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CIVIL DIVISION

General Docket

Cheeks Brittany L. vs Davison Florence A.; GD-25-001250; Motor Vehicle Accident; Complaint; Atty(s): Bailey Jack

Zavala Tent Installation LLC vs JV Chujko Inc., Chujko John; GD-25-001251; Contract - Other; Complaint; Atty(s): Gailey Matthew D.

Elizabeth Borough vs Marsh Faith; GD-25-001252; Municipal Lien; Certificate of Location; 654.19; Atty(s): Dalonso Joseph Robert

Weaver Rodney A., Weaver Kathleen I. vs Botirjonov Asadillo, DDM Trans Inc.; GD-25-001253; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Chiruzzi Wayne M, Wertman Edward W.

Kellington Protection Service LLC vs Mon View Apts LLC; GD-25-001254; Contract - Other; Complaint; Atty(s): Papciak Justin T.

Polce Jr. Robert G, Polce Saras vs Lewis Andrea J, Lewis Michael J; GD-25-001255; Equity; Praecepte to Proceed IFP; Atty(s): Lewis Peter Brandon

Scanlon Susan, Walter Rebecca vs Rouse Spencer; GD-25-001256; Motor Vehicle Accident; Complaint; Atty(s): Sammel Daniel J

Skillpa Ronald vs Burtyk Bethany; GD-25-001257; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Trettel Garrett L.

Harris Martell vs Lyft Inc., Turner Daron; GD-25-001258; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Harris Martell

Brookes-Harper Sondra vs Redondo Joanne; GD-25-001259; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Wallace Shaheen Z.

O'Rourke Margaret vs KJI Trucking LLC, Vincent Burkett; GD-25-001260; Motor Vehicle Accident; Complaint; Atty(s): Sammel Daniel J

Wells Fargo Bank N.A. vs Peterson Karen S; GD-25-001261; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Crafton Borough vs Donna J. Unger Asset Protection Trust, Unger Colleen E, Baker Theresa A., Heasley Christine M., Clayton Diana R.; GD-25-001262; Municipal Lien; Certificate of Location; 810.00; Atty(s): McCabe Michael G.

Rummel Ann Margaret vs Ambrose Kerry; GD-25-001263; Motor Vehicle Accident; Complaint; Atty(s): Murray Patrick W, Stewart Jonathan M, Baran Benjamin J.

Wesbanco Bank Inc. vs Matvey David P, Matvey Amber; MG-25-000089; Mortgage Foreclosure; Certificate of Location; 33985.65; Atty(s): Lalama Jeffrey R

(Continued on Page 2, Column 1)

CIVIL DIVISION

Arbitration Awards

Cintas Corporation vs Campbell; AR-24-004929; P-atty: Richard W. Keifer, III; D-atty: Daniel P. Buzard; Award for Defendant and against Plaintiff in the amount of \$0. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40786

Cole vs Celestin, et al; AR-24-006107; P-atty: Almon S. Burke, Jr.; D-atty: Karli A. Celestin; Award for Defendants and against Plaintiff on both Plaintiff's Complaint and Defendant's counterclaim(s) in the amount of \$5,600.00. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40786

American Express National Bank vs Liptak; AR-24-006516; P-atty: Jordan W. Felzer; Award Ex Parte for Plaintiff and against Defendant in the amount of \$11,573.80. Defendant failed to appear at 10:25 a.m. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

Cavalry SPV I, LLC vs Bey; AR-24-006520; P-atty: David J. Apothaker; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,573.38. Defendant failed to appear at 10:30 a.m. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

Cavalry SPV I, LLC vs Huss; AR-24-006538; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

Cavalry SPV I, LLC vs Parise; AR-24-006544; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

JPMorgan Chase Bank, N.A. vs Dunston; AR-24-006562; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$5,14.27. Defendant not appearing at 10:10 a.m. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

State Farm Mutual Automobile Insurance Company vs Garcia; AR-24-003336; P-atty: Robert W. Allen; D-atty: Diana M. O'Connell; Award for Plaintiff and against Defendant in the amount of \$2,626.05. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

(Continued on Page 3, Column 1)

ORPHANS' COURT

Petitions & Motions

Judge Michael E. McCarthy Kevin S. Barnett: deceased; Order of court. Hearing March 20, 2025 at 10:00 a.m.; Atty: W. Mariani, T. J. Dempsey, Jr., J. M. Silvestri, C. Mullen-Wilson, P. D. Luciano, Pro Se; 1712 of 2019.

Elizabeth M. Cernava: deceased; Order of court; Atty: D. P. Frayer, K. Yarsky; 1018 of 2018.

Kevin S. Barnett: deceased; Order of court. Hearing March 20, 2025 at 10:00 a.m.; Atty: W. Mariani, J. M. Silvestri, T. J. Dempsey, Jr., C. Mullen-Wilson, P. D. Luciano, Pro Se; 1712 of 2019.

(Continued on Page 7, Column 3)

BANKRUPTCY COURT

Western District

Clifford C. Campbell; ALLEGHENY-PA; 25-20151; Atty: Shawn N. Wright; Chapter: 7; Filed 01/21/2025; Judge Melaragno

Jennifer L. Straskulic; BEAVER-PA; 25-20152; Atty: Shawn N. Wright; Chapter: 7; Filed 01/21/2025; Judge Taddonio

Jonathan Lee Griffin; BEAVER-PA; 25-20153; Atty: Scott Allen McKeel, Jr.; Chapter: 13; Filed 01/21/2025; Judge Bohm

Curt A. Leicher; FOREST-PA; 25-10039; Atty: Daniel P. Foster; Chapter: 13; Filed 01/22/2025; Judge Melaragno

David Cummings; ERIE-PA; 25-10040; Atty: Pro Se; Chapter: 13; Filed 01/22/2025; Judge Melaragno

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, February 19, 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 candidates will be interviewed by the Committee.

Anthony DeLuca
Allegheny County Court of Common Pleas

Lauren Leiggi
Allegheny County Court of Common Pleas

Bryan S. Neft
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, February 19, 2025, are due by Monday, February 17, 2025 at 4:00 p.m.

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Wells Fargo Bank N.A. vs Thornton Donald; MG-25-000090; Mortgage Foreclosure; Certificate of Location; 221813.32; Atty(s): Schweiger Karin Baltimore

Newrez LLC vs Kretzler Lindsay; MG-25-000091; Mortgage Foreclosure; Certificate of Location; 100907.63; Atty(s): Linn Geraldine M.

Bridgeway Capital Inc. vs DenHop LLC, Denhop2 LLC, Gerrich Jourdan, Hopper Dennis; GD-25-001235; DSB (for money commercial); Notice of Judgment & Documents; Atty(s): McCague J. Michael

Urban Redevelopment Authority of Pittsburgh vs Mighty Holdings Inc.; GD-25-001236; DSB (for money commercial); Notice of Judgment & Documents; 68947.95; Atty(s): Hodgens Keith, Thomas Alexander

Kwidis Eileen G. vs Concordia Lutheran Ministries of Pittsburgh, Concordia at Villa St. Joseph; GD-25-001237; Medical/Hospital Liability; Case Transferred; Atty(s): Daley Robert F.

Lent Lydia; GD-25-001242; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Urban Redevelopment Authority of Pittsburgh vs Mighty Holdings Inc.; GD-25-001245; DSB (for money commercial); Notice of Judgment & Documents; 151178.08; Atty(s): Hodgens Keith, Thomas Alexander

Trygar Bryce; GD-25-001247; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Bethel Park School District vs Sheehy Lisa D.; GD-25-001264; Sci Fa sur Tax Lien; Certificate of Location; 4120.69; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs TH Property Owner 1; GD-25-001265; Sci Fa sur Tax Lien; Certificate of Location; 3462.96; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Bethel Park School District vs Vinoski John L., Vinoski Beth A.; GD-25-001266; Sci Fa sur Tax Lien; Certificate of Location; 4689.00; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Moon Area School District, Crescent Township vs Lineberry Mary Anne, Lineberry Eric; GD-25-001267; Sci Fa sur Tax Lien; Certificate of Location; 7614.22; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Crescent Township vs Susko Jr. James P., Susko Kelly; GD-25-001268; Sci Fa sur Tax Lien; Certificate of Location; 1537.52; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Moon Area School District, Crescent Township vs Minarik Jr. Thomas Gary, Yeager Jennifer Ashley; GD-25-001269; Sci Fa sur Tax Lien; Certificate of Location; 28146.59; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Moon Area School District, Crescent Township vs TH Property Owner 1 LLC; GD-25-001270; Sci Fa sur Tax Lien; Certificate of Location; 2947.12; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Verona Borough vs ARGH1 LLC; GD-25-001271; Sci Fa sur Tax Lien; Certificate of Location; 1935.27; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Moon Area School District, Crescent Township vs West Communities Property Development LLC; GD-25-001272; Sci Fa sur Tax Lien; Certificate of Location; 28780.82; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Verona Borough vs Garland Jr. Jason; GD-25-001273; Sci Fa sur Tax Lien; Certificate of Location; 1699.78; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Verona Borough vs Veneziano Giacomo, Veneziano Celeste; GD-25-001274; Sci Fa sur Tax Lien; Certificate of Location; 1759.32; Atty(s): Sattler Elizabeth P, Turnbull Megan M

West Jefferson Hills School District vs Anthony Ray G, Christopher-Anthony Delores Joan; GD-25-001275; Sci Fa sur Tax Lien; Certificate of Location; 3128.55; Atty(s): Sattler Elizabeth P, Turnbull Megan M

Davis Nickoles vs Rivera-Gutierrez Miguel; GD-25-001277; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Opsitnick Allan J

Casillo Michael V vs Obritz Mason, Obritz John; GD-25-001278; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Del Duca Mark Thomas

Pittsburgh Water and Sewer Authority vs Skalican L/E Grace G., Skalican Kathleen G.; GD-25-001279; Municipal Lien; Certificate of Location; 419.52; Atty(s): Walaan Monica Samir, Farley Conor D.

Laurel Communities LLC, Yargo Thomas J. vs Anderson Elizabeth, Cotter Matthew; GD-25-001280; Intentional Tort; Complaint; Atty(s): Kamin Jonathan M., Preston Jonathan G

Northwest Bank vs OTS Concrete LLC; GD-25-001281; DSB (for money commercial); Notice; Atty(s): Pagliari Nicholas Raymond

Pittsburgh Water and Sewer Authority vs Sullivan Tanya; GD-25-001282; Municipal Lien; Certificate of Location; 402.24; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Rohrer Lawrence V., Rohrer Grace F.; GD-25-001283; Municipal Lien; Certificate of Location; 405.55; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Wilbon Sandra Marie; GD-25-001284; Municipal Lien; Certificate of Location; 396.65; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Felix Frederica A.; GD-25-001285; Municipal Lien; Certificate of Location; 392.38; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Developer Builders LLC; GD-25-001286; Municipal Lien; Certificate of Location; 395.09; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Quso LLC; GD-25-001287; Municipal Lien; Certificate of Location; 392.64; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Givner Donald A.; GD-25-001288; Municipal Lien; Certificate of Location; 447.11; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Yu Chu Huang Yang; GD-25-001289; Municipal Lien; Certificate of Location; 26361.62; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Hunkele Michele; GD-25-001290; Municipal Lien; Certificate of Location; 12653.78; Atty(s): Walaan Monica Samir, Farley Conor D.

Northwest Bank vs Gazizova Elvira; GD-25-001291; DSB (for money commercial); Notice; Atty(s): Pagliari Nicholas Raymond

City of Pittsburgh vs Irish Robert B., Commonwealth of PA Department of Revenue, Unknown Heirs of Robert B. Irish; GD-25-001292; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Bumbrey III Frank L., Pittsburgh Water & Sewer Authority, Horizon Financial FA, State Street Bank and Trust Company, Unknown Heirs of Frank L. Bumbrey III; GD-25-001293; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Pope Jr. Titchmon C., Pope Marjorie Ann, Jordan Tax, Unknown Heirs of Titchmon C. Pope Jr, Unknown Heirs of Marjorie Ann Pope;

GD-25-001294; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

Banks Frederick vs Exchange, Doe Zack, Doe Erica, Shahinian John, Doe Johnathan, Doe Ben, Doe Jane; GD-25-001295; Intentional Tort; Order of Court - IFF Granted; Atty(s): Self-Represented

City of Pittsburgh vs Pwsa, Callwood Jr. Orvin, Callwood Lynn, Unknown Heirs of Orvin Callwood Jr., Unknown Heirs of Lynn Callwood; GD-25-001296; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Hunter William, Hunter Evelyn, Pittsburgh Water & Sewer Authority, Unknown Heirs of William Hunter, Unknown Heirs of Evelyn Hunter; GD-25-001297; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Scales Pleasant H., Scales Delores, Pittsburgh Water & Sewer Authority, Decision One Mortgage Company LLC, Keybank USA N.A., Unknown Heirs of Pleasant H. Scales, Unknown Heirs of Delores Scales; GD-25-001298; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Turczyn George, Turczyn Maria, Unknown Heirs of George Turczyn, Unknown Heirs of Maria Turczyn; GD-25-001299; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

Northwest Bank vs Gazizova Elvira; GD-25-001300; DSB (for money commercial); Notice; Atty(s): Pagliari Nicholas Raymond

City of Pittsburgh vs Estate of Clara Johnson, Commonwealth of PA Department of Revenue, Unknown Heirs of Clara Johnson; GD-25-001301; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Kennedy Lorraine, Foster William, Coleman Nettie Mae, Unknown Heirs of Lorraine Kennedy, Unknown Heirs of William Foster, Unknown Heirs of Nettie Mae Coleman; GD-25-001302; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Pittsburgh Water & Sewer Authority, Koller Jr. Michael, Unknown Heirs of Michael Koller Jr.; GD-25-001303; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Young Reginald, Pittsburgh Water & Sewer Authority, Alcosan, Redevelopment Authority of Allegheny County, National Tax Funding L.P., Unknown Heirs of Reginald B. Young, Unknown Heirs of Frances Roman Young aka Frances Young; GD-25-001304; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Foreman George, Krass Howard W., Allegheny County Courthouse Criminal Division, Redevelopment Authority of Allegheny County, Unknown Heirs of George Foreman, Unknown Heirs of Howard W. Krass; GD-25-001305; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

City of Pittsburgh vs Smith Goldie, Unknown Heirs of Goldie B. Smith; GD-25-001307; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Kryisia M.

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

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Simpson vs PWSA; AR-24-003403; P-atty: Pro Se; D-atty: Ashley J. Buck, Mark F. Nowak, Danny P. Cerrone, Jr.; Award for Plaintiff and against Defendant in the amount of \$3,967.92. Dated 02/05/25. As per Rule 236 Notice, copies sent to all parties 02/05/25. Arbitration Board #40787

Sarno vs Connelly; LT-24-001112; P-atty: Quinntarra D. Morant; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$7,200.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/06/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40788

Kirkland vs Hunter; LT-24-001860; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). On Defendant's counterclaim: award for Plaintiff. Dated 02/06/25. As per Rule 236 Notice, copies sent to all parties 02/06/25. Arbitration Board #40789

Grant Towers Apartment, LP vs Gibson; LT-24-001879; P-atty: Robyn Beth Eisen; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,774.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/06/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40790

Standard Realty Group, LP vs Johnson; LT-24-001883; P-atty: Pro Se; D-atty: Charles Roy Terwilliger; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/06/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40789

Urban Artisan Developers, LLC vs Anthony; LT-24-001451; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/06/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40790

Crea vs Williams; LT-24-001667; P-atty: Elizabeth M. Tarasi; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$1,700.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See

Sect. 4 regarding escrow funds). Dated 02/06/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40788

Makowski vs Riston; LT-24-001782; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/06/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$10,500.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 809 McClure St., Munhall, PA 15120. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

HomeRiver Group vs Pearson; LT-24-001790; P-atty: Michael F. Hooper, Marcelina R. Policicchio; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/06/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40789

McKeesport Downtown Housing vs Chapin; LT-24-001806; P-atty: Matthew L. Kurzweg; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/06/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$231.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 323 Sinclair Street, Apt. 305, McKeesport, PA 15132. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Bircan vs Kyles; LT-24-001838; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/06/2025, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$12,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 353 Grove Street, McKees Rocks, PA 15136. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Home River Group vs Nevius; LT-24-001855; P-atty: Michael F. Hooper, Marcelina R. Policicchio; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/06/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$17,612.15 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1 Castle View Drive, McKees Rocks, PA 15136. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

COURT NOTICES

Court of Common Pleas of Allegheny County

JUVENILE COURT MOTIONS SCHEDULE

March 2025

- March 3** - Judge McCrady
- March 4** - Judge McCrady
- March 5** - Judge McCrady
- March 6** - Judge McCrady
- March 7** - Judge McCrady
- March 10** - Judge Bush
- March 11** - Judge Bush
- March 12** - Judge Bush
- March 13** - Judge Bush
- March 14** - Judge Bush
- March 17** - Judge Cozza
- March 18** - Judge Cozza
- March 19** - Judge Cozza
- March 20** - Judge Cozza
- March 21** - Judge Cozza
- March 24** - Judge Woodruff
- March 25** - Judge Woodruff
- March 26** - Judge Woodruff
- March 27** - Judge Woodruff
- March 28** - Judge Woodruff
- March 31** - Judge Sizemore

25-00468

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

March 2025

- March 3** - Middleman, J. in Courtroom 425 at 2:00 PM
- March 4** - No Motions
- March 5** - No Motions
- March 6** - Costa, J. in Courtroom 425 at 2:00 PM
- March 7** - No Motions
- March 10** - Eaton, J. in 814 City-County Building at 2:00 PM and Sweeney, J. in Courtroom 425 at 2:00 PM

- March 11** - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- March 12** - Middleman, J. in Courtroom 425 at 2:00 PM
- March 13** - Woodruff, J. in Courtroom 320 at 9:30 AM and Korbel, J. in Courtroom 425 at 2:00 PM
- March 14** - No Motions
- March 17** - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- March 18** - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- March 19** - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- March 20** - Sweeney, J. in Courtroom 425 at 2:00 PM
- March 21** - No Motions
- March 24** - Middleman, J. in Courtroom 425 at 2:00 PM
- March 25** - Bubash, J. in Courtroom 425 at 2:00 PM
- March 26** - Henry-Taylor, J. in 712 City-County Building at 2:00 PM and Korbel, J. in Courtroom 425 at 2:00 PM
- March 27** - Sizemore, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- March 28** - No Motions
- March 31** - Eaton, J. in 814 City-County Building at 2:00 PM

25-00491

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

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an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?**

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COURT SCHEDULES

Criminal DivisionAllegheny County Courthouse
9:00 a.m.**Thursday
February 13, 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-0002936-24; Alphonso D. Anderson; Aggravated Assault By Vehicle While Dui; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0007083-24; Jordon Anthony Greening; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0003374-24; Terrance D. Nalls; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

CR-0002476-24; Richard Sheets; Diss Explicit Sex Mat'l Minor; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Erich Roy Spessard**

**Judge Kelly Bigley
Courtroom 525**

CR-0003636-24; Devaylin D. Diggs; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

CR-0005152-24; Deion Ford; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

CR-0007695-24; Deion Ford; Receiving Stolen Property; ADA: **Peyton Eileen Myers;** D-atty: **David D. Pardini**

CR-0009065-23; Ashley Morg Grzegorzcyk; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0003348-24; Nigel Parmis; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0003347-24; Nigel Parmis; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0003346-24; Nigel Parmis; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0003432-24; Cierra Stitt; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0008101-22; Emmanuel Lee Utt; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0005906-24; Seth Christopher Weber; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelsey Jordan Vita**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0002178-24; Ethan Bates; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0002188-24; Monique Neely; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Vishal Bajpai**

**Judge Thomas P. Caulfield
Courtroom 516**

CR-0001137-24; Darrell Dontay Eley; Poss/Sale/Use Display Documents; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0004516-24; Tonyell Devon Mack; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002954-24; Franklin Jhonnathan Paredes Escobar; 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-0002055-24; Tyrone Marcell Sherman; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002227-24; Erin Nicole Treese; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0003476-24; Philip R. Wentzel; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**Judge Katherine B. Emery
Courtroom 316**

CR-0006694-24; Shawn Nathaniel Green Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fredrick Marc Cohen**

CR-0003563-24; Justin Richard Hall; Burglary - Not Adapted for Overnight Accommodation, Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0007480-24; James Albert Kaucic Jr.; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frederick A. Sproull**

CR-0007483-24; Ryan Kien; Person Not To Possess/Use Firearms - Fugitive; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0006763-24; Cle Lee; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005068-24; Mark D. Peck; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0005968-24; Keith Allen Tate; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**Judge Thomas Flaherty
Courtroom 324**

CR-0005517-24; Demetrius Raymar Akers; Aggravated Assault By Vehicle While Dui; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0002908-24; Kevin Jacob Brown; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006877-24; Cameron L. Cosentino; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0002802-24; Cameron L. Cosentino; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0003880-24; Stephen Donaldson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0004684-24; Julian B. Mastromonaco; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0004463-24; Howard A. Parker Jr.; Indec Asslt-W/O Cons Of Other; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0003351-24; Anthony Roberts; Firearms Not To Be Carried W/O License; ADA: **Shreya Desai;** D-atty: **Albert Green Reese Jr.**

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

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

CR-0003682-24; Todd Darwin Griffin Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0009200-23; Todd Darwin Griffin Jr.; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0001220-24; Bonnie Lee Grossi; Financial Exploitation of Older Adult or Care Dependent Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0003161-24; Christopher Hall; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

CR-0004816-24; Emmanuel Hanns; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0006526-24; Matthew D. Houghton; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0003401-24; William Thomas Jackson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0002882-24; Willie Charles Jenkins; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0003527-24; Willie Charles Jenkins; Fail to Verify Address/Be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007135-24; Victor Morgan-El; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Celia Dicarolo**

CR-0001186-24; Natalie Weber; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Stephen Domenic Colafella**

**Judge Jill E. Rangos
Courtroom 327**

CR-0000992-24; Zachary Michael Oddis; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Stephen Domenic Colafella**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0006596-23; Tyron Harrison; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0007346-22; Tyron Harrison; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge David L. Spurgeon
Courtroom 321**

CR-0001979-24; India Allen; DUI: Controlled Substance - Combination Alcohol/Drug - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0006756-23; Gloria Davis; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0004717-24; Glenn R. Flowers; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**
CR-0002729-24; Lyndsay L. Kahle; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0007478-23; Rahim Mitchell-Jones; False Alarm To Agency Of Public Safety; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0002499-24; Freddy Nicolina; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

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

Judge Randal B. Todd
Courtroom 310

CR-0004872-24; Jahrell Arrington; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004878-24; Martaz Arrington; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0007469-23; Tia Winona Cook; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0007869-23; Tia Winona Cook; Strangulation - Applying Pressure to Throat or Neck; ADA: **Alexa Elizabeth Roberts;** D-atty: **Rakeisha Jennise Foster**

CR-0002877-23; Dakota Jeffrey Halcomb; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ralph David Karsh**

CR-0001674-23; Cherri Rose Halfhill; Theft By Fail To Make Req Disp Funds; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert L. Stasa**

CR-0001751-20; Robert Lee Hawkins; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0009331-23; Anthony Earl Howard; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0005985-24; Robert Longo; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Daniel Patrick Joyce**

CR-0000080-24; Christopher Motta; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0006500-24; Marcus Alan Sibeto; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0002264-24; Marcus Alan Sibeto; Ill Operate Vehicle W/Out Ignition Interlock; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0002487-24; Kenyatta Thomas; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002142-24; Amanda Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003722-24; Melody Wilson; Theft Property Lost Etc By Mistake; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

Arbitration Trial List

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

Thursday
February 13, 2025

LT-24-001965; Montgomery vs Jost; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001948; Wood Street Commons vs Cline; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001942; Crawford Square Apartments vs Jones; P-atty: **Francis C. Rapp, Jr.;** D-atty: **Pro Se**

LT-24-001940; Thompson 1 Properties, LLC vs Thomas; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001935; Pirolo vs Bianchi, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001920; Gianni Properties vs Wilson; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001909; HACP vs Brown, et al; P-atty: **Ralph J. Ruggiero;** D-atty: **Pro Se**

LT-24-001888; Timba, LLC vs Brown, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001887; Fairfield Apartments/Liberty Park, LP vs Covington; P-atty: **Jason M. Plakosh;** D-atty: **Pro Se**

LT-24-001881; Graham vs Watkins; P-atty: **Pro Se;** D-atty: **Charles Roy Terwilliger**

LT-24-001880; Kalichuk vs DeLancey, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001874; Gates vs Terrant; P-atty: **Charles Hoebler;** D-atty: **Danielle Harrington**

LT-24-001873; Ferra vs Crist; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001867; Pittsburgh SFR Portfolio 2, LLC vs Walker; P-atty: **Kaitlin J. Wiggins;** D-atty: **Pro Se**

LT-24-001859; Gursoy vs Palmer; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001839; Stonecliffe Apartments vs Scott, et al; P-atty: **Sean J. Carmody;** 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-24-001797; Fairfield Apartments / Liberty Park Phase II, L.P. vs Young; P-atty: **Jason M. Plakosh;** D-atty: **Pro Se**

LT-24-001784; Shlyakhtin vs Plummer; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-24-001783; Grayson Court vs Cherwinko; P-atty: **Nathalie R. Hassoun;** D-atty: **Pro Se**

LT-24-001779; Garfield Heights, LLC vs Webb; P-atty: **Robyn B. Eisen;** D-atty: **Charles Roy Terwilliger**

LT-24-001708; Waterford Nevillewood Apartments vs Falcone; P-atty: **James McNally;** D-atty: **John A. Biedrzycki, III**

LT-24-001662; JT Brothers vs Johnson; P-atty: **Andrew C. Goodermote;** D-atty: **Pro Se**

LT-24-001624; Bedford Hill Apartments vs Williams; P-atty: **Francis C. Rapp, Jr.;** D-atty: **Pro Se**

LT-24-001610; ACHA- General Braddock Towers vs Holmes; P-atty: **Rosalyn Guy-McCorkle, John M. Daley;** D-atty: **Pro Se**

LT-24-001602; Hampton vs Mohamed; P-atty: **Pro Se;** D-atty: **Pro Se**

Summary Appeals Branch

Judge Jennifer Satler
Courthouse
Room 313

Thursday
February 13, 2025

Appeal Cases

SA-23-000189; Comm. of PA Dept. of Transportation vs Nicholas G. Thornton; D-atty: **Joseph S. Pass**

SA-23-000216; Comm. of PA Dept. of Transportation vs Kristin Nicole Lipner; D-atty: **Pro Se**

SA-23-000667; Comm. of PA Dept. of Transportation vs Jacquend Diallo Barnett, Jr.; D-atty: **Pro Se**

SA-23-000668; Comm. of PA Dept. of Transportation vs Jacquend Diallo Barnett, Jr.; D-atty: **Ashley Marie Cagle**

SA-24-000079; Comm. of PA Dept. of Transportation vs Derrick Terrell Hemby; D-atty: **Pro Se**

SA-24-000154; Comm. of PA Dept. of Transportation vs Nakila Eli Crawford Creighton; D-atty: **Pro Se**

SA-24-000192; Comm. of PA Dept. of Transportation vs Sarah Jessica Dehler; D-atty: **Fred G. Rabner**

SA-24-000212; Comm. of PA Dept. of Transportation vs Douglas Lee Linski; D-atty: **Thomas A. Will**

SA-24-000253; Comm. of PA Dept. of Transportation vs Sean B. Fowler; D-atty: **Andrew O. Stiffer**

SA-24-000571; Comm. of PA Dept. of Transportation vs Robert Shannon Dodds; D-atty: **Michael D. Foglia**

SA-24-000572; Comm. of PA Dept. of Transportation vs John Patrick Burns; D-atty: **Thomas A. Will**

SA-24-000574; Comm. of PA Dept. of Transportation vs John Patrick Burns; D-atty: **Thomas A. Will**

SA-24-000577; Comm. of PA Dept. of Transportation vs Matthew Patrick Kacey; D-atty: **Christopher G. Apessos**

SA-24-000578; Comm. of PA Dept. of Transportation vs Giorgio Salvatore Panza; D-atty: **Michael F. Santicola**

SA-24-000581; Comm. of PA Dept. of Transportation vs Holly Marie Malky; D-atty: **Shawn M. Stevenson**

SA-24-000582; Comm. of PA Dept. of Transportation vs Nasha Danielle Robinson; D-atty: **Shawn M. Stevenson**

SA-24-000585; Comm. of PA Dept. of Transportation vs Jeremy John Kleszcz; D-atty: **Jacob S. Polochak**

SA-24-000609; Comm. of PA Dept. of Transportation vs Donna J. Pietrzyk; D-atty: **Pro Se**

SA-24-000613; Comm. of PA Dept. of Transportation vs Samandar Esenor; D-atty: **Adam Michael Bishop**

SA-24-000614; Comm. of PA Dept. of Transportation vs Mashrabov Shokhjahan; D-atty: **Adam Michael Bishop**

SA-24-000615; Comm. of PA Dept. of Transportation vs Nick's Service Station; D-atty: **Eric J. Randolph**

SA-24-000615; Comm. of PA Dept. of Transportation vs Antonio Ledonne; D-atty: **Pro Se**

SA-24-000626; Comm. of PA Dept. of Transportation vs Thomas Robert Lee Tyson; D-atty: **Pro Se**

SA-24-000629; Comm. of PA Dept. of Transportation vs Tanner James Glass; D-atty: **Pro Se**

SA-24-000630; Comm. of PA Dept. of Transportation vs Jose Leandro Hernandez; D-atty: **Benjamin Breene Levine**

SA-24-000633; Comm. of PA Dept. of Transportation vs Roney Christopher Bunyan; D-atty: **Pro Se**

SA-24-000634; Comm. of PA Dept. of Transportation vs Shaneka Michelle Chavone Butler; D-atty: **Pro Se**

SA-24-000635; Comm. of PA Dept. of Transportation vs Shaneka Michelle Chavone Butler; D-atty: **Pro Se**

SA-24-000636; Comm. of PA Dept. of Transportation vs Ava Lily Chizmar; D-atty: **Pro Se**

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LEGAL ADS

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

Estate Notice

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

Berardo, Elaine M., deceased, of Verona, PA. No. 07019 of 2024. Robert J. Berardo, Jr., Extr., 4093 Route 130, Irwin, PA 15642.
25-00250w Feb 10, 18, 25, 2025

Buka, Emily Louise a/k/a Emily L. Buka, deceased, of Pittsburgh, PA. No. 00408 of 2025. Adrienne H. Buka, Co-Extr. and Stephanie A. Buka, Co-Extr., c/o John R. Owen, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.
25-00466 Feb 10, 18, 25, 2025

Chelen, William E., deceased, of Pittsburgh, PA. No. 00016 of 2025. Mary-Jane Czelen, Extr., 2110 Green Watch Way, Unit 100, Reston, VA 20191.
25-00210w Feb 10, 18, 25, 2025

Dunn, III, John Oliver, deceased, of Bridgeville, PA. No. 05776 of 2024. John Malarky, Admr., 1350 Main Street, Bridgeville, PA 15017 or to E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301.
25-00465 Feb 10, 18, 25, 2025

Fisher, Mary J. a/k/a Mary Jo Fisher, deceased, of Plum, PA. No. 00608 of 2025. Josephine C. Fisher, Co-Extr. and Thomas J. Fisher, Co-Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
25-00253w Feb 10, 18, 25, 2025

Hallo, Annette, deceased, of Cheswick, PA. No. 00458 of 2025. Daniel E. Donahey, Admr., 139 Herron Avenue, Cheswick, PA 15024 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.
25-00467 Feb 10, 18, 25, 2025

Hogan, Kimberly E. a/k/a Kimberly Ellen Hogan, deceased, of Pittsburgh, PA. No. 00690 of 2025. Katherine Hogan Zeh, Extr., 829 Malvern Road, Pittsburgh, PA 15020 or to Michael D. Seymour, Esq., Law Offices of Michael D. Seymour, 5074 West Library Avenue, Suite 300, Bethel Park, PA 15102.
25-00252w Feb 10, 18, 25, 2025

Leo, Sr., James J. a/k/a James J. Leo, deceased, of Shaler Township, PA. No. 06996 of 2024. Carol E. Leo, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.
25-00248w Feb 10, 18, 25, 2025

McDuffie, Keith A., deceased, of Pittsburgh, PA. No. 600 of 2025. Andrew K. McDuffie, Extr., 1002 Farragut St., Pittsburgh, PA 15206 or to Matthew F.

Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
25-00251w Feb 10, 18, 25, 2025

Moqbel, Nedhal, deceased, of Pittsburgh, PA. No. 00531 of 2025. Mohammed Laswas, Extr., 2200 Brownsville Road, Pittsburgh, PA 15210 or to Caitlin M. Harrington, Esq., Harry S. Cohen & Associates, Two Chatham Center, Suite 985, Pittsburgh, PA 15219.
25-00249w Feb 10, 18, 25, 2025

Mowder, John W., deceased, of Pittsburgh, PA. No. 00632 of 2025. Lori A. Poe, Extr., c/o Reganne McMichael, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.
25-00247w Feb 10, 18, 25, 2025

Radocay, Ronald L., deceased, of Springdale Township, PA. No. 00444 of 2025. Ronald L. Radocay, II, Co-Extr. and Sarah M. Seefeld, Co-Extr., 212 Burrell Hill Road, Jeannette, PA 15644 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
25-00464 Feb 10, 18, 25, 2025

Wells, Nancy L. a/k/a Nancy L. Wells-Kratofil, deceased, of Mt. Lebanon, PA. No. 00343 of 2025. Christian G. Wells, Extr., 42 Academy Avenue, Pittsburgh, PA 15228 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.
25-00254w Feb 10, 18, 25, 2025

Blakeley, Helen U., deceased, of Ross Twp., PA. No. 00449 of 2025. Edward D. Blakeley, Extr., 205 Bradford Park Rd., Baden, PA 15005.
25-00188w Feb 3, 10, 18, 2025

Brown, Sharon M. a/k/a Sharon Marie Brown, deceased, of Bethel Park, PA. No. 0048 of 2025. Lisa Cotton Craven, Extr., 2084 Guinevere Drive, North Huntingdon, PA 15642 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.
25-00294 Feb 3, 10, 18, 2025

Bruening, Peter K., deceased, of Moon Township, PA. No. 393 of 2025. Ross Bruening, Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
25-00192w Feb 3, 10, 18, 2025

Cohen, Frances Helen a/k/a Francis Steiner Cohen, deceased, of Upper St. Clair, PA. No. 08042 of 2024. David R. Cohen, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.
25-00302 Feb 3, 10, 18, 2025

Corr, Brian, deceased, of Pittsburgh, PA. No. 00220 of 2025. Winifred Corr, Admr., 128 Meridan Street, Pittsburgh, PA 15211 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.
25-00189w Feb 3, 10, 18, 2025

Cunningham, Robert J., deceased, of Etna Borough, PA. No. 00295 of 2025. Linda V. Stroyne, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.
25-00300w Feb 3, 10, 18, 2025

Dubac, Timothy M. a/k/a Timothy Matthew Dubac a/k/a Timothy Dubac, deceased, of Tarentum Borough, PA. No. 00245 of 2025. Joseph F. Dubac, Extr., 104 Curtis Street, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
25-00304 Feb 3, 10, 18, 2025

Dunkelberger, Donna H., deceased, of Mt. Lebanon, PA. No. 08168 of 2024. John Bush, Co-Extr. and Elizabeth Bush, Co-Extr., 346 Maple Avenue, Pittsburgh, PA 15218 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.
25-00303 Feb 3, 10, 18, 2025

Ecoff, Patricia Joan a/k/a Patricia J. Ecoff, deceased, of Sewickley, PA. No. 00490 of 2025. Scott Ecoff, Extr., 133 Forest Glen Drive, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
25-00196w Feb 3, 10, 18, 2025

Edeburn, Grace A., deceased, of Pittsburgh, PA. No. 273 of 2025. Charles Edeburn, Jr., Extr., 108 McMonagle Street, Pittsburgh, PA 15220 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldolo & Lamp, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
25-00297 Feb 3, 10, 18, 2025

Hallo, Jr., Joseph G., deceased, of Springdale Borough, PA. No. 00078 of 2025. Anthony Hallo, Admr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
25-00299 Feb 3, 10, 18, 2025

Lazaroff, Thomas A. a/k/a Thomas Alexander Lazaroff, deceased, of Mount Lebanon, PA. No. 08110 of 2024. Lynn Brindell, Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.
25-00288 Feb 3, 10, 18, 2025

Migliozzi, Lynne E. a/k/a Lynne Migliozzi a/k/a Lynne Elizabeth Migliozzi, deceased, of East Deer Township, PA. No. 00147 of 2025. Linda P. Hobaugh, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
25-00301 Feb 3, 10, 18, 2025

Mitsch, Jr., Frederick W., deceased, of O'Hara Township, PA. No. 00164 of 2025. Daniel J. Mitsch, Extr., 151 Edgemont Road, Ligonier, PA 15658 or to James A. Welker, Esq., Jubeliner, Pass & Intriery, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.
25-00306 Feb 3, 10, 18, 2025

Mrvos, Sahli M., deceased, of Pittsburgh, PA. No. 00061 of 2025. Mara Mrvos, Extr., 317 S. Dallas Avenue, Pittsburgh, PA 15208 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
25-00295 Feb 3, 10, 18, 2025

O'Keefe, Thomas A. a/k/a Thomas O'Keefe, deceased, of Glenshaw, PA. No. 00294 of 2025. Thomas J. McKelvey, Extr., 3916 Ash Dr., Allison Park, PA 15101 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
25-00293 Feb 3, 10, 18, 2025

Oskin, Leonard J., deceased, of Pittsburgh, PA. No. 7869 of 2024. Raymond Oskin, Admr., 1115 Lippencot Street, Duquesne, PA 15110 or to Robert A. Crisanti, Esq., 437 Grant St., Ste. 915, Pittsburgh, PA 15219.
25-00298 Feb 3, 10, 18, 2025

Pegnato, Phillip Michael a/k/a Phillip M. Pegnato, deceased, of Pittsburgh, PA. No. 00287 of 2025. Anthony J. Pegnato, Admr., 133 Marose Drive, Pittsburgh, PA 15235 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
25-00305 Feb 3, 10, 18, 2025

Sadofsky, Charlotte F., deceased, of Pittsburgh, PA. No. 00437 of 2025. Martin Sadofsky, Extr., 4433 Schenley Farms Ter., Pittsburgh, PA 15213.
25-00190w Feb 3, 10, 18, 2025

Schubert, Randall L., deceased, of Ross Township, PA. No. 00274 of 2025. Amy Woelke, Extr., 139 Lakewood Ave., Pittsburgh, PA 15229 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.
25-00290 Feb 3, 10, 18, 2025

Shoemaker, Anna T., deceased, of Glenshaw, PA. No. 498 of 2025. Betty Ann Villella, Extr., 141 Richard Drive, Glenshaw, PA 15116 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
25-00195w Feb 3, 10, 18, 2025

Silvestri, Dolores M., deceased, of Moon Township, PA. No. 00489 of 2025. Rosanna Silvestri Coccoli, Co-Extr., 111 Wyngate Road, Coraopolis, PA 15108 and Michael Silvestri, Co-Extr., 11412 Macon Drive, Fredericksburg, VA 22407 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
25-00197w Feb 3, 10, 18, 2025

Sukitch, Brian Douglas, deceased, of Coraopolis, PA. No. 00334 of 2025. William S. Sukitch, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.
25-00198w Feb 3, 10, 18, 2025

West, Shirley Ann, deceased, of Carnegie, PA. No. 07776 of 2024. Sasha Ann Schiavone, Extr., 2936 Strachan Avenue, Pittsburgh, PA 15216 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
25-00292 Feb 3, 10, 18, 2025

Williams, Louise H. a/k/a Louise Williams, deceased, of Clairton, PA. No. 00527 of 2025. Doncella Williams, Extr., 940 Nichols Drive, Laurel, MD 20707 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00199w Feb 3, 10, 18, 2025

Wolny, Patricia, deceased, of Pittsburgh, PA. No. 00524 of 2025. Stacie Wolny, Extr., c/o Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00200w Feb 3, 10, 18, 2025

Zoldos, Raymond M., deceased, of Monroeville, PA. No. 00407 of 2025. Jacob M. Fabian, Admr. and Atty., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.
25-00191w Feb 3, 10, 18, 2025

Antonella, Joseph D. a/k/a Joseph Antonella, deceased, of Elizabeth Township, PA. No. 07601 of 2024. Jill M. Antonella-Taylor, Extr., c/o Benjamin Scott Johns, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
25-00146w Jan 27; Feb 3, 10, 2025

Barclay, Joseph Merwin a/k/a Merwin Joseph Barclay a/k/a Joseph M. Barclay, deceased, of Forest Hills, PA. No. 07928 of 2024. Daniel P. Barclay, Extr., 7934 St. Lawrence Ave., Swissvale, PA 15218 or to Joseph F. Nicotero, Esq., Mears, Smith, Houser and Boyle, 127 North Main Street, Greensburg, PA 15601.
25-00129w Jan 27; Feb 3, 10, 2025

Bires, Edward J., deceased, of McKees Rocks, PA. No. 05762 of 2024. Mary L. Bires, Extr., 1031 Fiddleback Drive, McKees Rocks, PA 15136 or to Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220.
25-00238 Jan 27; Feb 3, 10, 2025

Debruyne, Michael G. - Late of Turtle Creek Borough, Allegheny County. D.O.D. 6/14/14. Will #022408064. Roseanne Debruyne, Executrix, 3190 Garlow Rd., Irwin, PA 15642; Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341.

25-00265 Jan 27; Feb 3, 10, 2025

Geffel, Michael Christian, deceased, of Oakdale, PA. No. 00280 of 2025. Patricia A. Geffel Manno, Extr., c/o Colin B. May, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

25-00144w Jan 27; Feb 3, 10, 2025

Geier, John M. - Late of Millvale Borough, Allegheny County. D.O.D. 9/27/18. Will #022002580. Donna Geier, Administratrix, 104 Adele Ave., Pittsburgh, PA 15223; Latisha B. Schuenemann, Atty., Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.

25-00267 Jan 27; Feb 3, 10, 2025

Hwostow, Phyllis M. a/k/a Phyllis Hwostow, deceased, of McCandless Twp., PA. No. 7918 of 2024. Leonard A. Hwostow, Extr., 1701 Royal Ln., Apt. #4201, Farmers Branch, TX 75229 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.

25-00240 Jan 27; Feb 3, 10, 2025

Jakubowski, Robert G., deceased, of Pittsburgh, PA. No. 00163 of 2025. Carol A. DiDolce, Admrx., 623 Highridge Drive, Pittsburgh, PA 15226 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-00234 Jan 27; Feb 3, 10, 2025

Jones, Larry - Late of Pittsburgh City, Allegheny County. D.O.D. 1/7/23. Will #022408131. Marlon R. Jones, Administrator, c/o Steven M. Zelinger, Esq., 1650 Market St., #3600, Phila., PA 19103; Steven M. Zelinger, Atty., Steven M. Zelinger, LLC, 1650 Market St., #3600, Phila., PA 19103.

25-00268 Jan 27; Feb 3, 10, 2025

Kingsland, Robert M. a/k/a Bob Kingsland, deceased, of Bethel Park, PA. No. 07136 of 2024. Wayne Kingsland, Extr., 153 Valley View Drive, Rostraver Twp., PA 15012.

25-00237 Jan 27; Feb 3, 10, 2025

Kremer, Robert T., deceased, of West Mifflin, PA. No. 7263 of 2024. Kayla Burns, Co-Admrx. and Allison Burns, Co-Admrx., c/o Jeanine M. Francisus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-00241 Jan 27; Feb 3, 10, 2025

Patsko, Betty J., deceased, of Tarentum, PA. No. 00172 of 2025. Joni K. Patsko, Co-Extr. and John G. Patsko, Co-Extr., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

25-00235 Jan 27; Feb 3, 10, 2025

Phillips, John P., deceased, of Plum Borough, PA. No. 07220 of 2023. Ashlee Phillips, Co-Extr. and Robert Phillips, Co-Extr., c/o Jennifer Rose, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-00236 Jan 27; Feb 3, 10, 2025

Protolipac, Mary Ann a/k/a Mary Ann Flaherty Protolipac, deceased, of Whitehall Borough, PA. No. 8178 of 2024. Raymond Flaherty, Extr., 427 Portia Drive, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-00243 Jan 27; Feb 3, 10, 2025

Sanner, Robert M. a/k/a Robert Sanner, Sr. a/k/a Robert M. Sanner, Sr., deceased, of

Wilmerding, PA. No. 08017 of 2024. Robert M. Sanner, Jr., Extr., 521 Victor Avenue, East McKeesport, PA 15035 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

25-00232 Jan 27; Feb 3, 10, 2025

Usnick, Virginia, deceased, of Bridgeville, PA. No. 08172 of 2024. Mary F. Usnick, Admrx., 779 Bower Hill Road, Bridgeville, PA 15017 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.

25-00233 Jan 27; Feb 3, 10, 2025

Walter, Robert Norman a/k/a Robert N. Walter, deceased, of Elizabeth, PA. No. 00082 of 2025. Robert P. Walter, Extr., 807 Haslage Street, McKeesport, PA 15133 or to Andrew M. Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

25-00242 Jan 27; Feb 3, 10, 2025

Weiss, Benjamin William a/k/a Benjamin Weiss a/k/a Benjamin W. Weiss - Late of Shaler Twp., Allegheny County. D.O.D. 5/30/24. Will #022407850. James Weiss, Administrator, c/o Michael G. Wiethorn, Esq., 500 Grant St., #2500, Pittsburgh, PA 15219; Michael G. Wiethorn, Atty., Fox Rothschild LLP, 500 Grant St., #2500, Pittsburgh, PA 15219.

25-00266 Jan 27; Feb 3, 10, 2025

Weissenstein, Patricia A. a/k/a Patricia Ann Weissenstein, deceased, of Sewickley, PA. No. 06404 of 2024. Todd David Weissenstein, Extr., c/o Adam T. Petrun, Esq., Cafardi Ferguson & Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.

25-00239 Jan 27; Feb 3, 10, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-14635. In re: Petition of Richard Lee Dixon, for change of name to Richard Lee Dixon-D'Asciano. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 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.

25-00259w Feb 10, 2025

Voluntary Dissolution Limited Liability Company

Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freeport Road, Suite 3BF, Pittsburgh, PA 15238. Notice is hereby given by Einhorn Media Group, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

25-00255w Feb 10, 18, 2025

Voluntary Dissolution Limited Liability Company

Chadd Christopher Colin, Esq., Morella and Associates, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given by Nellis Property Legacy, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the

manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

25-00193w Feb 3, 10, 2025

Voluntary Dissolution Limited Liability Company

Chadd Christopher Colin, Esq., Morella and Associates, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given by Stribley Business Associates, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

25-00194w Feb 3, 10, 2025

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Virginia H. Chock: deceased; Order of court. Conference March 12, 2025 at 10:00 a.m.; Atty: W. Mariani, M. J. Corsetti, T. J. Dempsey, Jr.; 6492 of 2021.

Natalie Pavlovich: deceased; Consent order of court; Atty: C. E. McKaveney-Malkin; 2204 of 2024.

Timothy Toomey, Sr.: deceased; Motion to strike withdrawn. Denied without prejudice; Atty: M. P. Conti; 16 of 2023.

Courtney Carter: deceased; Petition and order to withdraw as counsel; Atty: T. J. Hollis; 5975 of 2024.

Jesus Fellowship of PA, Inc.: non-profit; Petition and order for approval of plan of dissolution; Atty: M. Dutkovich; 123 of 2025.

Nicholas H. Rescher: deceased; Petition and order for approval of sale of real estate; Atty: W. F. Barker, D. A. Seibel, A. J. Gurd; 393 of 2024.

Thomas S. Straub: deceased; Motion in limine withdrawn by praecipe; Atty: T. J. Dempsey, Jr.; 5798 of 2023.

Thomas S. Straub: deceased; Motion for sanction withdrawn by praecipe; Atty: P. A. Luvara; 5798 of 2023.

Richard P. Simmons: trust; Petition and order for modification of trust; Atty: H. W. Turner; 389 of 2025.

Richard P. Simmons: trust; Petition and order for modification of trust; Atty: H. W. Turner; 389 of 2025.

Judge Hugh F. McGough

Pete B. Rupert, Jr.: deceased; Petition and order for temporary limited guardian; Atty: M. R. Dormer; 164 of 2024.

Linda Kasperowski: deceased; Petition and order to withdraw as counsel; Atty: P. B. Lewis; 6707 of 2022.

James M. Veatch, Sr.: deceased; Petition and order to withdraw as counsel; Atty: P. B. Lewis; 6696 of 2022.

Antoinette Angelo Ingold: deceased; Petition and order to allow grant of letters 21 years after death; Atty: J. R. Hagerman; 56 of 2025.

Angeline S. Pistella: deceased; Petition and order for small estate; Atty: M. H. Marks; 1905 of 2022.

Sarah Elizabeth Bridges: trust; Petition and order to modify trust; Atty: M. K. Parrish; 27 of 2025.

Samuel Stevens: trust; Petition and order to modify trust; Atty: M. K. Parrish; 25 of 2025.

Ulku Camlibel: deceased; Opinion and order of court; Atty: P. St. Tienne Wolff, T. Echard, J. McCloskey; 6730 of 2016.

Herbert R. Hayweiser: deceased; Petition and order for citation to take possession of property. Returnable March 11, 2025. Conference March 11, 2025 at 2:00 p.m.; Atty: J. E. Bumbaugh, Sr.; 6989 of 2024.

Pittsburgh International Folk Arts Institute: non-profit; Order of court. Argument March 6, 2025 at 1:00 p.m.; Atty: D. A. Strassburger, S. C. Gaul, Jr.; 7565 of 2024.

James E. Brose: deceased; Order of court. Conference rescheduled to February 4, 2025 at 1:00 p.m.; Atty: B. B. McMorro, Pro Se; 6627 of 2022.

Dominic C. Abbott, Jr.: deceased; Petition and order for rule to show cause. Returnable March 11, 2025. Conference March 11, 2025 at 1:00 p.m.; Atty: S. J. Parker; 5084 of 2023.

Michael Koral, Jr.: deceased; Order of court. Argument rescheduled to February 6, 2025 at 1:00 p.m.; Atty: S. M. Farino, M. J. Bruzzese, T. Mazzocca; 7434 of 2018.

Judge Susan Evashavik DiLucente David Lee Gibson: deceased; Petition and order for grant of letters 21 years after death; Atty: M. J. Morella; 336 of 2025.

James J. Francisus, Sr.: deceased; Motion and order to compel; Atty: B. J. Shah; 1666 of 2023.

Jay C. Blow: deceased; Order of court. Conference February 13, 2025 at 10:00 a.m.; Atty: Pro Se; 3377 of 2023.

Edward S. Nutbrown: deceased; Petition and order for citation to return assets. Returnable March 11, 2025. Conference March 11, 2025 at 10:00 a.m.; Atty: F. R. Murrman; 6234 of 2017.

Jay C. Blow: deceased; Motion and order to withdraw as counsel; Atty: R. R. Mick; 3377 of 2023.

Karen Lynn Hooks: deceased; Order of court. Conference February 11, 2025 at 10:00 a.m.; Atty: R. L. Bosack, Pro Se; 6422 of 2023.

Lynda R. Smith: deceased; Motion and order for sale of real estate; Atty: R. D. Shepherd; 1337 of 2024.

Walter Newell: deceased; Motion and order to reissue check denied without prejudice; Atty: W. J. Nalducci; 5598 of 2021.

Rosemary Washington: deceased; Motion to compel withdrawn. Denied without prejudice; Atty: B. C. Spina; 3606 of 2023.

Thomas Washington, Sr.: deceased; Motion to compel withdrawn. Denied without prejudice; Atty: B. C. Spina; 3605 of 2023.

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Legal Insights and Best Practices in Family Law

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The Basics of Special Needs Planning

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From Counsel to Capital:

Empowering Your Business Client to Thrive Through SBA Lending Solutions

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Til Death Do Us Part:

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Friday, February 21 | Noon | Live Webinar | 1 Substantive credit

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2024 Year in Review

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*Networking reception to follow CLE courtesy of Fifth Third Wealth Advisors

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Wednesday, February 26 | 2 p.m. | Koppers Building | 2 Ethics credits

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How to Protect Your Firm Against Cyber Liability Claims

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Mastering Law Firm Cash Flow

Wednesday, March 5 | Noon | Live Webinar | 1 Substantive credit

Social Media Risks: TikTok, Instagram and Medical Professionals

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Bridge the Gap

Tuesday, March 18 | 9 a.m. | Live Webinar | 4 Ethics credits

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Innovative Data Analysis Strategies for Litigators

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A 'Secret' Addiction No More

Wednesday, March 26 | Noon | Koppers Building | 1 Ethics credit

Recognizing Ethical Issues and the Limits of Confidentiality –

What Mediators and Attorneys Need to Know

Wednesday, April 2 | Noon | Live Webinar | 1 Ethics credit

Federal Court Model Jury Instructions:

Inside the Work of Judges of the Third Circuit's Committee on Model Civil Jury Instructions

Thursday, April 3 | Noon | Live Webinar | 1 Substantive credit

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Wednesday, April 30 | Noon | Live Webinar | 1 Substantive credit

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