

# The Pittsburgh Legal Journal

THURSDAY  
MARCH 6, 2025

Vol. 151 - No. 44

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Marshall Township Municipal Sanitary Authority** vs Annapureddy Vamseedhar R.; GD-25-002167; Municipal Lien; Municipal Lien; 843.83; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Cordido-Acosta Ricardo Augusto, Reese-Cordido Katelyn Rae; GD-25-002168; Municipal Lien; Certificate of Location; 766.89; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Apostolis Michael A., Nikitas Angela D.; GD-25-002169; Municipal Lien; Certificate of Location; 252.92; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Bajwa Navreet K., Bajwa Jaikirat S.; GD-25-002170; Municipal Lien; Certificate of Location; 1047.14; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Brown Janice L; GD-25-002171; Municipal Lien; Municipal Lien; 891.64; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Conway Kyle E.; GD-25-002172; Municipal Lien; Municipal Lien; 1195.26; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Burkes Jeanine D.; GD-25-002173; Municipal Lien; Certificate of Location; 827.09; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Denobile Vincent J, Burton Virginia A; GD-25-002174; Municipal Lien; Municipal Lien; 614.01; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Dilly Ashok Kumar, Veerasamy Rubalakshmi; GD-25-002175; Municipal Lien; Certificate of Location; 246.46; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Fundark Allen R, Fundark Cindy J; GD-25-002176; Municipal Lien; Certificate of Location; 1195.26; Atty(s): McCabe Michael G.

**PPS Services LLC**; GD-25-002177; Petition to Sell Motor Vehicle; Petition Initiating Case; Atty(s): Egers John E.

**Marshall Township Municipal Sanitary Authority** vs Gilson Christopher J, Gilson Janet Carroll; GD-25-002178; Municipal Lien; Certificate of Location; 1908.41; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Gooda Sathesh Kumar, Gooda Suswetha; GD-25-002179; Municipal Lien; Certificate of Location; 1219.38; Atty(s): McCabe Michael G.

## CIVIL DIVISION

### Arbitration Awards

**Discover Bank** vs Guttilla; AR-24-007261; P-atty: Danielle Berger Kramer; Award Ex Parte for the Plaintiff and against Defendant in the amount \$9,230.20. Defendant not appearing at 10:30 a.m. Dated 02/26/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40817

**Velocity Investments, LLC** vs Kaela; AR-24-007262; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for the Plaintiff and against Defendant in the amount \$5,269.76. Defendant not appearing at 10:20 a.m. Dated 02/26/25. As per Rule 236 Notice, copies sent to all parties 02/26/25. Arbitration Board #40817

**Velocity Investments, LLC** vs Rybicki; AR-24-007266; P-atty: Demetrios H. Tsarouhis; D-atty: Shane L. Weaver; Award for Defendant and against Plaintiff. Dated 02/26/25. As per Rule 236 Notice, copies sent to all parties 02/26/25. Arbitration Board #40817

**Discover Bank** vs Kinavey; AR-24-007269; P-atty: Danielle Berger Kramer; Award Ex Parte for Plaintiff and against Defendant in the amount \$2,855.63. Defendant not appearing at 10:25 am. Dated 02/26/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40817

**Credit Corp Solutions, Inc.** vs Dinapoli, et al; AR-24-006001; P-atty: Gregg L. Morris; D-atty: Brian J. Fenters; Award for Defendants and against Plaintiff. Dated 02/26/25. As per Rule 236 Notice, copies sent to all parties 02/26/25. Arbitration Board #40817

**Brock Associates, LLC** vs Hartle; AR-24-006021; P-atty: Mark F. McKenna; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$5,981.72. Award in favor of Plaintiff and against Defendant on Defendant's counterclaim. Dated 02/26/25. As per Rule 236 Notice, copies sent to all parties 02/26/25. Arbitration Board #40818

**Glen Hazel Apartments** vs Culmer, et al; LT-24-001375; P-atty: Corrie Allen Woods; D-atty: Danielle Harrington; Award for Defendant on Plaintiff's claims for possession and damages. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40820

**Skyline Terrace I** vs Tench; LT-24-001403; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$12,395.00 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 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25 Arbitration Board #40821

## ORPHANS' COURT

### Wills

**Matthew Khanolkar**; WASHINGTON-PA; 25-20303; Atty: Lawrence Willis; Chapter: 13; Filed 02/06/2025; Judge Deller

**Lois Ellen Sharps, deceased**; Dorothy E. Burns, Extrx.; Atty: Carl M. Hanchak; 01284 of 2025.

**David Allan Kotlinski, deceased**; George Lubiw, Extr.; Atty: Ronald Scott Jones; 01285 of 2025.

**William M. Zunic, deceased**; Mark W. Zunic, Extr.; Atty: Philip Klein Deily; 01288 of 2025.

## BANKRUPTCY COURT

### Western District

**Frances Tallon, deceased**; Faith Ann Wright, Extrx.; 01177 of 2025.

**Donald L. Guenther, deceased**; Lynette R. Waugh, Extrx.; Atty: Samuel R. Coury; 01191 of 2025.

**William Michael Domville, deceased**; Peter Domville, Extr.; Atty: Kathleen A. Cleary Lennen; 01199 of 2025.

**Joan H. Stover, deceased**; James S. Stover, Co-Extr., George O. Stover, Co-Extr., Linda S. Mitchell, Co-Extr.; Atty: Paul D. Zavarella; 01202 of 2025.

## COURT OF COMMON PLEAS CIVIL DIVISION

### NOTICE TO ALL LAWYERS

The call of the list for jury and non-jury trials commencing on **Monday, March 10, 2025**, will be heard on **Monday, March 10, 2025**, at 9:00 a.m. in Courtroom No. 711 before Judge Patrick M. Connelly. Counsel and pro se parties must appear for the Call of the List for non-jury as well as jury trials.

Jury Selection will take place on **Monday, March 10, 2025**, for trials commencing on **Monday, March 10, 2025**.

Beginning **Monday, March 10, 2025**, the call of the list will take place at 9:00 a.m. each day in Courtroom No. 711 before Judge Patrick M. Connelly.

You must notify court staff (**Calendar Control or my staff**) immediately when a case on a trial list is settled. The failure to notify results in unnecessary jurors being called, causing inconvenience to them and costs to the County. Sanctions will be imposed on all counsel for failure to notify timely.

**Patrick M. Connelly**  
Calendar Control Judge

(Continued on Page 2, Column 1)

(Continued on Page 7, Column 3)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Marshall Township Municipal Sanitary Authority** vs Greene Valerie C., Greene Justin A.; GD-25-002180; Municipal Lien; Certificate of Location; 1201.60; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Gudiboina Kiran, Kas Supriya Ras; GD-25-002181; Municipal Lien; Certificate of Location; 1257.05; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Hammel Donald C, Hammel Jeanne Brooks; GD-25-002183; Municipal Lien; Certificate of Location; 1195.26; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Karwande Vivek V., Karwande Prajakta V.; GD-25-002184; Municipal Lien; Certificate of Location; 956.23; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Joseph Johnny; GD-25-002185; Municipal Lien; Certificate of Location; 765.20; Atty(s): McCabe Michael G.

**MBM Contracting Inc.** vs FAC 525 LLC et al; GD-25-002186; Mechanic's Lien; Certificate of Location; Atty(s): Berkebile Timothy D, Klein Michael D.

**Marshall Township Municipal Sanitary Authority** vs Lunger Karen; GD-25-002187; Municipal Lien; Certificate of Location; 677.64; Atty(s): McCabe Michael G.

**Reilly Carol Lynn** vs Rinaldi John Dr., Jefferson Regional Medical Center; GD-25-002189; Medical/Hospital Liability; Praecept for Writ of Summons; Atty(s): Fallert Thomas M.

**Marshall Township Municipal Sanitary Authority** vs Luo Kan, Long Wei; GD-25-002190; Municipal Lien; Certificate of Location; 605.37; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Mcelroy Kevin F., Lepage Valerie; GD-25-002191; Municipal Lien; Certificate of Location; 826.28; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs McLaughlin Mark R, McLaughlin Cathleen M; GD-25-002192; Municipal Lien; Certificate of Location; 1195.26; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Melnyk Raymond J., Melnyk Marla S.; GD-25-002193; Municipal Lien; Certificate of Location; 1724.61; Atty(s): McCabe Michael G.

**1210 Airbrake Avenue LLC** vs Allegheny County Board of Property Assessment; GD-25-002194; Petition to File Nunc Pro Tunc; Petition Initiating Case; Atty(s): Leyland Jacob, Crown Jessica L.

**Marshall Township Municipal Sanitary Authority** vs Melnyk Raymond J., Melnyk Marla S.; GD-25-002195; Municipal Lien; Certificate of Location; 628.03; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Kondoju Srinivas, Dopathi Swathi; GD-25-002196; Municipal Lien; Municipal Lien; 1858.08; Atty(s): McCabe Michael G.

**Skukalek Amy, Skukalek Sabrina** vs Davidson Mark, Davidson Nancy, Universal Settlement Solutions LLC; GD-25-002197; Contract - Buyer Plaintiff; Praecept for Writ of Summons; Atty(s): Miller Katherine E., Dornish Bradley S, Morrison Sarah Elizabeth

**Marshall Township Municipal Sanitary Authority** vs Melnyk Raymond John; GD-25-002198; Municipal Lien; Certificate of Location; 988.51; Atty(s): McCabe Michael G.

**Woyнар Devon A.** vs Long Jared D., Schalin Long Heather; GD-25-002199; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Chiurazzi Wayne M, Wertman Edward W.

**Marshall Township Municipal Sanitary Authority** vs Sanin Juan D., Sanin Samadhi; GD-25-002200; Municipal Lien; Certificate of Location; 1195.26; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Segar Mark; GD-25-002201; Municipal Lien; Certificate of Location; 633.36; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Senchesen Stephen; GD-25-002202; Municipal Lien; Certificate of Location; 1047.75; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Setty Hemanth K., Setty Srisiri Shilparani; GD-25-002203; Municipal Lien; Certificate of Location; 1180.34; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Shinsky Nickolas J.; GD-25-002204; Municipal Lien; Certificate of Location; 549.87; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Shah Umang A., Parikh Monika H.; GD-25-002205; Municipal Lien; Certificate of Location; 1085.36; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Shum Chi Ho, Chow Wai Yin Ho; GD-25-002206; Municipal Lien; Certificate of Location; 855.60; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Singh Hemant, Singh Harsha; GD-25-002207; Municipal Lien; Certificate of Location; 1194.09; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Singh Neil Bedi; GD-25-002208; Municipal Lien; Certificate of Location; 976.73; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Steigerwald Kenneth C.; GD-25-002209; Municipal Lien; Certificate of Location; 1157.08; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Strachan Jessica A.; GD-25-002210; Municipal Lien; Certificate of Location; 1333.98; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Tippmann Luke; GD-25-002211; Municipal Lien; Certificate of Location; 1195.26; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Walters Sean M; GD-25-002212; Municipal Lien; Certificate of Location; 1528.15; Atty(s): McCabe Michael G.

**Marshall Township Municipal Sanitary Authority** vs Wolfe Family Revocable Trust; GD-25-002213; Municipal Lien; Certificate of Location; 263.14; Atty(s): McCabe Michael G.

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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**

**APPELLATE COURT PROCEDURAL  
RULES COMMITTEE**

**NOTICE OF PROPOSED RULEMAKING**

**Proposed Amendment of Pa.R.A.P. 1931**

The Appellate Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Pa.R.A.P. 1931 for the reasons set in the explanatory report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

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

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

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

**Karla M. Shultz, Deputy Chief Counsel**

**Appellate Court Procedural  
Rules Committee**

**Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635**

**Harrisburg, PA 17106-2635  
FAX: 717-231-9551**

**appellaterules@pacourts.us**

All communications in reference to the proposal should be received by **May 9, 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 Appellate Court  
Procedural Rules Committee,  
Peter J. Gardner  
Chair

To view the proposed rule changes please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.  
25-00835

**Court of Common Pleas  
of Allegheny County**

**DAILY JURY AND NON-JURY  
TRIAL LIST  
5 WEEK PERIOD**

**SEPTEMBER 2, 2025 THROUGH  
OCTOBER 3, 2025**

You are hereby notified of the publication of the jury and non-jury trial list for the weeks commencing **September 2, 8, 15, 22, 29, 2025**. The Call of the List will take place at **9:00 a.m.** each day in **Courtroom No. 711, on the 7th Floor of the City-County Building.**

The call of the list for jury and non-jury trials commencing on **Tuesday, September 2, 2025**, will be held on **Tuesday, September 2, 2025, at 9:00 a.m., in Courtroom 711**. Counsel and pro se parties must appear for the Call of the List for jury as well as non-jury trials.

Jury selection will take place on **Tuesday, September 2, 2025**, for trials commencing on **Tuesday, September 2, 2025**.

Publication of this list constitutes a representation by counsel to the Court that the identities of trial counsel are correct; that the names of all counsel have been listed and that no cases have been consolidated except those shown on the list.

Listed counsel or substitute counsel must report any changes to the Calendar Control Office within five (5) days after publication of this notice, and not later.

All Discovery to be completed by **May 12, 2025**. All other requirements of PA R.C.P. 212 (including pre-trial statements) must be met by plaintiff on or before **May 27, 2025**, and by all other parties on or before **June 9, 2025**. Mediation needs to be completed by **July 22, 2025** in accordance with Local Rule 212.7. **Summary Judgment or Judgment on the Pleadings Motions need to be filed on or before July 14, 2025, to be heard prior to the September 2025 trial term.** Motions in Limine are to be filed electronically and served on all counsel of record at least 5 days prior to trial and delivered to the trial judge the day of trial.

PLEASE SEE LOCAL RULE 212.2 GOVERNING PRE-TRIAL STATEMENTS. EACH PARTY MAY SET FORTH IN THE PRE-TRIAL STATEMENT A VERBATIM *VOIR DIRE* STATEMENT OF 200 OR FEWER WORDS, AND MAY PROPOSE UP TO FIVE (5) ADDITIONAL *VOIR DIRE* QUESTIONS. FAILURE TO PROVIDE A *VOIR DIRE* STATEMENT OR PROPOSED ADDITIONAL *VOIR DIRE* IN A TIMELY FILED PRE-TRIAL STATEMENT WILL CONSTITUTE WAIVER.

FOLLOWING THE CALL OF THE LIST, COUNSEL SHALL BE PREPARED TO CONCILIATE THE CASE BEFORE THE **TRIAL JUDGE**. PLEASE BRING AN ADDITIONAL COPY OF THE “*VOIR DIRE* STATEMENT” AND THE “*PROPOSED ADDITIONAL VOIR DIRE*” FOR THE **TRIAL JUDGE**.

Except for good cause shown or by agreement of counsel to the contrary, the date for completion of discovery contained in the notice of publication of this list will be interpreted to mean that discovery must be completed by such date. The party initiating the discovery must do so within such time as to permit the responding party the full time allowed for response by the Rules of Civil Procedure so that the response may be served on or before the date set for completion of discovery.

No trial will be delayed because of failure to comply with R.C.P. 212.

If any party is not ready when a case is called for trial, Local Rule 214 will be strictly enforced.

The specific date on which a given case is listed is a close estimate as to when the case will be reached for trial. If the case does not settle, a jury will be selected and trial will begin thereafter.

Counsel must appear at the call of the list on the day the case is listed for trial.

You must notify the Calendar Control Judge’s Staff or the Calendar Control Office immediately when a case on a trial list is settled. The failure to notify results in unnecessary jurors being called, causing inconvenience to them and costs to the County. Sanctions will be imposed on all counsel for failure to notify timely.

**TRIAL POLICY**

The following rules will be applied to all cases published:

(1) When the list of cases is first published each firm must ascertain the readiness of its cases as to bills, reports, etc., and the availability of witnesses, doctors, experts, etc., involved in the case.

(2) When it is ascertained that any person necessary for the trial of the case may not be available during the trial term, the deposition of that person for use at trial must be taken forthwith.

(3) Continuances may not be granted to accommodate counsel, clients, or witnesses for business trips, vacations, or any absence during trial terms or for failure to comply with any of the trial policy rules.

(4) Counsel, as listed for the case, must be available and ready to try the case at the time it is called.

(5) If listed counsel is not available, absent compelling reasons, substitute counsel must be available.

(6) A law firm not having sufficient trial counsel must obtain substitute trial counsel.

(7) If listed counsel is not available and substitute counsel is not provided, the case will proceed without counsel.

(8) When called to select a jury, counsel must appear within 30 minutes. If counsel is not present when called, a clerk will select the jury and the case will be ordered to trial without counsel.

(9) The trial policy rules will be applied regardless of the directions or desires of clients.

**PRE-TRIAL MOTIONS**

All Pre-Trial/Calendar Control Motions as defined under Local Rule 208.3(a)(3) shall be presented to the Honorable Patrick M. Connelly. Please refer to Judge Connelly’s Calendar Control Motions Procedures found online at [https://www.alleghenycourts.us/downloads/Civil/Connelly\\_Calendar\\_Control\\_Standard\\_Operating\\_Procedures1-27-21.pdf](https://www.alleghenycourts.us/downloads/Civil/Connelly_Calendar_Control_Standard_Operating_Procedures1-27-21.pdf), or on the information sheet outside Courtroom 711, City-County Building, as to the filing, scheduling and presentation of said motions. (This list appears on pages 7 to 12 of the March 3, 2025 publication and at the Court website at [www.alleghenycourts.us](http://www.alleghenycourts.us)).

**PATRICK M. CONNELLY  
CALENDAR CONTROL JUDGE  
CIVIL DIVISION  
25-00764**

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Daniel D. Regan**

Beginning April 16, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Daniel D. Regan.

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

**Wednesday, April 16, 2025 at 12:30 PM  
Wednesday, May 14, 2025 at 12:30 PM  
Wednesday, June 18, 2025 at 12:30 PM  
25-00609**

**Court of Common Pleas  
of Allegheny County**

**CIVIL DIVISION**

**GENERAL ASBESTOS MOTIONS**

**Honorable Arnold I. Klein**

Beginning Thursday, April 3, 2025, general asbestos motions shall be presented to the Asbestos Judge, the Honorable Arnold I. Klein.

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

**Thursday, April 3, 2025 at 9:30 a.m.  
Thursday, May 8, 2025 at 9:00 a.m.  
Thursday, June 5, 2025 at 9:30 a.m.  
25-00610**

**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

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 SCHEDULES

Criminal Division

Allegheny County Courthouse  
9:00 a.m.

Tuesday  
March 11, 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-0008261-24; Jessica Bahleda; Corruption Of Minors - Defendant Age 18 or Above; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Stephanie Allison Eshenbaugh**

CR-0006202-24; Rashawn Hall; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

CR-0005736-24; Rashawn Hall; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

CR-0007073-24; Jory Javan Henley; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0005266-24; Devaughtaye Cali Moore; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0005413-24; James W. Muir; IDSI Person Less Than 16 Yrs Age; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006647-24; Jacob Michael Owens; Ind Asslt Person Less 16 Yrs Age; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicole Dominique Nino**

CR-0004857-23; Karen Lynn Pampena; Theft By Unlaw Taking-Movable Prop; ADA: **Connor Joseph Adair**; D-atty: **Rachel Kathryn Crosby**

CR-0004199-24; Bryan Michael Patsko; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Charles Phillip Hoebler**

CR-0008781-24; Jacob Robert Walker; Insurance/Intent To Defraud; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

Judge Kelly Bigley  
Courtroom 525

CR-0005767-24; Ashleigh Stanczak; False/Fraud/Incomp Insurance Claim; ADA: **Allegheny County District Attorney's Office, Criminal Division, gleixner, Daniel F.**

Judge Edward J. Borkowski  
Courtroom 514

CR-0006353-24; John Lee MacK Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

Judge Katherine B. Emery  
Courtroom 316

CR-0008618-24; Kolepah Bettea Alcutt; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0007622-24; George McDowell Anderson; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0007490-24; Ralph Caudill; Criminal Use Of Communication Facility; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

CR-0007821-24; Michael Coniker; Communications with 911; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0008038-24; Keith Nathan Crist; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

CR-0008681-24; Ranell Fieds; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0007964-24; Ciza Fredina; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

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-0008664-24; Kyntyn T. Jones; Flight To Avoid Appreh/Trial/Punish; ADA: **Peyton Eileen Myers**; D-atty: **Elbert Richard Gray Jr.**

CR-0008106-24; Aleah Faith Ostruh; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0008316-24; Aleah Faith Ostruh; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

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-0008336-24; Angela L. Savona; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Cosette Hampton**

CR-0007934-24; Kevin Davon Taylor; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Seth Miller Barkley**

Judge Thomas Flaherty  
Courtroom 324

CR-0007405-24; Jameel Anger; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Joseph Defazio**

CR-0005527-24; Jameel Anger; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

CR-0005174-24; Dominick Chess; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brian William Sichko**

CR-0006504-24; Dominick Chess; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brian William Sichko**

CR-0007432-24; Rebecca Angelique Vokes; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

CR-0007810-24; Rebecca Angelique Vokes; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Elliot Howsie  
Courtroom 533

CR-0003370-23; Anthony Lucas Gray; Criminal Use Of Communication Facility; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0007559-20; Taemon Johnson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Aaron Scott Klavon**

CR-0002534-24; John Lamont Lane; Assault of Law Enforcement Officer - Firearm Discharged; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anthony Jackson**

CR-0003288-24; Mykale Smith; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002629-24; James Thompkins; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Anne Marie Birdsong**; D-atty: **Patrick J. Thomassey**

CR-0006928-23; Brian Steven Travis; Robbery-Inflict Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0008249-24; Darnell Ware; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Randall T. Ricciuti**

Judge Jill E. Rangos  
Courtroom 327

CR-0002395-21; Kimberly R. Chapman; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0007642-24; Clayton Vaughn Durham; Indec Asslt-W/O Cons Of Other; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Jacob Steinberg**

CR-0007227-24; Kyle Keffer; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Casey David White**

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**CR-0007188-24;** Zena Rashed; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

**Judge Kevin G. Sasinowski  
Courtroom 506**

**CR-0005373-24;** Jonathan Butter; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian William Sichko**

**CR-0006134-24;** Barry Clapperton; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William Kevin Trower**

**CR-0005430-24;** Barry Clapperton; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

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

**CR-0004991-24;** Andre Griffin; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0003344-24;** Tricia L. Hoffman; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0005115-24;** Jayquan Thomas; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**Judge Jennifer Satler  
Courtroom 530**

**CR-0005973-23;** Brian M. Bonacci; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0007412-24;** James Butler; Aggravated Assault - Fear of Imminent SBI designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0013341-19;** Branden Lee Clark; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0005783-24;** Jason Cummings; Terroristic Threats Cause Evacuation Of Bldg Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0002520-23;** Gordon D. Fisher; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

**CR-0004916-24;** Robert Freeman; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **J. Kerrington Lewis**

**CR-0004263-24;** Angela Sue Hurley; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0007683-24;** Anthony David Leone; Robbery-Inflict Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0005139-24;** Anthony David Leone; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Steven Carl Townsend**

**CR-0007709-24;** Anthony David Leone; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0005301-24;** Mark D. Malloy; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

**CR-0004243-21;** Jordan McClung; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0006722-24;** Aaron Strickland; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0007235-24;** Kadeem Marcus Taylor; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0007258-24;** Jeremyah Upshur; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**Judge David L. Spurgeon  
Courtroom 321**

**CR-0004546-24;** Robert Alan Knight; Crim'l Misch-Tamper W/Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0004853-24;** Frederick Moore; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0006246-24;** Jeffery Shelpman; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0004613-24;** Phillip Turner; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

**CR-0006448-24;** Jimmy F. Vasquez; DUI: Highest Rte of Alc (BAC .16 +) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0005838-24;** Thomas Charles Wheelers; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0007335-24;** Sherell Lanall Woodson; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Dorothea S. Hall**

## LEGAL ADS

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### 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:

Adams, Veronica C., deceased, of Pittsburgh, PA. No. 7097 of 2005. Vanessa Adams, Admrx., 1312 Liverpool Street, Apt. 1, Pittsburgh, PA 15233 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00416w Mar 6, 13, 20, 2025

Bailey, Robert John a/k/a Robert J. Bailey, deceased, of Pittsburgh, PA. No. 01127 of 2025. Elizabeth A. Bailey, Extr., 1123 Brookline Boulevard, Pittsburgh, PA 15226 or to James E. Deasy, Esq., 4911 Oakridge Drive, Pittsburgh, PA 15227.

25-00838 Mar 6, 13, 20, 2025

Blumenfeld, Rochelle S., deceased, of Pittsburgh, PA. No. 01135 of 2025. Harold E. Blumenfeld, Extr., 1065 Parkview Blvd., Pittsburgh, PA 15217 or to Harvey A. Wolsh, Esq., Wechsler, Wolsh and Associates, 210 Sixth Ave., Ste. 320, Pittsburgh, PA 15222-2602.

25-00842 Mar 6, 13, 20, 2025

Craig, Victoria A. a/k/a Victoria Craig, deceased, of White Oak, PA. No. 01013 of 2025. Mary Ann Jacobs, Extr., 968 Diane Drive, North Versailles, PA 15137 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-00834 Mar 6, 13, 20, 2025

Farler, Wiley E., deceased, of Upper St. Clair, PA. No. 1078 of 2025. Sue E. Farler, Extr., 2428 Giant Oaks Drive, Upper St. Clair, PA 15241 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

25-00840 Mar 6, 13, 20, 2025

Harris, Ruth A., deceased, of Pittsburgh, PA. No. 01181 of 2025. Sharon L. Mozzetti, Extr., 101 Eileen Drive, Pittsburgh, PA 15214 or to Philip J. Scolieri, Esq., Scolieri Law Group, PC, 1207 Fifth Avenue, Suite 200, Pittsburgh, PA 15219.

25-00413w Mar 6, 13, 20, 2025

Kacin, JoAnn G. a/k/a Jo Ann G. Kacin, deceased, of Monroeville, PA. No. 01345 of 2025. Alvin R. Kacin, III, Extr., c/o R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

25-00415w Mar 6, 13, 20, 2025

Kreinbrook, Nancy Lynn, deceased, of Turtle Creek, PA. No. 1359 of 2025. Kyra Kreinbrook, Admrx., 6210 Illinois Court, New Market, MD 21774 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00419w Mar 6, 13, 20, 2025

Marotta, Felix V., deceased, of Pittsburgh, PA. No. 1034 of 2025. Kim Marotta, Extr.,

10462 N. Circle Road, Mequon, WI 53092 or to Marc Rosenwasser, Esq., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

25-00844 Mar 6, 13, 20, 2025

McShea, Jean M. a/k/a Jean McShea, deceased, of Pittsburgh, PA. No. 01121 of 2025. Mary Beth Doyle, Extr., 5233 Gertrude St., Pittsburgh, PA 15207 or to James E. Deasy, Esq., 4911 Oakridge Drive, Pittsburgh, PA 15227.

25-00839 Mar 6, 13, 20, 2025

Rasbach, Darlene a/k/a Darlene C. Rasbach, deceased, of Findlay Township, PA. No. 00913 of 2025. Todd R. Rasbach, Extr., 1139 Bayberry Drive, Canonsburg, PA 15317 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

25-00841 Mar 6, 13, 20, 2025

Reed, Oliver L., deceased, of Moon Township, PA. No. 2757 of 2022. Robert O. Reed, Extr., 204 Lytton Road, Moon Township, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00414w Mar 6, 13, 20, 2025

Robinson, Mildred Elaine a/k/a M. Elaine Robinson, deceased, of Pittsburgh, PA. No. 01320 of 2025. Kathleen J. Welsh, Extr., 201 Stratford Avenue, Pittsburgh, PA 15206 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00417w Mar 6, 13, 20, 2025

Sekanick, Betty I. a/k/a Betty Sekanick, deceased, of Cheswick, PA. No. 00966 of 2025. Brian Sekanick, Extr., 109 Warren Drive, New Kensington, PA 15068 or to Daniel Joseph, Esq., George & Joseph, 2300 Freeport Rd., Suite 10, New Kensington, PA 15068.

25-00837 Mar 6, 13, 20, 2025

Terosky, Jr., John Charles, deceased, of Ambridge, PA. No. 01317 of 2025. John C. Terosky, III, Extr., 23 Amanda Lane, Parkersburg, WV 26104 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00420w Mar 6, 13, 20, 2025

Zietz, JoAnn, deceased, of Tarentum, PA. No. 01006 of 2025. Amy J. Zietz, Admrx., 624 Milltown Road, New Kensington, PA 15068 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

25-00843 Mar 6, 13, 20, 2025

Bell, Diane M., deceased, of McKees Rocks, PA. No. 07508 of 2024. Daniel Zoldos, Extr., 19 Francis Drive, Coraopolis, PA 15108 or to Christopher P. Deegan, Esq., Seamon Law Offices, 6000 Town Center Blvd., Suite 124, Canonsburg, PA 15317.

25-00372w Feb 27; Mar 6, 13, 2025

Crilley, Lewis, deceased, of Pittsburgh, PA. No. 08078 of 2024. Glenn Crilley, Extr., 3217 Sundale Drive, Glenshaw, PA 15116 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

25-00376w Feb 27; Mar 6, 13, 2025

Denson, Carl E. a/k/a Carl E. Denson, Sr., deceased, of Pittsburgh, PA. No. 08023 of 2024. Florence Denson, Admrx., 2615 Santa Barbara Drive, Bethel Park, PA 15102 or to Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Suite 106, Canonsburg, PA 15317.

25-00671 Feb 27; Mar 6, 13, 2025

Dudash, Sr., Ronald F. a/k/a Ronald Dudash a/k/a Ronald Francis Dudash, deceased, of East Pittsburgh Borough, PA. No. 00998 of 2025. Rhonda R. Montesano, Admrx., 2655 Hunters Point Dr., Wexford, PA 15090 or to Kim Ross Houser, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

25-00373w Feb 27; Mar 6, 13, 2025

Huchber, Shirley A., deceased, of Plum, PA. No. 00579 of 2025. Cynthia A. Richey, Admr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.  
25-00668 Feb 27; Mar 6, 13, 2025

King, Harold H., deceased, of Upper St. Clair, PA. No. 00555 of 2025. Karen A. Glotzbach, Extr., 5960 Pudding Stone Lane, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
25-00674 Feb 27; Mar 6, 13, 2025

McGee, Samuel O., deceased, of Sewickley, PA. No. 07768 of 2024. Kelly Sawyers, Admr., 810 Gardenside Court, Lehigh Acres, FL 33936 or to Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.  
25-00670 Feb 27; Mar 6, 13, 2025

Palermo, Caesar David a/k/a Caesar D. Palermo, deceased, of Plum, PA. No. 00116 of 2025. Terri E. Hirt, Extr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.  
25-00667 Feb 27; Mar 6, 13, 2025

Pfeiffer, Marlene Ann, deceased, of Pittsburgh, PA. No. 08069 of 2024. Gregory Bisesi, Admr. c.t.a., 806 Hiwassee Heights Dr., Johnson City, TN 37601 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
25-00673 Feb 27; Mar 6, 13, 2025

Pitchford, Elmer C., deceased, of Munhall Borough, PA. No. 00618 of 2025. Charles E. Pitchford, Extr., 257 Pflugh Road, Butler, PA 16001 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.  
25-00666 Feb 27; Mar 6, 13, 2025

Powers, Judith J., deceased, of Coraopolis, PA. No. 00087 of 2025. Gerard R. Powers, Extr., 737 California Avenue, Apt. 24, Pittsburgh, PA 15202 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.  
25-00669 Feb 27; Mar 6, 13, 2025

Travis, William R., deceased, of Monroeville, PA. No. 01154 of 2025. Cynthia Wassel, Admr., 123 Brinton Avenue, Pitcairn, PA 15140.  
25-00377w Feb 27; Mar 6, 13, 2025

Ward, Sheila M., deceased, of Pittsburgh, PA. No. 00533 of 2025. River Ward, Admr., 201 W. Chapel Ridge Road, Pittsburgh, PA 15238 or to Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Suite 106, Canonsburg, PA 15317.  
25-00672 Feb 27; Mar 6, 13, 2025

Barns, Jane Louise, deceased, of Coraopolis, PA. No. 00625 of 2025. William R. Barns, Extr., 101 Nottingham Drive, Coraopolis, PA 15108 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
25-00598 Feb 20, 27; Mar 6, 2025

Benson, Mary Ellen, deceased, of Monroeville, PA. No. 00887 of 2025. Carl Joseph Benson, Extr., 421 Middlesex Road, McKeesport, PA 15135.  
25-00313w Feb 20, 27; Mar 6, 2025

Bluemle, William G., deceased, of Kennedy Township, PA. No. 00967 of 2025. Wren Elaine Bluemle, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.  
25-00307w Feb 20, 27; Mar 6, 2025

Botte, Marilyn E., deceased, of South Park, PA. No. 00745 of 2025. Rick Salvino, Extr., 6510 Zupancic Drive, Pittsburgh, PA

15236 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.  
25-00325w Feb 20, 27; Mar 6, 2025

Charlton, Kathleen Jane, deceased, of Pittsburgh, PA. No. 937 of 2025. Scott A. Basilone, Extr., 124 Evans Road, Zelenople, PA 16063 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelenople, PA 16063.  
25-00311w Feb 20, 27; Mar 6, 2025

Downey, Anthony, deceased, of Pittsburgh, PA. No. 00833 of 0225. Heather Downey, Extr., 401 Bluefield Drive, Oakdale, PA 15071.  
25-00306w Feb 20, 27; Mar 6, 2025

Drotar, Cherie A. a/k/a Cherie Aber Drotar, deceased, of Ross Township, PA. No. 00611 of 2025. John A. Drotar, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.  
25-00312w Feb 20, 27; Mar 6, 2025

Frank, Lynda M., deceased, of Wexford, PA. No. 00722 of 2025. Nancy L. Graf, Extr., 9101 Mary Avenue, Pittsburgh, PA 15237 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.  
25-00600 Feb 20, 27; Mar 6, 2025

Harding, Linda M. a/k/a Linda Mary Harding, deceased, of McKeesport, PA. No. 00481 of 2025. Jason R. Irwin, Extr., 6225 Jenks Drive, Gulf Breeze, FL 32563 or to James T. Benedek, Esq., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.  
25-00324w Feb 20, 27; Mar 6, 2025

Hutcheson, Patricia a/k/a Patricia J. Hutcheson a/k/a Patricia Joan Hutcheson, deceased, of Scott Township, PA. No. 07899 of 2024. BNY Mellon, N.A., Extr., 500 Grant Street, Suite 3700, Pittsburgh, PA 15258 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.  
25-00603 Feb 20, 27; Mar 6, 2025

Labarthe, Carroll O., deceased, of Verona, PA. No. 00617 of 2025. Leslie L. Coyle, Extr., 300 North Market Street, Ligonier, PA 15658 or to J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.  
25-00305w Feb 20, 27; Mar 6, 2025

Maletic, Olga Caralene, deceased, of Pittsburgh, PA. No. 00944 of 2025. Sandra M. Chicks, Admr., 309 Buckingham Road, Pittsburgh, PA 15215 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.  
25-00320w Feb 20, 27; Mar 6, 2025

Marini, Carol S. a/k/a Carol Ann Schaub Marini, deceased, of Pittsburgh, PA. No. 00803 of 2025. Lynn M. Dubois, Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.  
25-00326w Feb 20, 27; Mar 6, 2025

Milas, Linda L., deceased, of Elizabeth, PA. No. 00213 of 2025. Harlie L. Democko, Extr., 8955 Roberts Hollow Road, Elizabeth, PA 15037 or to James T. Benedek, Esq., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.  
25-00322w Feb 20, 27; Mar 6, 2025

Nicotero, Charles, deceased, of Pittsburgh, PA. No. 00192 of 2025. Brian Nicotero, Admr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-00309w Feb 20, 27; Mar 6, 2025

Reed, Kenneth Edwin a/k/a Ken Reed a/k/a Kenny Reed, deceased, of McKees Rocks, PA. No. 07339 of 2024. Julie Reed, Admr., 415 Woodward Avenue, Pittsburgh, PA 15136 or to Slade R. Miller, Esq., Miller &

Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
25-00308w Feb 20, 27; Mar 6, 2025

Rodibaugh, Debra, deceased, of Monroeville, PA. No. 00693 of 2025. Gordon I. Judge, Extr., 2805 Manor Oak Lane, Gibsonia, PA 15044 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.  
25-00601 Feb 20, 27; Mar 6, 2025

Rothrock, Richard C., deceased, of Greentree Borough, PA. No. 00946 of 2025. Richard M. Rothrock, Extr., 629 Meadowcroft Avenue, Pittsburgh, PA 15216 or to Robert B. Keddie, Esq., Keddie Law Office, 3935 Washington Road, Suite 1392, McMurray, PA 15317.  
25-00317w Feb 20, 27; Mar 6, 2025

Shields, William, deceased, of Pittsburgh, PA. No. 05623 of 2024. Tina Shields, Admr., 1809 Indian River Road, Virginia Beach, VA 23456 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.  
25-00323w Feb 20, 27; Mar 6, 2025

Vakulick, Daniel R., deceased, of Tarentum, PA. No. 00786 of 2025. Amanda B. Anderson, Admr., 119 Grimm Road, Sarver, PA 16055 or to Albert J. Evans, Esq., Fanelli Evans & Patel PC, 1 Mahantongo Street, Pottsville, PA 17901.  
25-00315w Feb 20, 27; Mar 6, 2025

Walton, Janis L., deceased, of Upper St. Clair Township, PA. No. 00409 of 2025. Thomas T. Walton, Extr., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.  
25-00602 Feb 20, 27; Mar 6, 2025

Webb, Marjorie a/k/a Marjorie L. Webb a/k/a Marjorie Lynn Webb, deceased, of Brackenridge Borough, PA. No. 00553 of 2025. Christina M. Webb, Co-Admr. and Mark A. Webb, Co-Admr., 5619 Crestmont Avenue, Verona, PA 15147 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.  
25-00599 Feb 20, 27; Mar 6, 2025

Yobbi, Jr., Louis Nicholas, deceased, of Pittsburgh, PA. No. 941 of 2025. Michele Alexander, Admr., 509 S. 3rd Avenue, Elizabeth, PA 15037 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelenople, PA 16063.  
25-00310w Feb 20, 27; Mar 6, 2025

#### Action to Quiet Title

Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-24-12392  
Avrohom C. Rothman and Shaina Esther Rothman, husband and wife, Plaintiffs,  
vs.

Community Development Transportation Lending Services, together with its successors and assigns, if any, Defendant.

Notice of Complaint to Quiet Title  
To: Community Development Transportation Lending Services, together with its successors and assigns:  
You are hereby notified that Avrohom C. Rothman and Shaina Esther Rothman filed a Complaint to Quiet Title, with respect to real property located at 6623 Rosemoor Street, Pittsburgh, Allegheny County, Pennsylvania also known as Block & Lot 88-D-178.

Notice  
If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and the relief requested by Avrohom C. Rothman and Shaina Esther Rothman may be granted.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

ACBA Lawyer Referral Service  
400 Koppers Building - 436 Seventh Ave.  
Pittsburgh, Pennsylvania 15219  
412-261-5555

E-mail: LRS@acba.org  
David A. Wolf, Esquire  
Deborah R. Erbstein, Esquire  
Attorneys for Avrohom C. Rothman and Shaina Esther Rothman  
Goldberg, Kamin & Garvin, LLP, 437 Grant Street, 1806 Frick Building, Pittsburgh, PA 15219.  
25-00891 Mar 6, 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 Senior Life Morris, Inc.  
25-00418w Mar 6, 2025

#### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on February 18, 2025, with respect to a nonprofit corporation, Heritage Valley Radiology, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.  
25-00851 Mar 6, 2025

#### Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Cornerstone Arms, with its principal office or place of business at 310 Wynfield Ct., Wexford, PA 15090. The names and addresses of all persons who are parties to the registration are: Brent Hoffbauer, 310 Wynfield Ct., Wexford, PA 15090.  
25-00849 Mar 6, 2025

#### Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Lawns 4 Less, with its principal office or place of business at 1724 Dagmar Ave., Pittsburgh, PA 15216. The names and addresses of all persons who are parties to the registration are: Vincent P. Daniele, 1724 Dagmar Ave., Pittsburgh, PA 15216.  
25-00850 Mar 6, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-25-000175



Bonnie J. Azzara, Plaintiff v. Henrietta Neillie, Deceased, and Unknown Heirs of Henrietta Neillie, Defendants

TO: Henrietta Neillie, Deceased, and Unknown Heirs of Henrietta Neillie having or claiming to have an interest in vacant land located at Spring Garden Avenue, Pittsburgh, Pennsylvania 15212, Lot and Block No. 78-A-52, that is more fully described in the Complaint and subject to this action.

Date of Notice: 2/27/2025

#### Important Notice

You Are In Default Because You Have Failed To Enter A Written Appearance Personally Or By Attorney And File In Writing With The Court Your Defenses Or Objections To The Claims Set Forth Against You. Unless You Act Within Ten Days From The Date Of This Notice, A Judgment May Be Entered Against You Without A Hearing And You May Lose Your Property Or Other Important Rights.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555  
<https://www.getpittsburghlawyer.com/>  
Counsel for Plaintiff: F. Christopher Spina, Esq. and Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219, Telephone: 412-281-3550.

25-00845 Mar 6, 2025

#### Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Borough of Wilksburg, the Townships of Collier and Stowe, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-25-002070

M. Robinson, Administratrix of the Estate of Robert H. Strother, Deceased her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilksburg, Allegheny County, PA, located at Hill Ave., Being designated as Block and Lot No. 232-J-126 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002057

Brian Allen, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situated in the Borough of Wilksburg, Allegheny County, PA, located at Susquehanna St., Being designated as Block and Lot No. 175-H-352 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002060

William Hutchinson & Elizabeth E. Hutchinson, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Collier, Allegheny County, PA, located at Camp Hill Rd., Being designated as Block and Lot No. 146-B-14 in the

Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002056

Sharon R. Kovach, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situated in the Township of Collier, Allegheny County, PA, located at Thoms Run Rd., Being designated as Block and Lot No. 197-G-3 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-002055

John Ciangiarulo Jr., his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situated in the Township of Stowe, Allegheny County, PA, located at Harlem Ave., Being designated as Block and Lot No. 73-R-343 in the Department of Real Estate of Allegheny County, Pennsylvania.

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

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 26th day of February, 2025, for Docket Nos. GD-25-002070, GD-25-002057, GD-25-002060, GD-25-002056, GD-25-002055, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave., Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

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

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 25th day of July, 2024, condemned the property referred to above at GD-25-002057, GD-25-002070, in the Borough of Wilksburg; and by Resolution duly adopted on the 15th day of October, 2024, condemned the property referred to above at, GD-25-002060, GD-25-002055; in the Township of Collier and Stowe; and by Resolution duly adopted on the 24th day of October, 2024, condemned the property referred to above at, GD-25-002056; in the Township of Collier and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Borough of Wilksburg, and the Townships of Collier and Stowe.

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

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

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

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

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

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

William G. Merchant, Esquire  
Attorney for the Redevelopment Authority  
25-00925 Mar 6, 2025

## CIVIL DIVISION

### Arbitration Awards

(Continued from Page 1, Column 2)

**Schneider** vs Kirk; LT-24-001482; P-atty: Emmanuel S. Anthon; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for damages. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

**BCJ Management** vs Allen; LT-24-001500; P-atty: Jason M. Plakosh; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$732.00 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 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

**Schneider** vs Robinson; LT-24-001580; P-atty: Emmanuel S. Anthon; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/27/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,629.48 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1025 Marena St., Pittsburgh, PA 15220. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/27/25.

**Glen Hazel Apartments** vs Burkes, et al; LT-24-001637; P-atty: Corrie A. Woods, Lawrence H. Fisher; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/2025. Arbitration Board #40820

**Apartments at Riverview** vs Bradley; LT-24-001717; P-atty: Sean J. Carmody; D-atty: Brendan Makarewicz; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$5,247.27 for rent (less any amounts already and into/released from escrow) (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 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40820

**Morningside Crossing** vs Mitchell; LT-24-001767; P-atty: Quinttarra D. Morant; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40821

**Pembroke Properties II, LLC** vs Taylor; LT-24-001959; P-atty: Linda A. King; 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 \$805.00 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 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40821

**Dancison** vs Turnbole; LT-24-001968; P-atty: Thomas J. Dancison, Jr.; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$2,045.37-\$1,000.00 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) and \$1,045.37 utilities. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

**Borough Properties, LLC** vs Wallace; LT-24-001980; P-atty: Maximilian F. Beier; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$504.19 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 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

**Arkham Realty** vs Eslinger; LT-24-001984; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/27/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,840.47 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 227 Front 9th Street, Sharpsburg, PA 15215. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties 02/27/25.

**E. Charles Selinsky Trustee Ft #5** vs Seretti; LT-24-001992; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,332.00-\$4,000.00 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) and \$332.00 sewage. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

**Morcheld** vs Smith; CT-25-000001; P-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 02/27/25. As per Rule 236 Notice, copies sent to all parties 02/27/25. Arbitration Board #40819

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