and Kasey Amanda Jones

GD-24-009721—\$70,501.12
Benjamin Hoen, Esq.
216-739-5100

All the right, title, interest and claim of Jerry J. Jones and Kasey Amanda Jones of, in and to all the following described real estate: Situated in the Township of North Versailles, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 419 West Carter Drive, North Versailles, PA 15137. Described at Deed Book 16362, Page 360, Parcel Number 0376-P-00326-0000-00.

58. Cynthia Lee Bartges

GD-17-008214—\$1,939.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one story frame house being known as 204 Broadway Extension, North Versailles, PA 15137. Deed Book Volume 11080, Page 353. Block & Lot No. 458-M-259.

66. Immanuel E. Murin

MG-19-000614—\$62,642.33
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 123 Thomas Avenue, North Versailles, PA 15137. Deed Book Volume 14098, Page 488. Block and Lot Number 547-K-326.

Penn Hills

59. Daniel M. Guy and William Smith

GD-05-024004—\$20,633.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two story commercial building being known as 11-19 Torrance St., Pittsburgh, PA 15235. Deed Book Volume 17208, Page 322. Block & Lot No. 173-M-303.

62. Tonceia Parker

GD-22-000733—\$8,514.94
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 237 Emrose Drive, Pittsburgh, PA 15235. Deed Book 16338, Page 26. Block and Lot Number 369-K-243.

67. Nelson Norris, Jr. and Vivian V. Norris f/k/a Vivian V. Nelson

GD-24-000938—\$67,454.50
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9620 Emerson Street, Pittsburgh, PA 15235. Deed Book Volume 10202, Page 344, Block and Lot Number 0295-P-0246.

Pennsbury Village

57. Richard M. Hartin

GD-24-001563—\$3,322.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Village of Pennsbury: Having erected thereon a two story brick condominium unit in Pennsbury Village known as 742 Carriage Circle, Pittsburgh, PA 15205. Deed Book Volume 18306, Page 477. Block & Lot No. 150-S-96-423.

Pitcairn

50. Unknown Heirs, Successors, Assigns and All Persons, Firms, Associations Claiming Right, Title or Interest from or under Lydia M. Austin, Deceased
MG-24-000504—\$55,025.84
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 428 Eleanor Street, Pitcairn, Pennsylvania 15140. Deed Book Volume 12242, Page 593, Instrument Number. 2004-37803, Block and Lot Number 747-A-90.

Reserve

33. Lori E. Jockel
GD-24-001854—\$3,168.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a one-story frame house being known as 1709 Luty Avenue, Pittsburgh, PA 15212. Deed Book Volume 11046, Page 213. Block & Lot No. 47-H-301.

Ross

18. Marc D. Pivrotto
GD-23-010023—\$3,556.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story frame house known as 8 Pioneer Avenue, Pittsburgh, PA 15229. Deed Book Volume 15479, Page 327. Block & Lot No. 279-P-191.

54. Scottsdale REI LLC
GD-23-010279—\$242,958.01
Padgett Law Group
850-422-2520

All the following described real estate situated in Ross Township, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a two-family residential dwelling being known and numbered as 74 Union Avenue, Pittsburgh, PA 15202. Deed Book Volume DE 18714, Page 125, Instrument Number 2021-42072. Block and Lot Number 215-K-300.

South Park

38. Catherine A. King, With Notice to Heirs and Assigns
GD-22-007532—\$2,866.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one story brick house, known as 977 Holly Lynne Drive, Pittsburgh, PA 15236. Deed Book Volume 14286, Page 363. Block & Lot No. 473-A-80.

Swissvale

19. Shawn P. Hagan, Individually and as Executor of the Estate of Gloria A. Hagan, Deceased
GD-16-007137—\$11,993.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7929 Graff Avenue, Pittsburgh, PA 15218. Deed Book Volume 8174, Page 104, Block & Lot No. 234-N-331.

Turtle Creek

16. Need A Haul LLC
GD-24-002070—\$2,727.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story commercial building being known as 1201 Maple Avenue, Turtle Creek, PA 15145. Deed Book Volume 19071, Page 326. Block & Lot No. 455-M-61-1.

Verona

63. Marilyn N. Anker
GD-22-007506—\$13,300.45
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family dwelling being known and numbered as 544 Vogels Lane, Verona, PA 15147. Deed Book 15547, Page 183. Block and Lot Number 364-R-317.

Wall

44. Edward Nathan Gray
MG-24-000615—\$114,188.15
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 533 Ross Street, Wall, PA 15148. Document Number 2022-20655, Deed Book Volume 18960, Page 381. Block and Lot Number 0643-D-00270-0000-00.

West View

49. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under R. Meghan White a/k/a Meghan White, Deceased
MG-24-000639—\$91,005.32
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 52 Chalfonte Avenue, Pittsburgh, Pennsylvania 15229. Deed Book Volume 14850, Page 124, Instrument No. 2012-7436, Parcel 351-N-96.

White Oak

24. John A. Krzywiecki and Carol J. Krzywiecki
GD-23-005960—\$3,083.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story brick house being known as 125 Bernard Drive, McKeesport, PA 15131. Deed Book Volume 10187, Page 435. Block & Lot No. 549-J-292.

Wilkins

14. Joseph Michael Senoski
GD-18-014660—\$16,503.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a two-story frame house being known as 204 Churchill Road, Turtle Creek, PA 15145. Deed Book Volume 10377, Page 274, Block & Lot No. 454-B-152.

Wilksburg

55. Curtis Barrett, individually and d/b/a CB Fixit and CB Fixit, Inc.
AR-24-004277—\$44,312.39
Alexander C. Herron, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling known and numbered as 2326 McNary Boulevard, Pittsburgh, PA 15235. Deed Book Volume 19579, Page 486, Block and Lot Number 297-G-105.

64. Gayle A. Price and James E. Price
GD-23-010568—\$56,958.84
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 556 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 12276, Page 496. Block and Lot Number 233-L-112.

Wilmerding

1. Landis Property Investments, LLC
GD-23-014694—\$20,142.32
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a dwelling being known and numbered as 334 Wood Street, Wilmerding, PA 15148. Deed Book 16135, Page 256. Block and Lot Number 546-G-162.

Pittsburgh—9th Ward

10. Peter Beccard
MG-23-000372—\$9,914.90
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of Pittsburgh: Having erected thereon a residential dwelling being municipally known and numbered as 4210 Milgate Street, Pittsburgh, PA 15224. Deed Book Volume 17611, Page 182. Block and Lot Number 49-M-311.

Pittsburgh—12th Ward

52. Rosewood Property Management LLC, a Pennsylvania limited liability company
GD-23-012090—\$110,957.75
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 336 Ladson Street, Pittsburgh, PA 15206. Deed Book Volume 14109, Page 78. Block and Lot Number 0124-R-00037.

Pittsburgh—17th Ward

56. Sarah Williams
MG-23-000432—\$498,333.42
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of

Pittsburgh: Having erected thereon a dwelling being known and numbered as 1802 Harcum Way, Pittsburgh, PA 15203. Deed Book 16978, Page 447. Block and Lot Number 12-J-251.

Pittsburgh—20th Ward

60. Jean E. Holler
MG-24-000098—\$69,031.04
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3137 Landis Street, Pittsburgh, PA 15204. Deed Book Volume 9975, Page 8. Block and Lot Number 0042-L-00181-0000-00.

Pittsburgh—25th Ward

29. Unknown Heirs of Carolyn Green, Deceased
GD-12-007324—\$7,977.87
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 25: Being thereon vacant residential land known as Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 5412, Page 31. Block & Lot No. 23-E-375.

Pittsburgh—27th Ward

35. David K. Walker and Sharon A. Walker
MG-17-001671—\$133,516.47
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and the 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1156 Pemberton Street, Pittsburgh, PA 15212. Deed Book Volume 12378, Page 57, 2005-7645. Block and Lot Number 115-N-218.

71. Titus Lamar Morris, Member of Royal Realty by TLM LLC and Royal Realty by TLM, LLC c/o Titus Lamar Morris, Member
MG-23-001114—\$206,047.34
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 2844 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 16568, Page 379. Block and Lot Number 44-D-242.

Pittsburgh—29th Ward

36. Susan E. McCandless
MG-24-000127—\$84,993.40
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 111 Merritt Ave., Pittsburgh, PA 15227. Deed Book Volume 12364. Block and Lot Number 0137-A-0232.

Pittsburgh—30th Ward

42. John Desabato and Gioia Mangis Known Heirs and All Unknown Heirs of Edward P. Desabato, Jr.
MG-24-000390—\$18,681.35
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward - City of Pittsburgh: Having erected thereon a dwelling known and numbered as: 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block / Lot# 33-K-149.

Pittsburgh—31st Ward

6. 4th Quarter Realty Group, Inc.
MG-24-000702—\$156,518.55
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1126 Mifflin Road, Pittsburgh, PA 15207. Deed Book Volume 18035, Page 202. Block and Lot Number: 0185-D-00314-0000-00.

Pittsburgh—32nd Ward

68. John Christofis
MG-24-000452—\$134,523.30
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2291 Bernard St., Pittsburgh, PA 15234. Deed Book Volume 5483, Page 365, Block and Lot Number 0096-S-0278.

AMENDED NOTICE

If your name appears on this list of properties that are scheduled to be sold by the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative.

Please seek legal advice. If you cannot afford an attorney, you may be eligible for free legal assistance. Find out by contacting a legal service listed below.

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:

A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.

If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the full amount of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.

Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays,) between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM. For more information and updates, please visit our website at www.sheriffalleghencycounty.com.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Jan 9, 2025
Jan 10, 17, 24, 2025

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:

Baker, Marilyn a/k/a Marilyn J. Baker, deceased, of Pittsburgh, PA. No. 7947 of 2024. Mark R. Baker, Extr., 1123 William Street, Pittsburgh, PA 15237 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
25-00073w Jan 17, 24, 31, 2025

Boberg, John A., deceased, of Wilmerding, PA. No. 06528 of 2024. Patricia Dudley, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00076w Jan 17, 24, 31, 2025

Brandt, Fernando J. a/k/a Nando Brandt, deceased, of McKeesport, PA. No. 07418 of 2024. Fernando Jose Brandt Huff, Extr., Avenida La Rotonda, Parque del Mar II, Piso 16, Apr. 16B, Costa del Este, Panama, Panama.
25-00179 Jan 17, 24, 31, 2025

Brdar, Judith Catherine a/k/a Judith C. Brdar, deceased, of Bethel Park, PA. No. 05771 of 2024. Marc Brdar, Extr., 986 Bideford Drive, South Park, PA 15129 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
25-00069w Jan 17, 24, 31, 2025

Buchanan, Tammy S., deceased, of Moon Twp., PA. No. 07961 of 2024. Samantha M. Radzanowski, Admr. c.t.a., c/o Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.
25-00183 Jan 17, 24, 31, 2025

Carter, Courtney M. a/k/a Courtney Carter, deceased, of Pittsburgh, PA. No. 05975 of 2024. Patricia Short, Co-Admr. and Corey Carter, Co-Admr., 7823 Madiera Street, Pittsburgh, PA 15221 or to Todd J. Hollis, Esq., 202 Penn Plaza, Turtle Creek, PA 15145.
25-00176 Jan 17, 24, 31, 2025

Dawson, Loretta, deceased, of Plum, PA. No. 02407 of 2024. Peter J. Dawson, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00078w Jan 17, 24, 31, 2025

Dickson, Frances Waynetta, deceased, of Pittsburgh, PA. No. 00085 of 2025. Richard W. Dickson, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
25-00080w Jan 17, 24, 31, 2025

Harper, Ronald James - Late of Penn Hills Twp., Allegheny County. D.O.D. 11/20/19. Will #022406115. Angela Harper, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., #1200, Phila., PA 19103; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1650 Market St., #1200, Phila., PA 19103.
25-00220 Jan 17, 24, 31, 2025

Karrenbauer, Ronald J., deceased, of Pittsburgh, PA. No. 7607 of 2024. Ronald James Karrenbauer, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Suite 400, Pittsburgh, PA 15220.
25-00184 Jan 17, 24, 31, 2025

Kiedaisch, Marlene B., deceased, of Scott Township, PA. No. 07789 of 2024. Karen A. Kiedaisch, Extr., 98 Loire Valley Drive, Pittsburgh, PA 15209 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00182 Jan 17, 24, 31, 2025

Pozycki, Barbara A., deceased, of South Park, PA. No. 00146 of 2025. Karen Dailey, Admr., 225 East Bruceton Road, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.
25-00071w Jan 17, 24, 31, 2025

Rich, Joseph S., deceased, of Natrona Heights, PA. No. 00021 of 2025. Lisa Santimauro, Extr., 3606 Ridge Road, Natrona Heights, PA 15065 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.
25-00180 Jan 17, 24, 31, 2025

Romanelli, Jr., Adam L. a/k/a Adam Louis Romanelli, Jr., deceased, of Penn Hills, PA. No. 07900 of 2024. Frank F. Romanelli, Admr., 3071 National Pike, Daisytown, PA 15427 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
25-00177 Jan 17, 24, 31, 2025

Smith, Gary R., deceased, of Burgetstown, PA. No. 08059 of 2024. Robert L. Omer, Admr., 801 Washington Avenue, Carnegie, PA 15106.
25-00079w Jan 17, 24, 31, 2025

Stanton, Theresa C., deceased, of Pittsburgh, PA. No. 08184 of 2024. Patricia Stanton, Admr., 1016 Jackman Ave., Pittsburgh, PA 15202 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.
25-00181 Jan 17, 24, 31, 2025

Stonge, Carmen L., deceased, of Pittsburgh, PA. No. 08035 of 2024. Sandra L. Stonge, Admr., 109 Overlook Drive, Pittsburgh, PA 15216 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.
25-00178 Jan 17, 24, 31, 2025

Tomlin, Charles, deceased, of Pittsburgh, PA. No. 05936 of 2024. Charles Harrison, Admr., P.O. Box 99194, Pittsburgh, PA 15233.
25-00081w Jan 17, 24, 31, 2025

Wozniak, Jr., Richard, deceased, of Pittsburgh, PA. No. 02325 of 2024. Dennis P. Wozniak, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00077w Jan 17, 24, 31, 2025

Zupetic, Norma Jean - Late of West Mifflin Borough, Allegheny County. D.O.D. 6/8/24. Will #022407857. Darlene S. Hopkins, Executrix, c/o Samuel J. Juliani, Esq., 140 E. Butler Ave., Chalfont, PA 18914; Samuel J. Juliani, Atty., Semanoff Ormsby Greenberg & Torchia, LLC, 140 E. Butler Ave., Chalfont, PA 18914.
25-00221 Jan 17, 24, 31, 2025

Acker, Patricia A., deceased, of Pittsburgh, PA. No. 05940 of 2024. Donald T. Acker, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
25-00034w Jan 10, 17, 24, 2025

Andrews, Anthony N., deceased, of Bethel Park, PA. No. 05398 of 2024. Cynthia A. Fera, Extr., 6037 Boxer Drive, Bethel

Park, PA 15102 or to Barbara J. Shah, Esq., Shah Law Group, P.C., 5824 Library Rd., Bethel Park, PA 15102.

25-00069 Jan 10, 17, 24, 2025

Arth, David T., deceased, of Pittsburgh, PA. No. 08049 of 2024. Christina A. Verel, Co-Extr., 721 Lake Bluff Drive, Flower Mound, TX 75028 and Eric D. Arth, Co-Extr., 16710 West Park Road, Cleveland, OH 44111 or to Paul H. Minton, Esq., PO Box 911, Bethel Park, PA 15102.
25-00031w Jan 10, 17, 24, 2025

Bath, LaVerne T., deceased, of Bridgeville, PA. No. 08084 of 2024. Nancy L. Pleasants, Extr., 112 Vista Court, Oakdale, PA 15071 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
25-00071 Jan 10, 17, 24, 2025

Benedik, Michael Alan, deceased, of Brentwood, PA. No. 06883 of 2024. Sharon Benedik, Admr., c/o Todd D. Bowlus, Esq., Harry S. Cohen & Associates, PC, Two Chatham Ctr., 112 Washington Pl., Ste. 985, Pittsburgh, PA 15219.
25-00027w Jan 10, 17, 24, 2025

Brown, David R., deceased, of Pittsburgh, PA. No. 05526 of 2024. Debra W. Brown, Admr., c/o Andrew G. Rothey, Esq., Rosen & Perry, P.C., Frick Building, Suite 200, 437 Grant Street, Pittsburgh, PA 15219.
25-00008 Jan 10, 17, 24, 2025

Bryson, Teresa M. a/k/a Teresa Mary Bryson, deceased, of Upper St. Clair, PA. No. 07457 of 2024. Sean P. Bryson, Admr., 1013 Tall Trees Drive, Pittsburgh, PA 15241 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.
25-00011 Jan 10, 17, 24, 2025

Geiselhart, Carol a/k/a Carol J. Geiselhart a/k/a Carole J. Geiselhart, deceased, of Penn Hills, PA. No. 08077 of 2024. Randal S. Geiselhart, Extr., 507 Washington Avenue, Oakmont, PA 15139 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrys ville, PA 15668.
25-00070 Jan 10, 17, 24, 2025

Greenberg, Dorothy Dresbold a/k/a Dorothy Dresbold, deceased, of Pittsburgh, PA. No. 7898 of 2024. Joel M. Dresbold, Extr., 2836 Fernwald Road, Pittsburgh, PA 15217.
25-00009 Jan 10, 17, 24, 2025

McNally, Irene A. a/k/a Irene Ann McNally, deceased, of Bethel Park, PA. No. 08093 of 2024. Diane M. McNally, Extr., 3223 Eastview Road, Bethel Park, PA 15102 or to Daniel L. Goodyear, Esq., Sciuollo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
25-00068 Jan 10, 17, 24, 2025

Mosay, Geraldine Nancy, deceased, of West Mifflin, PA. No. 07941 of 2024. Joy An Wilkinson, Extr., 1622 Clairton Road, 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.
25-00005 Jan 10, 17, 24, 2025

Nelson, Patricia Anne, deceased, of Bridgeville, PA. No. 07524 of 2024. Barbara Bastianini, Extr., 6060 Meadow Lane, Bakerstown, PA 15007 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
25-00032w Jan 10, 17, 24, 2025

Ranallo, Robert F., deceased, of Reserve Township, PA. No. 00040 of 2025. Robert F. Ranallo, Jr., Admr., 1405 Parkview Drive, Allison Park, PA 15101 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.
25-00028w Jan 10, 17, 24, 2025

Tobolski, Jeffrey S. a/k/a Jeffrey Scott Tobolski, deceased, of Ross Township, PA. No. 07937 of 2024. John A. Tobolski, Admr., 118 Clearwater Drive, Ellwood City, PA 16117 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-00072 Jan 10, 17, 24, 2025

Tomko, Martha Jean a/k/a Martha J. Tomko, deceased, of West Mifflin, PA. No. 08029 of 2024. Dean E. Tomko, Extr., 2709 Skyline 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.

25-00006 Jan 10, 17, 24, 2025

Trello, Marie a/k/a Marie M. Trello, deceased, of Pittsburgh, PA. No. 07381 of 2024. Lynn Gasbarre, Admr., 212 Graeser Avenue, Bethel Park, PA 15102 or to Kevin J. O'Hare, Esq., Yukevich Marchetti Fischer & Zangrilli, PC, The Waterfront Building, Suite 100, 200 First Avenue, Pittsburgh, PA 15222.

25-00033w Jan 10, 17, 24, 2025

Wojdyla, Janeen G., deceased, of McKeesport, PA. No. 08028 of 2024. Edward Paul Wojdyla, Admr., 3010 Myer Boulevard, McKeesport, PA 15132 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-00007 Jan 10, 17, 24, 2025

Zierenberg, June M. a/k/a June Marie Zierenberg, deceased, of Ross Township, PA. No. 08191 of 2024. Richard Henry Zierenberg, Extr., 210 Bonnie View Drive, Wexford, PA 15090 or to Charles R. Reis, Esq., The Reis Law Firm, 5700 Corporate Drive, Suite 510, Pittsburgh, PA 15237.

25-00010 Jan 10, 17, 24, 2025

Baldinger, Marylane a/k/a Marylane M. Baldinger a/k/a Marylane Marie Baldinger a/k/a Marylane E. Baldinger, deceased, of Monroeville, PA. No. 07482 of 2024. Terrence E. Hanlon, Extr., 712 Rosewood Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04566 Jan 3, 10, 17, 2025

Biddle, Marianne A., deceased, of Pittsburgh, PA. No. 07745 of 2024. Jennifer A. Biddle, Co-Extr. and Andrew Biddle, Co-Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02345w Jan 3, 10, 17, 2025

Ehle, Rose Marie a/k/a Rose Ehle a/k/a Rose M. Ehle, deceased, of Findlay Township, PA. No. 07633 of 2024. Jennifer L. Lakes, Extr., 127 Campmeeting Road, Clinton, PA 15026 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

24-04564 Jan 3, 10, 17, 2025

Gianella, Kenneth R., deceased, of Pittsburgh, PA. No. 07902 of 2024. Kenneth Patrick Gianella, Admr., 713 Iris Gardens Court, San Jose, CA 95125 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04572 Jan 3, 10, 17, 2025

Kennedy, Diana, deceased, of Pittsburgh, PA. No. 08148 of 2024. Valerie Testa, Admr., 5031 Ampere Street, Pittsburgh, PA 15207 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-02344w Jan 3, 10, 17, 2025

Lavrich, Jr., Michael K., deceased, of Harwick, PA. No. 07705 of 2024. Mark Boss, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02346w Jan 3, 10, 17, 2025

Petkovsek, Benjamin A. a/k/a Benjamin Allen Petkovsek, deceased, of Monroeville, PA. No. 04580 of 2024. Mary Petkovsek, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

24-04565 Jan 3, 10, 17, 2025

Powers, Beryl D. a/k/a Beryl Doreen Powers a/k/a Beryl D. Smith, deceased, of Pittsburgh, PA. No. 7805 of 2024. Patricia J. Dziekan, Extr., 3941 Brentwood Road, Pittsburgh, PA 15236 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02341w Jan 3, 10, 17, 2025

Regoli, Robert L., deceased, of Baldwin Borough, PA. No. 7887 of 2024. Francis G. Regoli, Extr., 1467 Senior Drive, Pittsburgh, PA 15227 or to David J. DeFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

24-04568 Jan 3, 10, 17, 2025

Rupchis, John C., deceased, of Verona, PA. No. 07870 of 2024. John A. Rupchis, Extr., 18 Meadowridge Road, Harrison City, PA 15636 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04567 Jan 3, 10, 17, 2025

Scullon, Jr., Ralph R., deceased, of Pittsburgh, PA. No. 07809 of 2024. Margaret Scullon, Admr., 4517 Torley Street, Pittsburgh, PA 15224 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-04570 Jan 3, 10, 17, 2025

Snyder, Sandra Estelle a/k/a Sandra E. Snyder, deceased, of Pittsburgh, PA. No. 07538 of 2024. Andrea R. Friedenberg, Extr., 1009 Flemington Street, Pittsburgh, PA 15217 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.

24-04563 Jan 3, 10, 17, 2025

Tomko, Robert, deceased, of Pittsburgh, PA. No. 07903 of 2024. Raymond J. Tomko, Co-Extr. and Nancy J. Tomko, Co-Extr., 3424 Lockridge Road, Pittsburgh, PA 15234 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04571 Jan 3, 10, 17, 2025

Voza, Domenico, deceased, of Mt. Lebanon, PA. No. 08036 of 2024. Susanna Zawacki, Extr., 239 Wilkins Ave., East Pittsburgh, PA 15112 or to John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203.

24-02340w Jan 3, 10, 17, 2025

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 The Cotter Group, Inc.

25-00068w Jan 17, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-011513. In re: Petition of Lowneat Fort, for change of name to Loneat Fort Brooks. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 12, 2025, 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.

25-00070w Jan 17, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD 24-013902. In re: Petition of Rachel Iwanonkiw, parent(s) and Legal guardian(s) of Leo Lincoln Rovnak for change of name to Leo Lincoln Iwanonkiw. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 19, 2025, 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. Jessie D. Rawlings, Raver Rawlings & Parker PLLC, 100 Ross Street, Suite 502, Pittsburgh, PA 15219, Ph: 412-712-0011, Attorney for Petitioner.

25-00074w Jan 17, 2025

Notice

Estate Notice - Service By Publication - Estate Of Jafus Franklin Boyd, Jr. a/k/a Jafus F. Boyd a/k/a Jafus F. Boyd, Jr., Deceased - Late Of Allegheny County - To: Jewel M. Boyd, Tina M. Blackwell and Gina M. Sawyer, heirs of Jafus Franklin Boyd, Jr. a/k/a Jafus F. Boyd, a/k/a Jafus F. Boyd, Jr., Deceased (D.O.D. 8/20/2023) - A Petition for Citation to Compel Administration of Decedent's Estate by Surviving Heir or in the Alternative to Show Cause Why Petitioner or his Nominee Should Not Be Appointed Administrator, has been filed by a principal creditor of decedent, Citizens Bank, N.A. s/b/m to Citizens Bank of Pennsylvania, and a Citation has been awarded directed to the above Heirs to be and appear before me, Michael McGeever, Dir. of Dept. of Court Records, Wills/Orphans' Court Div. of Allegheny County, PA on or before 1/30/25 at 10:00 a.m. prevailing time in my office at 414 Grant St., 1st Fl., City-County Bldg., Pittsburgh, PA 15219, To Show Cause Why, Letters of Administration should not be granted to the Petitioner's nominee, Charles A.J. Halpin, III, Esq., for the Estate of Jafus Franklin Boyd, Jr., a/k/a Jafus F. Boyd, a/k/a Jafus F. Boyd, Jr., Deceased. The date 1/30/25 is not a hearing date. An answer must be filed before this date; However, the hearing date will be arranged between counsel and the Director. /s/ Charles A.J. Halpin, III, Esq., 100 S. Broad St., #1830, Phila., PA 19110, 215-563-4613.

25-00208 Jan 17, 2025

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

Notice is hereby given of the administration of the Marjorie B. Driscoll Living Trust ("Trust") dated August 15, 2002. Marjorie B. Driscoll, Settlor of the Trust, of Whitehall Borough, Allegheny County, Pennsylvania, died on November 9, 2024. All persons having claims against Marjorie B. Driscoll or the Trust are requested to make known the same to the Trustee to the attention of the attorney named below. All persons indebted to Marjorie B. Driscoll or the Trust are requested to make payment without delay to the Trustee to the attention of the attorney named below.

Ruth Ann Driscoll, Trustee
c/o Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222

24-04562 Jan 3, 10, 17, 2025

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania Orphans' Court Division
In Re: Ellie Ayah Marzzarella a/k/a Ellie Ayah Barbara Marzzarella (Dob 5/11/2021)
Child Of

Cassandra Pikutis Babik
Unknown Father
No: OC-2024-1696

Take notice that a Petition for Involuntary Termination of Parental Rights of Cassandra Pikutis Babik And Unknown Father, of the above-named minor child, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert her or his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on January 28, 2025, at 9:30 AM. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal a/k/a Southwestern Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Jay Brewer, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Ste. 300
Washington, PA 15301
Telephone: (724) 228-6884
25-00223 Jan 17, 2025

Voluntary Dissolution Business Corporation

DISSOLUTION - NOTICE IS HEREBY GIVEN that the Shareholders and Directors of Exler & Company, Inc., a PA professional corporation, with a registered office at 357 N. Craig St., Pittsburgh, PA 15213, has approved a proposal that the corporation voluntarily dissolve, and that the Board of Directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the PA Business Corporation Law of 1988, as amended.

Fox Rothschild LLP, Solicitors, 747 Constitution Dr., Ste. 100, P.O. Box 673, Exton, PA 19341-0673.

25-00207 Jan 17, 24, 2025

CIVIL DIVISION

Arbitration Awards (Continued from Page 1, Column 2)

Brewer vs A Plus Painting and Renovations, et al; AR-24-002706; P-atty: Jeffrey M. Stacko; D-atty: Matthew D. Galey; Award for Plaintiff/Defendant. Award for Plaintiff and against Defendant A Plus Painting and Renovations, LLC only in the amount of \$10,000.00. Award in favor of Defendant Joseph Campagna. Dated 01/14/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40754A

Westlake Services, LLC vs Ballow; AR-24-003309; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against Defendant for \$6,050.19 plus costs. Defendant not appearing at 10:01 a.m. Dated 01/14/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40754

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 3)

Debt Collection; Exhibits; 3786.49; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Citibank N.A. vs Kraus Tammy; AR-25-000075; Contract - Credit Card; Exhibits; 6774.12; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Kinast Lori M; AR-25-000076; Contract - Credit Card; Exhibits; 14524.57; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Poorman Richard D.; AR-25-000077; Contract - Debt Collection; Exhibits; 982.55; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Juhl Jason A.; AR-25-000078; Contract - Debt Collection; Exhibits; 656.73; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Vahl Marcus; AR-25-000081; Contract - Debt Collection; Exhibits; 3852.42; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Ford Motor Credit Company LLC vs Pittsburgh Technology MGT; AR-25-000082; Contract - Debt Collection; Exhibits; 29043.93; Atty(s): Klemm Paul

Allegheny County Central Tax Collection District vs Unkovic Daniel L., Bobak Kathryn; AR-25-000083; Allegheny County Tax; Complaint; 33529.44; Atty(s): Monti Richard A.

Allegheny County Central Tax Collection District vs Moore Thomas J., Kiefer Brittany M.; AR-25-000084; Allegheny County Tax; Complaint; 17947.20; Atty(s): Monti Richard A.

Allegheny County Central Tax Collection District vs Orth John; AR-25-000085; Allegheny County Tax; Complaint; 18138.12; Atty(s): Monti Richard A.

Portfolio Recovery Associates LLC vs Agostino Leah N; AR-25-000086; Contract - Debt Collection; Exhibits; 11181.91; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Allegheny County Central Tax Collection District vs Scott Joshua C., Reynolds Steven A.; AR-25-000087; Allegheny County Tax; Complaint; 19123.44; Atty(s): Monti Richard A.

Allegheny County Central Tax Collection District vs Hannah Joseph M; AR-25-000088; Allegheny County Tax; Complaint; 25381.64; Atty(s): Monti Richard A.

Ford Motor Credit Company LLC vs Johnson Joan; AR-25-000089; Contract - Debt Collection; Exhibits; 4972.28; Atty(s): Klemm Paul

Allegheny County Central Tax Collection District vs Asylbekov Azamat, Cargile Unique S; AR-25-000090; Allegheny County Tax; Complaint; 13230.48; Atty(s): Monti Richard A.

Portfolio Recovery Associates LLC vs Noyes Chris L; AR-25-000091; Contract - Debt Collection; Exhibits; 1997.66; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Allegheny County Central Tax Collection District vs Carrington Nevena; AR-25-000092; Allegheny County Tax; Complaint; 25181.24; Atty(s): Monti Richard A.

Allegheny County Central Tax Collection District vs Nigrelli Plumbing & Excavation; AR-25-000093; Allegheny County Tax; Complaint; 9077.04; Atty(s): Monti Richard A.

Ford Motor Credit Company LLC vs Ganzak Gerard; AR-25-000094; Contract - Debt Collection; Exhibits; 6947.92; Atty(s): Klemm Paul

Burgh Property Management vs Sissoko Kadiata, Said David, Rigoberto Jose, Bonilla Leonzo; AR-25-000095; Contract - Debt Collection; Petition to Proceed IFP; 12000.00; Atty(s): Self-Represented

Cookland Holdings vs Gentile Aaron, Lewis Cassandra; AR-25-000096; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Self-Represented

Keshavjee Khalil vs Seasons of America Ltd.; AR-25-000097; Other Tort; Defendant's Appeal of MDJ; 12000.00; Atty(s): McGiffin Ben

Westlake Services LLC vs Berry Aatika; AR-25-000108; Contract - Debt Collection; Exhibits; 11491.65; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A.

Midland Credit Management Inc. vs Zink Michael C.; AR-25-000109; Contract - Credit Card; Exhibits; 32631.04; Atty(s): Polas Bryan J.

Accelerated Inventory Management LLC vs Hvozdk Jennifer; AR-25-000110; Contract - Debt Collection; Exhibits; 13538.33; Atty(s): Tsarouhis Demetrios H.

Accelerated Inventory Management LLC vs Shalonta Scott; AR-25-000111; Contract - Debt Collection; Exhibits; 11540.50; Atty(s): Tsarouhis Demetrios H.

PNC Bank National Association vs Crosby Mark; AR-25-000112; Contract - Debt Collection; Praecepte for Appearance; 14075.63; Atty(s): Fitzgibbon Brittany R., Kramer Danielle Berger

Discover Bank vs Steffey Christin R.; AR-25-000113; Contract - Debt Collection; Exhibits; 33892.23; Atty(s): Pomy Matthew Weston

Discover Bank vs Rhodes Christopher M.; AR-25-000114; Contract - Debt Collection; Exhibits; 12166.52; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Harris Lavina; AR-25-000115; Contract - Debt Collection; Exhibits; 1015.97; Atty(s): Sullivan Kate

Discover Bank vs Priester Steven W; AR-25-000116; Contract - Debt Collection; Exhibits; 16270.52; Atty(s): Pomy Matthew Weston

Discover Bank vs Sparrow David; AR-25-000117; Contract - Debt Collection; Exhibits; 12384.67; Atty(s): Pomy Matthew Weston

Southwood Financial LLC vs Kowalecki Brandon J., Kowalecki Vickie L.; AR-25-000118; Contract - Debt Collection; Exhibits; 12258.16; Atty(s): Pomy Matthew Weston

Dorsey Candis vs Castracani Antonio, Franklin West Inc.; AR-25-000119; Motor Vehicle Accident; Complaint; Atty(s): Rosatelli Gregory M.

Discover Bank vs Fischer Chavaz; AR-25-000120; Contract - Debt Collection; Exhibits; 18738.00; Atty(s): Pomy Matthew Weston

Discover Bank vs Williams-Thiele Patrick A; AR-25-000121; Contract - Debt Collection; Exhibits; 12355.02; Atty(s): Pomy Matthew Weston

Discover Bank vs Petro Michael P.; AR-25-000122; Contract - Debt Collection; Exhibits; 3147.81; Atty(s): Pomy Matthew Weston

Discover Bank vs Foley Patricia M.; AR-25-000123; Contract - Debt Collection; Exhibits; 10685.00; Atty(s): Pomy Matthew Weston

Discover Bank vs Christopher Tia; AR-25-000124; Contract - Debt Collection; Exhibits; 18076.03; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Angoski Michael; AR-25-000125; Contract - Debt Collection; Exhibits; 1205.46; Atty(s): Sullivan Kate

Gorecki David, Gorecki Tammy vs FCA US LLC; AR-25-000126; Contract - Other; Complaint; Atty(s): Silverman Robert M

Discover Bank vs Lawrence Adam; AR-25-000127; Contract - Credit Card; Plaintiff's Appeal of MDJ; 10600.39; Atty(s): Urban Matthew D.

Westlake Services LLC vs Martin Courtney; AR-25-000129; Contract - Debt Collection; Exhibits; 4932.66; Atty(s): Lauer Ian M

Portfolio Recovery Associates LLC vs Shahan Michelle R; AR-25-000130; Contract - Credit Card; Plaintiff's Appeal of MDJ; 4204.23; Atty(s): Urban Matthew D.

Portfolio Recovery Associates LLC vs Barrett Debra; AR-25-000131; Contract - Debt Collection; Exhibits; 6124.32; Atty(s): Sullivan Kate

Portfolio Recovery Associates LLC vs Sadaka Christine; AR-25-000132; Contract - Debt Collection; Exhibits; 2817.74; Atty(s): Pomy Matthew Weston

Discover Bank vs Chance Jr. Willie; AR-25-000133; Contract - Debt Collection; Exhibits; 12421.09; Atty(s): Pomy Matthew Weston

Discover Bank vs Guyaux Cristi; AR-25-000134; Contract - Debt Collection; Exhibits; 13808.30; Atty(s): Pomy Matthew Weston

Discover Bank vs Marshall Chelsea L; AR-25-000135; Contract - Debt Collection; Exhibits; 17271.36; Atty(s): Pomy Matthew Weston

Discover Bank vs Johnson Jeffrey R; AR-25-000136; Contract - Debt Collection; Exhibits; 12069.14; Atty(s): Pomy Matthew Weston

Discover Bank vs Meadows Batin; AR-25-000137; Contract - Debt Collection; Exhibits; 17244.80; Atty(s): Pomy Matthew Weston

Discover Bank vs Graham Robert; AR-25-000138; Contract - Debt Collection; Praecepte for Appearance; 24273.14; Atty(s): Roeck Erica Gesing, Fitzgibbon Brittany R.

Discover Bank vs Rezabeck Guy D; AR-25-000139; Contract - Debt Collection; Exhibits; 13998.80; Atty(s): Pomy Matthew Weston

Discover Bank vs Shuminsky Mike; AR-25-000140; Contract - Debt Collection; Praecepte for Appearance; 8144.94; Atty(s): Roeck Erica Gesing, Fitzgibbon Brittany R.

University of Pittsburgh vs Hammond Coleman Beverly A; AR-93-005115; Pre-computer case; Partial Assignment of Judgment; Atty(s): Self-Represented

Anderson Alphonso vs Brimage Robert; AR-25-000128; Intentional Tort; Petition to Proceed IFP; 4000.00; Atty(s): Self-Represented

Discover Bank vs White Jamara; AR-25-000141; Contract - Credit Card; Defendant's Appeal of MDJ; Atty(s): Self-Represented

Jerry's Mechanic LLC vs Cordova Geber Isai De Leon; AR-25-000145; Motor Vehicle Accident; Complaint; 5000.00; Atty(s): Self-Represented

Cavalry SPV I LLC vs Mulvaney Annette; AR-25-000146; Contract - Debt Collection; Complaint; 2817.66; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Humbert Caroline; AR-25-000147; Contract - Credit Card; Complaint; 1653.60; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Kelley Edward; AR-25-000148; Contract - Other; Complaint; 1905.95; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Troughtmantz Caleb J.; AR-25-000149; Contract - Debt Collection; Complaint; 2489.97; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Taylor Jennifer L.; AR-25-000150; Contract - Credit Card; Complaint; 3138.81; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Doyle Andrea; AR-25-000151; Contract - Credit Card; Complaint; 5009.09; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Wunderlich Heather; AR-25-000152; Contract - Other; Complaint; 2066.25; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Story Kristen M; AR-25-000153; Contract - Credit Card; Complaint; 13919.50; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Chesterfield Theresa; AR-25-000154; Contract - Other; Complaint; 1808.92; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Dominowski David A; AR-25-000155; Contract - Credit Card; Complaint; 1992.93; Atty(s): Apothaker David J

Cavalry SPV I LLC vs Wentzell Nathaniel; AR-25-000156; Contract - Credit Card; Complaint; 5436.21; Atty(s): Apothaker David J

LVNV Funding LLC vs Carter Marlon L; AR-25-000157; Contract - Debt Collection; Exhibits; Atty(s): Morris Gregg L

Cavalry SPV I LLC vs Brown Technique; AR-25-000158; Contract - Credit Card; Complaint; 2310.67; Atty(s): Apothaker David J

First National Bank of Omaha vs McClellan William; AR-25-000159; Contract - Credit Card; Complaint; 22014.38; Atty(s): Raker Nicholas J.

First National Bank of Omaha vs Foss Allan K.; AR-25-000160; Contract - Credit Card; Complaint; 15149.98; Atty(s): Raker Nicholas J.

Need temporary office space or conference room facilities downtown?

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

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



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

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