

The Pittsburgh Legal Journal

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NOVEMBER 13, 2024

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Upper St. Clair Township vs Pitcairn Brett W, Pitcairn Megan R.; GD-24-012148; Municipal Lien; Certificate of Location; 2756.58; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Rees John B, Rees Susan E.; GD-24-012149; Municipal Lien; Certificate of Location; 2181.36; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Rohrich David A.; GD-24-012150; Municipal Lien; Certificate of Location; 7428.13; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Ronquillo Joshua D., Ronquillo Kari; GD-24-012151; Municipal Lien; Certificate of Location; 3870.01; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Scola John S, Scola Nancy L.; GD-24-012152; Municipal Lien; Certificate of Location; 1613.44; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Salapow Lindsay; GD-24-012153; Municipal Lien; Certificate of Location; 2263.82; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Shaikh Kashif R., Shaikh Naheeda; GD-24-012154; Municipal Lien; Certificate of Location; 2287.42; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Shettig Ann L.; GD-24-012155; Municipal Lien; Certificate of Location; 417.99; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Shedd John J., Shedd Elaine F.; GD-24-012156; Municipal Lien; Certificate of Location; 1428.41; Atty(s): McCabe Michael G.

Pittsburgh Land Bank vs Ray Ebenezer, Rucker-Oparabea Malaya, Ray Elaine, Rucker Lamman, City of Pittsburgh, City of Pittsburgh School District, Allegheny County, Commonwealth Of PA Dept of Revenue Inheritance Tax Division; GD-24-012157; Quiet Title; Certificate of Location; Atty(s): Culhane Mandi L, Leyland Jacob

Pittsburgh Land Bank vs Hill William B., Hill Sharon, City of Pittsburgh, City of Pittsburgh School District, Allegheny County, Commonwealth of PA Department of Revenue; GD-24-012158; Quiet Title; Certificate of Location; Atty(s): Culhane Mandi L, Leyland Jacob

Upper St. Clair Township vs Shinavski Joan, Shinavski Marjorie S.; GD-24-012159; Municipal Lien; Certificate of Location; 1310.20; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Shoemaker Todd E., Shoemaker Denise; GD-24-012160; Municipal Lien; Certificate of Location; 529.35; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Shoemaker Family Trust; GD-24-012161; Municipal Lien; Certificate of Location; 295.27; Atty(s): McCabe Michael G.

CIVIL DIVISION

Arbitration Awards

Kircher, et al vs Bath Authority of Pittsburgh; AR-24-003655; P-atty: Pro Se; D-atty: William T. Molczan; Award Draw. Award for Defendants in Plaintiff's claim and award for Plaintiffs on Defendant's counterclaim. Dated 11/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40673

Bank of America, N.A. vs Wenger, Jr.; AR-24-003865; P-atty: Bryan J. Polas; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$5,421.42. Defendant not appearing at 10:15 a.m. Dated 11/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40674

Bank of America, N.A. vs Carnevale; AR-24-003866; P-atty: Bryan J. Polas; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$18,503.35. Defendant not appearing at 10:20 a.m. Dated 11/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40674

Bank of America, N.A. vs Gao; AR-24-003868; P-atty: Bryan J. Polas; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$15,903.56. Dated 11/06/24. As per Rule 236 Notice, copies sent to all parties 11/06/2024. Arbitration Board #40673

Crown Asset Management, LLC vs Richter; AR-24-003894; P-atty: Christopher B. Carfagno; Award Ex Parte. Plaintiffs are awarded \$17,642.30. Defendant failed to appear at 10:10 a.m. Dated 11/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40674

Minogue vs Giant Eagle, Inc.; GD-22-012303; P-atty: David M. Huntley; D-atty: James F. Rosenberg; Award for Plaintiff Cynthia M. Minogue and against Defendants in the amount of \$4,000.00. No award for Plaintiff Patrick M. Minogue. Dated 11/06/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40674A

Bianco vs Arnold, et al; LF-24-001283; P-atty: Pro Se; D-atty: Elan Ronen; 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). The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. On Defendant's counterclaim: award for Plaintiff. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40676

ORPHANS' COURT

Wills

Nicholas R. Crivelli, deceased; Allen J. Crivelli, Extr.; Atty: Ryan W. Brode; 06727 of 2024.

Rose Marie A. Srocki, deceased; Judith M. Giannuzzi, Extrx.; 07729 of 2011.

George C. Kanchy, deceased; Laura S. Kanchy, Extrx.; Atty: Joseph F. Weis, III; 06732 of 2024.

Emily E. Heidish, deceased; Diane Marie Turner, Co-Extrx., Mary Beth Parrotta, Co-Extrx.; Atty: James J. Lestitian; 06739 of 2024.

BANKRUPTCY COURT

Western District

Randy W. Hunter and Lindsey M. Hunter; BLAIR-PA; 24-70439; Atty: Lawrence Willis; Chapter: 13; Filed 10/18/2024; Judge Deller

Ralph Thomas Wesling, Jr.; WEST-MORELAND-PA; 24-22573; Atty: David A. Colecchia; Chapter: 13; Filed 10/20/2024; Judge Deller

Franklin C. Smith, III and Mary Ellen Smith; GREENE-PA; 24-22574; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 10/21/2024; Judge Bohm

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

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

THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on the following dates at the ACBA Headquarters, 4th floor Koppers Building, Pittsburgh, Pa. to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

Tuesday, December 3, 2024
Wednesday, December 18, 2024
Tuesday, January 7, 2025
Wednesday, January 22, 2025

Candidates that are requesting an interview must submit an application that is available on-line at www.acba.org. Up to three (3) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please click on this link <https://www.acba.org/judiciary-committee> or visit the home page of the ACBA web site (www.acba.org). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director by phone at (412) 402-6601 or by e-mail at dblaner@acba.org.

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

The deadline for submitting an application to the Judiciary Committee is two weeks prior to the listed meetings dates. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.

(Continued on Page 2, Column 1)

(Continued on Page 7, Column 3)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Upper St. Clair Township vs Siwakoti Om P.; GD-24-012162; Municipal Lien; Certificate of Location; 3650.54; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Smith Gregory S.; GD-24-012163; Municipal Lien; Certificate of Location; 3681.20; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Soto Mary E.; GD-24-012164; Municipal Lien; Certificate of Location; 2574.33; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Sulkowski William, Sulkowski Patricia; GD-24-012165; Municipal Lien; Certificate of Location; 940.59; Atty(s): McCabe Michael G.

Pittsburgh Land Bank vs Humphrey Sandra J., City of Pittsburgh, City of Pittsburgh School District, Allegheny County, Commonwealth of PA Department of Revenue; GD-24-012166; Quiet Title; Certificate of Location; Atty(s): Culhane Mandi L

Pittsburgh Land Bank vs Home Opportunity LLC, City of Pittsburgh, City of Pittsburgh School District, Allegheny County, Commonwealth of PA Department of Revenue; GD-24-012167; Quiet Title; Certificate of Location; Atty(s): Culhane Mandi L

Rightway Funding LLC vs John Hancock Life Insurance Company USA; GD-24-012168; Petition for Review; Exhibits; Atty(s): Sophocles Mark Thomas

Upper St. Clair Township vs Sullivan Kathleen V.; GD-24-012169; Municipal Lien; Certificate of Location; 3986.13; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Smith III Peter J.; GD-24-012170; Municipal Lien; Certificate of Location; 1789.46; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Tencer Paul S.; GD-24-012171; Municipal Lien; Certificate of Location; 4249.81; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Tomnay Michael; GD-24-012172; Municipal Lien; Certificate of Location; 1317.69; Atty(s): McCabe Michael G.

Citizens Bank N.A. vs Halpin III Esq. Charles A.J.; GD-24-012173; Mortgage Foreclosure; Certificate of Location; 31503.81; Atty(s): Javardian Gregory, Kennedy Mary F., Milewski Michael C.

Upper St. Clair Township vs Anderson Ronald M., Anderson Jill E., Tranquilli Kristin E.; GD-24-012174; Municipal Lien; Certificate of Location; 4412.43; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Urban George, Urban Michelle; GD-24-012175; Municipal Lien; Certificate of Location; 723.21; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Walton S. L., Walton Annette D; GD-24-012176; Municipal Lien; Certificate of Location; 875.43; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Watts Ralph R. D. F.; GD-24-012177; Municipal Lien; Certificate of Location; 1427.87; Atty(s): McCabe Michael G.

Pittsburgh Land Bank vs Wilson Gertrude Brosier, Wilson Jr. Willis, City of Pittsburgh, City of Pittsburgh School District, Allegheny County, Commonwealth Of Pa Dept Of Revenue Inheritance Tax Division; GD-24-012178; Quiet Title; Certificate of Location; Atty(s): Culhane Mandi L, Leyland Jacob

Upper St. Clair Township vs Whitmer Joshua P.; GD-24-012179; Municipal Lien; Certificate of Location; 1695.21; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Witzel Dennis; GD-24-012180; Municipal Lien; Certificate of Location; 3071.56; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Yuyi Joseph Silumesii, Yuyi Michelle; GD-24-012181; Municipal Lien; Certificate of Location; 3070.48; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Zeleznik Joseph J., Zeleznik Judith A.; GD-24-012182; Municipal Lien; Certificate of Location; 1585.69; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Zhang Sijian, Dai Lijun; GD-24-012183; Municipal Lien; Certificate of Location; 1203.07; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Zheng Xiao Ling; GD-24-012184; Municipal Lien; Certificate of Location; 4869.47; Atty(s): McCabe Michael G.

Story Pearlina vs Residences at Wood Street; GD-24-012185; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Hastings Neighborhood Association vs Albert Amber Regine; GD-24-012190; MDJ Transcript; Notice of Judgment Mailed; 3446.50; Atty(s): VanKirk Eric G.

Commonwealth of PA Department of Revenue vs Scopel Michael P; GD-24-102292; Commonwealth Tax Lien; Personal Income Tax; 3668.69

Commonwealth of PA Department of Revenue vs Sadik Yusif S; GD-24-102293; Commonwealth Tax Lien; Personal Income Tax; 3672.28

Commonwealth of PA Department of Revenue vs Kramer Nathaniel M; GD-24-102294; Commonwealth Tax Lien; Personal Income Tax; 9667.66

Commonwealth of PA Department of Revenue vs Levine Barry L; GD-24-102295; Commonwealth Tax Lien; Personal Income Tax; 3675.66

Commonwealth of PA Department of Revenue vs Watson Michael K, Watson Melissa; GD-24-102296; Commonwealth Tax Lien; Personal Income Tax; 5589.57

Commonwealth of PA Department of Revenue vs Pericesotereanos Donna J; GD-24-102297; Commonwealth Tax Lien; Business Taxes; 2705.36

Commonwealth of PA Department of Revenue vs Benton Patrick; GD-24-102298; Commonwealth Tax Lien; Personal Income Tax; 3688.90

Commonwealth of PA Department of Revenue vs Williams Doug; GD-24-102299; Commonwealth Tax Lien; Personal Income Tax; 3667.27

Commonwealth of PA Department of Revenue vs Lakins Raymond E, Lakins Linda C; GD-24-102300; Commonwealth Tax Lien; Personal Income Tax; 3686.37

Legacy Mortgage Asset Trust 2021-GS3 vs Watts Edward J.; MG-24-000802; Mortgage Foreclosure; Certificate of Location; 66800.14; Atty(s): Riloff Heather

Metropolitan Life Insurance Company vs Miller Andrew Michael; MG-24-000803; Mortgage Foreclosure; Certificate of Location; 65118.12; Atty(s): Fein Jill M.

Select Portfolio Servicing Inc. vs Semenka Patricia, Semenka Ronald; MG-24-000804; Mortgage Foreclosure; Confidential Information Form; 107957.01; Atty(s): Williams Robert W.

CSMC 2021-RPL8 Trust vs Grace Albert; MG-24-000805; Mortgage Foreclosure; Certificate of Location; 10536.22; Atty(s): Williams Robert W.

Servbank SB vs Jimenez Keith, Jimenez Jennifer; MG-24-000806; Mortgage Foreclosure; Certificate of Location; Atty(s): Hong Kimberly J

Beers Mark vs Alle-Kiski Medical Center, Vemulapalli M.D. Hari K., Penn Pscare Inc.; GD-24-012187; Medical/Hospital Liability; Complaint; Atty(s): Keller Brandon Russell, Levine Richard C

Midland Credit Management Inc. vs Fields Malik D.; GD-24-012188; MDJ Transcript; Notice of Judgment Mailed; 3151.83; Atty(s): Homoleski Kristina, Bunce Martin

Johnson Danielle vs Pridgen Darnette; GD-24-012189; Other Tort; Complaint; Atty(s): Signorelli Laura R

Discover Bank vs Whetsell Keonna; GD-24-012191; MDJ Transcript; Notice of Judgment Mailed; 6703.17; Atty(s): Molczan William T

Discover Bank vs Wallace Patricia; GD-24-012192; MDJ Transcript; Notice of Judgment Mailed; 7372.29; Atty(s): Molczan William T

Discover Bank vs Thapa Bala R.; GD-24-012193; MDJ Transcript; Notice of Judgment Mailed; 6900.91; Atty(s): Molczan William T

Butlerperry Cynthia L. vs Perry Vernon S.; GD-24-012194; Partition; Certificate of Location; Atty(s): Eichstaedt Katrina M., Piscione Natalie

Discover Bank vs Slack Aurice A; GD-24-012195; MDJ Transcript; Notice of Judgment Mailed; 10448.64; Atty(s): Molczan William T

Discover Bank vs Shesrd Jr. Thomas J.; GD-24-012196; MDJ Transcript; Notice of Judgment Mailed; 2428.34; Atty(s): Molczan William T

Sabo Geraldine vs Erie Insurance Exchange; GD-24-012197; Contract - Other; Complaint; Atty(s): Horgan Roger D

Discover Bank vs Mcdowell Mary; GD-24-012198; MDJ Transcript; Notice of Judgment Mailed; 2599.41; Atty(s): Molczan William T

Discover Bank vs Harris Yolanda Lynn; GD-24-012199; MDJ Transcript; Notice of Judgment Mailed; 2673.35; Atty(s): Molczan William T

TD Bank N.A. vs Fair Melissa L; GD-24-012200; MDJ Transcript; Notice of Judgment Mailed; 2402.11; Atty(s): Molczan William T

Discover Bank vs Clark Derin; GD-24-012201; MDJ Transcript; Notice of Judgment Mailed; 3334.55; Atty(s): Molczan William T

Firemen's Relief and Pension Fund of the City of Pittsburgh vs Knoll Jr. Charles A., Marinack Heidi, Wroblewski Raymond, McManus Nicole, Marinack Bambi, Marinack Tatum, Marinack Cory; GD-24-012202; Miscellaneous Petition; Notice of Service; Atty(s): Frank Frederick N

Discover Bank vs Meier Lisa; GD-24-012203; MDJ Transcript; Notice of Judgment Mailed; 10634.19; Atty(s): Molczan William T

Discover Bank vs Ray John E; GD-24-012204; MDJ Transcript; Notice of Judgment Mailed; 3037.23; Atty(s): Molczan William T

U.S. Bank Trust Company National Association vs Break Brick LLC; GD-24-012205; Mortgage Foreclosure; Certificate of Location; 97441.57; Atty(s): Fallings Matthew C.

Bronder James, Bronder Deborah vs Nichols Sarah E.; GD-24-012206; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

Valeriano Lydia Marie vs UPMC, Bellevue Pediatric Associates Ltd.; GD-24-012207; Medical/Hospital Liability; Praeprice for Writ of Summons; Atty(s): DiNardo Bianca M., Geist Joshua P.

Brooks Brandi J. vs Duquesnoy Elizabeth S.; GD-24-012208; Motor Vehicle Accident; Complaint; Atty(s): Disney Robert Shaffer

Simmons Kimberly vs Sheetz Inc., SRS PA Property Management LLC; GD-24-012209; Other Tort; Complaint; Atty(s): Simon Marc I., Flaherty Ryan M., Nese Amanda L., Henkle Ashley, Thimons Jessica Marie

Wolfson Arthur H., Wolfson Eileen vs Watson William D.; GD-24-012213; Motor Vehicle Accident; Complaint; Atty(s): Megrey Michael E.

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

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

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

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

COURT NOTICES

**Pennsylvania
Supreme Court**

**IN RE: FINANCIAL INSTITUTIONS
APPROVED AS DEPOSITORIES FOR
FIDUCIARY ACCOUNTS**

**NO. 253
DISCIPLINARY RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 7th day of November, 2024, it is hereby Ordered that the financial institutions named on the list are approved as depositories for fiduciary accounts in accordance with Pa.R.D.E. 221.

To view the financial institutions please visit <https://www.pacourts.us/courts/supreme-court/court-opinions>.
24-04116

**Court of Common Pleas
of Allegheny County**

**JUVENILE COURT
MOTIONS SCHEDULE**

December 2024

- December 2 - Judge Woodruff
- December 3 - Judge Woodruff
- December 4 - Judge Woodruff
- December 5 - Judge Woodruff
- December 6 - Judge Woodruff
- December 9 - Judge Spurgeon
- December 10 - Judge Spurgeon
- December 11 - Judge Spurgeon
- December 12 - Judge Spurgeon
- December 13 - Judge Spurgeon
- December 16 - Judge Watson
- December 17 - Judge Watson
- December 18 - Judge Watson
- December 19 - Judge Watson
- December 20 - Judge Watson
- December 23 - Judge Bush
- December 24 - Holiday
- December 25 - Holiday
- December 26 - Judge Sizemore
- December 27 - Judge Hens-Greco
- December 30 - Judge Spurgeon
- December 31 - Holiday

24-04089

**Court of Common Pleas
of Allegheny County**

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

December 2024

- December 2 - No Motions
- December 3 - Middleman, J. in Courtroom 425 at 2:00 PM
- December 4 - Bubash, J. in Courtroom 425 at 2:00 PM
- December 5 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- December 6 - No Motions
- December 9 - Sweeney, J. in Courtroom 425 at 2:00 PM

- December 10 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- December 11 - Cozza, J. in Courtroom 320 at 10:00 AM and Korbek, J. in Courtroom 425 at 2:00 PM
- December 12 - Middleman, J. in Courtroom 425 at 2:00 PM
- December 13 - No Motions
- December 16 - Bubash, J. in Courtroom 425 at 2:00 PM
- December 17 - Watson, J. in Courtroom 320 at 9:30 AM; Bush, J. in Courtroom 323 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- December 18 - Sweeney, J. in Courtroom 425 at 2:00 PM
- December 19 - Woodruff, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- December 20 - No Motions
- December 23 - Eaton, J. in 814 City-County Building at 2:00 PM
- December 24 - Court Holiday
- December 25 - Court Holiday
- December 26 - No Motions
- December 27 - No Motions
- December 30 - No Motions
- December 31 - Court Holiday

- 000 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge Cozza, 004 Judge Hens-Greco, 005 Judge Middleman, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbek, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Watson, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge Spurgeon

24-04115

**Court of Common Pleas
of Allegheny County**

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

**MAY 5, 2025 THROUGH
MAY 30, 2025**

You are hereby notified of the publication of the jury and non-jury trial list for the weeks commencing **May 5, 12, 19, 27, 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 **Monday, May 5, 2025**, will be held on **Monday, May 5, 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 **Monday, May 5, 2025**, for trials commencing on **Monday, May 5, 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 **January 13, 2025**. All other requirements of PA R.C.P. 212 (including pre-trial statements) must be met by plaintiff on or before **January 27, 2025**, and by all other parties on or before **February 10, 2025**. Mediation needs to be completed by **March 24, 2025** in accordance with Local Rule 212.7. **Summary Judgment or Judgment on the Pleadings Motions need to be filed on or before February 24, 2025, to be heard prior to the May 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.alleghenycountycourts.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 6 to 9 of the November 4, 2024 publication and at the Court website at www.alleghenycountycourts.us).

**PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
CIVIL DIVISION
24-04052**

**Find out what's
happening in the
Pittsburgh Legal
Community**

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

ACBA.org/calendar

COURT SCHEDULES

Daily Jury and Non-Jury Trial List

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

Thursday
November 14, 2024

Jury Trials

(158B) 204807 GD-23-3439
Mary C. Krawczak, et al vs A. O. Smith Corporation, et al; P-Atty: **Leif J. Ocheltree**; D-Atty: **Concetta Angela Silvaggio**; 2x

(158C) 205686 GD-21-3278
Estate of Joseph Daniel Fenick, Jr. vs Air & Liquid Systems Corporation, et al; P-Atty: **Carla Jo Guttilla**; D-Atty: **Concetta Angela Silvaggio**; 1x

Non-Jury Trials

To Be Tried Together

(158) AR-22-3738
Walt Rainey vs Fagnelli Plumbing; P-Atty: **Pro Se**; D-Atty: **Mark F. Fischer**; 2x

(158A) AR-22-3742
Fagnelli Plumbing Company vs Walt Rainey; P-Atty: **Mark F. Fischer**; D-Atty: **Pro Se**; 2x

(161) AR-23-4927
Perlora, Inc. a Pennsylvania Corporation vs Kenyon Roofing, Inc.; P-Atty: **Ernest Simon**; D-Atty: **Pro Se**; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Monday
November 18, 2024

All parties and witnesses in the cases listed below should report directly in the Courtroom of the Trial Judge assigned to the case on the date indicated at the time previously ordered. The failure of the Defendant to appear as ordered will result in the forfeiture of bail and the issuance of an arrest warrant.

Judge Bruce R. Beemer
Courtroom 510

CR-0008108-23; Karvonn Cassius Coles; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0005403-24; Karvonn Cassius Coles; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0009013-23; Karvonn Cassius Coles; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0007401-23; Karvonn Cassius Coles; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0001991-24; Karvonn Cassius Coles; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0000290-24; Karvonn Cassius Coles; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0008109-23; Karvonn Cassius Coles; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0000704-24; Reesa Garrison; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0000594-24; Shawnrice Kelly; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0000385-24; Shawn Kenny; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

Judge Alexander P. Bicket
Courtroom 321

CR-0002917-24; Terrell Deshawn Barnes; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Vishal Bajpai**

CR-0002096-24; Cosmar Brown; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Annelise Ruth Peters**

CR-0005211-24; Cosmar Brown; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0005344-24; Brandon Diggs; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Annelise Ruth Peters**

CR-0005171-24; Jayson Joseph Driscoll; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0005172-24; Jayson Joseph Driscoll; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0005209-24; Odean Gordon; Robbery-Inflct Threat Imm Bod Inj; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0005210-24; Odean Gordon; Robbery-Take Property Fr Other/Force; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0005250-24; Steven M. Grebenz; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0005163-24; Steven M. Grebenz; DUI: Controlled Substance or Metabolite 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0004993-24; Steven M. Grebenz; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0004660-24; Albert A. Lardo; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Stephen Arthur Chesney**

CR-0000315-24; Javiheir Jene Lowe; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Steven Valsamidis**

CR-0005010-24; Michael Owens; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0004556-24; James Rack; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004557-24; James Rack; Institut'l Vand'ism Educ Facil; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004731-24; Kenneth Ray; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph David Horowitz**

CR-0004915-24; Breaua Terry Terry; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0005005-24; Xavier Frederick Thompson-Clay; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0002498-24; Daniel Velazquez; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Sarah Coblenz McGuire**

CR-0005017-24; Andre Yates; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

CR-0005018-24; Andre Yates; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

Judge Kelly Bigley
Courtroom 525

CR-0007323-22; Emilee Rose Aquilina; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

CR-0007979-22; Janet S. Atutes; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Michael B. Kalocay**

CR-0000324-22; Shianne Charlton; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Seth Miller Barkley**

CR-0003158-21; Alfon Nathan Brown Cook; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0008511-17; Lashawn Denise Dennis; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

CR-0001714-21; Lawrence Jose Gelormini; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicole Dominique Nino**

CR-0003995-24; Jalene Chenelle Goods; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Celia Dicarolo**

CR-0000686-22; Sherise Chan Jones-Ford; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Shannon Haupt**

CR-0001387-21; Christopher Nichols; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0006271-18; Charity Pawlik-Curry; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0004452-24; James Scarbrough; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0007838-21; Shaonna Teasley; 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-0003028-21; Rashid Jamal Walker; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0005224-18; Shumekia Yates; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

Judge Edward J. Borkowski
Courtroom 514

CR-0008283-22; Nicolo Joseph Aggizio; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0005723-23; Ladale Quineil Coles; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jonathan Coumes**

CR-0003041-23; Michael Joseph Harris; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David Andrew Obara**

CR-0001386-24; Edward Lee Hazlip; Aggravated Assault By Vehicle While Dui; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Capan**

CR-0003144-24; Korrtetz M. Martin; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Fred Gordon Rabner**

CR-0007407-23; Brittany Darice Shelton; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexander Filippos Guminski**

CR-0001725-24; Gregory Eugene Slade; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Stephen Domenic Colafella**

CR-0005089-24; Deanna Lynn Welsh; Ethnic Intimidation; D-atty: **Patrick Thomassey**

CR-0004346-23; Seth F. Williams; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**Judge Thomas P. Caulfield
Courtroom 516**

CR-0002748-23; Ramara Richardson; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

**Judge Susan Evashavik Dilucente
Courtroom 530**

CR-0004375-24; Justin Maurice Allen; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Elliot Howsie
Courtroom 533**

CR-0000835-24; Eric Joseph Bosh; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0008870-23; Eric Joseph Bosh; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0000833-24; Christopher Cymmerman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0000834-24; Christopher Cymmerman; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

CR-0003404-24; Troy Hogan; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0000943-24; Kenneth P. Jeffries; Child Pornography; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Kenneth Nightingale**

CR-0000205-22; Jamil Malik Lee; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0009058-21; Jamil Malik Lee; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004837-24; Mark S. Mitchell; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0004486-23; Amber Rouse; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

CR-0004481-23; Amber Rouse; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

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

CR-0005513-21; Jahli Damon Lee Woods; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lorraine A. Smith**

CR-0006964-22; Jahli Damon Lee Woods; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

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

CR-0008546-23; Imani Yvonne Montgomery; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0001251-23; Imani Yvonne Montgomery; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0008540-23; Imani Yvonne Montgomery; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**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**

CR-0006789-23; Dixon Rodriguez; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Leonard J. Berger Jr.**

CR-0006987-23; Ricardo Rodriguez; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0000609-24; Abigail Leigh Kreitzer; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

**Judge Jennifer Satler
Courtroom 527**

CR-0002368-24; Jessica Currin; Accidents Involving Death Or Personal Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

CR-0005092-23; Marlik Jelani Dean; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0003300-23; Salem Duncan; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0001977-24; Kevin Maurice Hammonds; Transient - Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0001981-24; Kevin Maurice Hammonds; Fail to Verify Address/Be Photographed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0005254-24; Myles Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

CR-0003413-24; Tikisha Marie Johnson; Simple Assault; D-atty: **Amita Maram**

CR-0007976-23; Christopher Kropf; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Taylor Marie Corn**

CR-0001397-24; Melvina Ann Little; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0001805-24; Derrick Centrail Means; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

CR-0005253-24; Derrick Centrail Means; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey David White**

CR-0003094-24; Samuel Ale Mitchell; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Dewitt Barry**

CR-0008224-21; Roger Pryor II; 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-0008225-21; Roger Pryor; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0002604-24; Terry Purdue; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0005255-24; Quelon Robinson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0003718-24; Terry Scott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0006512-22; Joshua Short; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0007305-22; Joshua James Short; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblentz McGuire**

CR-0005252-24; Jermaine Walker; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

**Judge Randal B. Todd
Courtroom 310**

CR-0001730-22; Allen David Berry; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

CR-0005828-22; Allen David Berry; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

Summary Appeals Branch

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

**Monday
November 18, 2024**

Hearings

SA-0000625-24; Comm. of PA vs India F. Allen; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001060-24; Comm. of PA vs Nadia Cain; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001039-24; Comm. of PA vs Jonathan Constantine; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000051-23; Comm. of PA vs Stanley Filip; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000912-24; Comm. of PA vs Serena Flohr; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001355-24; Comm. of PA vs Lisa Francis-Clark; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001040-24; Comm. of PA vs Kevin Fuqua; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001043-24; Comm. of PA vs Amber Michelle Green; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000803-24; Comm. of PA vs Gurbanmur Gurbanmuradov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000849-24; Comm. of PA vs Setareh Hakeni; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

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

Estate Notice

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

Adams, Janet a/k/a Janet R. Stauffer a/k/a Janet R. Rozborski, deceased, of Pittsburgh, PA. No. 06779 of 2024. Erin Catalina, Extrx., 145 S. 22nd Street, Pittsburgh, PA 15203 or to Heather M. Papp-Sicignano, Esq., Sweeney Law Office, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.

24-04075 Nov 13, 20, 27, 2024

Ceresca, Janet Ann, deceased, of Pittsburgh, PA. No. 06891 of 2024. Marcy J. Schugg, Extrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-04076 Nov 13, 20, 27, 2024

DeGrosky, Joy Ann, deceased, of North Fayette, PA. No. 06896 of 2024. Matthew Joseph Pustover, Jr., Extrx., 114 Saddle Ridge Drive, Oakdale, PA 15071 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

24-04092 Nov 13, 20, 27, 2024

Dorrier, Jason Eric a/k/a Jason E. Dorrier a/k/a Jason Dorrier, deceased, of Ohio Twp., PA. No. 7014 of 2024. Ryan C. Helsel, Extrx., 162 Dusty Lane, Butler, PA 16002 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-04091 Nov 13, 20, 27, 2024

Fernandez, Melinda A., deceased, of Elizabeth, PA. No. 06985 of 2024. Cheryl Lynn Francia, Admrx., 131 Sage Lane, Rostraver Twp., PA 15012 or to Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022.

24-04074 Nov 13, 20, 27, 2024

Fetkovich, Anna M., deceased, of Shaler Township, PA. No. 6631 of 2024. Anne Marie Ehrenberger, Extrx., 200 E. Genessee Ave., Pittsburgh, PA 15223 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

24-02060w Nov 13, 20, 27, 2024

Frost, Samuel J. a/k/a Samuel Frost, deceased, of Elizabeth, PA. No. 01697 of 2024. Samuel Jackson Frost, Extrx., 1992 Hamersley Lane, Lincoln, CA 95648 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-04085 Nov 13, 20, 27, 2024

Henshaw, Jane A., deceased, of Plum, PA. No. 6834 of 2024. Richard R. Henshaw, Extrx., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-04083 Nov 13, 20, 27, 2024

Kaufman, Jacqueline L., deceased, of Pittsburgh, PA. No. 06919 of 2024. Diane E.

Anderson, Extrx., 1962 State Route 130, Jeannette, PA 15644 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-04090 Nov 13, 20, 27, 2024

Kindling, Thomas A., deceased, of Turtle Creek, PA. No. 06807 of 2024. John B. Kindling, Extrx., 300 Shadeland Avenue, East Pittsburgh, PA 15112 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-04079 Nov 13, 20, 27, 2024

Lang, Michael C., deceased, of Hampton Township, PA. No. 6848 of 2024. Cheryl A. DeCaprio, Admrx., 106 Berryhill Road, Glenshaw, PA 15116 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

24-04080 Nov 13, 20, 27, 2024

McVay, Max, deceased, of Pittsburgh, PA. No. 06869 of 2024. Amy McVay, Co-Admrx. and Kelly McVay, Co-Admrx., 1384 Leaside Drive, Pittsburgh, PA 15201.

24-02063w Nov 13, 20, 27, 2024

Miller, Nora M., deceased, of Pittsburgh, PA. No. 06960 of 2024. Christopher Phillips, Extrx., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

24-02064w Nov 13, 20, 27, 2024

Mohr, Conrad E., deceased, of Shaler Township, PA. No. 06783 of 2024. John Funovits, Extrx., 906 Wible Run Rd., Pittsburgh, PA 15209 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

24-04086 Nov 13, 20, 27, 2024

Neiswonger, Constance M. a/k/a Connie Neiswonger, deceased, of Avalon, PA. No. 06773 of 2024. Craig Neiswonger, Admrx., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

24-02061w Nov 13, 20, 27, 2024

Sluka, Christian Charles, deceased, of Dormont, PA. No. 06707 of 2024. Marsha Ann Goisse, Admrx., 3012 May Street, Pittsburgh, PA 15234 or to Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 East Beau St., Washington, PA 15301.

24-04084 Nov 13, 20, 27, 2024

Smith, Stella E., deceased, of Forward Twp., PA. No. 6846 of 2024. Kathleen Smith, Extrx., 1922 Moon Ridge Drive, Monongahela, PA 15063 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-04082 Nov 13, 20, 27, 2024

Still, Frances L., deceased, of Churchill Borough, PA. No. 06814 of 2024. Carla D. Jackson, Extrx., 432 Cypress Hill Drive, Pittsburgh, PA 15235 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-04087 Nov 13, 20, 27, 2024

Strong, Margot, deceased, of Pittsburgh, PA. No. 06930 of 2024. John Headley Strong, Extrx., 1547 Morgan Street, Wooster, OH 44691 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236.

24-02062w Nov 13, 20, 27, 2024

Taravella, Sr. Andrew F. a/k/a Andrew F. Taravella, deceased, of Coraopolis, PA. No. 7089 of 2024. Frances Taravella, Extrx., 24 Keswick Avenue, Pittsburgh, PA 15202 or to Peter Andrew Smith, Esq., Smith & Smith, 5101 Bayard Street, Pittsburgh, PA 15232.

24-02059w Nov 13, 20, 27, 2024

Verbanick, Patricia L. a/k/a Patricia Louise Verbanick, deceased, of Munhall, PA. No. 06777 of 2024. Mark J. Verbanick, Admrx., c/o Philip A. Goldblum, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120.

24-04081 Nov 13, 20, 27, 2024

Bishop, Ronald James a/k/a Ronald J. Bishop, deceased, of Hampton Twp., PA. No. 6743 of 2024. Kenneth C. Wirtz, Extrx., 109 Old Farm Lane, Saxonburg, PA 16056 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-03932 Nov 6, 13, 20, 2024

Boyer, David Stanley, deceased, of Allison Park, PA. No. 06928 of 2024. Lindsay M. Boyer, Admrx., 3517 Countrywood Drive, Allison Park, PA 15101 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.

24-02041w Nov 6, 13, 20, 2024

Corcoran, Patricia a/k/a Patricia Jean Corcoran a/k/a Patricia J. Corcoran, deceased, of Baldwin, PA. No. 06071 of 2021. Mary Ann Swartz, Admrx. c.t.a., 1246 Allison Drive, Elizabeth, PA 15037 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-03934 Nov 6, 13, 20, 2024

Crawford, Mary Ann, deceased, of Harrison Township, PA. No. 06808 of 2024. Brenda L. Proudfoot, Extrx., 4146 Grandview Drive, Gibsonia, PA 15044 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-04055 Nov 6, 13, 20, 2024

Donati, Mary Jean, deceased, of Pittsburgh, PA. No. 6866 of 2024. Leslie J. Malloy, Extrx., 23 Oregon Trail, Bethel Park, PA 15102 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-02040w Nov 6, 13, 20, 2024

Dowling, Rosalie L., deceased, of Pittsburgh, PA. No. 06708 of 2024. Teresa L. Dowling, Extrx., 172 Big Horn Road, Pittsburgh, PA 15239 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-03937 Nov 6, 13, 20, 2024

Drummond, Joanne W., deceased, of Robinson Township, PA. No. 06979 of 2024. Sandra L. Limbruner, Extrx., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-02042w Nov 6, 13, 20, 2024

Fougnyes, Adel Maria, deceased, of Pittsburgh, PA. No. 06319 of 2024. Aaron T. Miller, Extrx., 225 Marlborough Street, Boston, MA 02116 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

24-03936 Nov 6, 13, 20, 2024

Ivanusic, Sr. Michael a/k/a Michael Ivanusic, deceased, of Pittsburgh, PA. No. 06570 of 2024. Michael Ivanusic, Jr., Extrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02039w Nov 6, 13, 20, 2024

Klier, Elizabeth M., deceased, of Pittsburgh, PA. No. 06162 of 2024. James C. Lucas, Extrx., 112 Chesapeake Drive, Pittsburgh, PA 15236 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03940 Nov 6, 13, 20, 2024

Kukulski, Mary Lee, deceased, of Plum, PA. No. 6669 of 2024. Jonathan D. Kukulski,

Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-03942 Nov 6, 13, 20, 2024

Nicol, Joan Margaret a/k/a Joan Nicol a/k/a Joan M. Nicol, deceased, of North Versailles, PA. No. 06782 of 2024. Nancy J. Akers, Admr., 245 Young Drive, Monroeville, PA 15146 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

24-03938 Nov 6, 13, 20, 2024

Patsilevas, Jr., James G., deceased, of Pittsburgh, PA. No. 6492 of 2024. Jamie R. Patsilevas, Co-Extr., 101 Brandman Est., Slippery Rock, PA 16057 and Michael J. Patsilevas, Co-Extr., 495 Hickory Ridge, Carbondale, PA 18407 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

24-02037w Nov 6, 13, 20, 2024

Richards, Eugene D. a/k/a Eugene Richards, deceased, of Pittsburgh, PA. No. 06788 of 2024. Joseph B. Porco, Extr., 220 39th Street (R), Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

24-03921 Nov 6, 13, 20, 2024

Robison, Judy M. a/k/a Judy M. Reiner-Robison, deceased, of Marshall Township, PA. No. 05167 of 2024. Timothy P. Robison, Extr., 627 Ciderberry Drive, Wexford, PA 15090 or to Benjamin R. Westcott, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

24-03939 Nov 6, 13, 20, 2024

Sapienza, Jill R., deceased, of Mt. Oliver, PA. No. 06557 of 2024. Janet C. Dopler, Admr., 51 Dilworth Street, Pittsburgh, PA 15211 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

24-03933 Nov 6, 13, 20, 2024

Viviano, III, Samuel T. a/k/a Samuel Thomas Viviano, III, deceased, of North Fayette Township, PA. No. 06522 of 2024. Linda K. Viviano, Extr., 1430 Stewart Road, McDonald, PA 15057 or to David G. Henry, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-03935 Nov 6, 13, 20, 2024

Wendt, Joseph M. a/k/a Joseph Michael Wendt, deceased, of Carnegie, PA. No. 06545 of 2024. Joann Silhol, Co-Extr., 1005 Livorno Drive, Oakdale, PA 15071 and Beth Ann Vanzin, Co-Extr., 1017 Livorno Drive, Oakdale, PA 15071 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03941 Nov 6, 13, 20, 2024

Anderson, Mildred V. a/k/a Mildred Anderson, deceased, of Fawn Township, PA. No. 06649 of 2024. Stanley Yurchick, Co-Extr. and Andrea Hassett, Co-Extr., 461 Willow Street, Springdale, PA 15144 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-03911 Oct 30; Nov 6, 13, 2024

Brooks, Lynn M., deceased, of Pittsburgh, PA. No. 06861 of 2024. Kelly Greycor, Admr., 5028 Venice Road, Pittsburgh, PA 15209 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-02009w Oct 30; Nov 6, 13, 2024

Chernan, Patricia M. a/k/a Patricia Chernan, deceased, of Tarentum Borough, PA. No. 06646 of 2024. Winifred Violi, Extr., 15231 Royal Crest Drive #104, Haymarket, VA 20169 or to William T.

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

24-03912 Oct 30; Nov 6, 13, 2024

Gavin, Rosemarie, deceased, of Pittsburgh, PA. No. 06778 of 2024. Josephine Zelik, Extr., 211 Delano Drive, Pittsburgh, PA 15236.

24-02010w Oct 30; Nov 6, 13, 2024

Klaphake, Edward L., deceased, of Penn Hills, PA. No. 06791 of 2024. Corrine Klaphake, Admr., c/o Brandon A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-02007w Oct 30; Nov 6, 13, 2024

Michael, Jr., Robert F., deceased, of Green Tree, PA. No. 6209 of 2024. Christopher Cropp, Admr., 252 Parkedge Road, Green Tree, PA 15220 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 1428 Banksville Road, Pittsburgh, PA 15216.

24-03851 Oct 30; Nov 6, 13, 2024

Neuberg, Ellen C. a/k/a Ellen Chisdes a/k/a Ellen Chiz, deceased, of Pittsburgh, PA. No. 06795 of 2024. David Greenlee, Extr., 300 N. Woodland Road, 1B, Pittsburgh, PA 15232 or to Michael Goldstein, Esq., 537 N. Neville Street, Apt. 2G, Pittsburgh, PA 15213.

24-02013w Oct 30; Nov 6, 13, 2024

Patton, Lynne Kathleen a/k/a Lynne Notman a/k/a Lynne K. Patton, deceased, of Carrick, PA. No. 06359 of 2024. Wendi J. Taylor, Admr., 435 Parkview Ct., Camp Hill, PA 17011.

24-03852 Oct 30; Nov 6, 13, 2024

Smith, Dorothy A., deceased, of Pittsburgh, PA. No. 06804 of 2024. Stacey Smith, Extr., 111 Margaret Street, Phillipsburg, PA 16866 or to Matthew J. Morella, Esq., MJM Law, PLLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219.

24-02008w Oct 30; Nov 6, 13, 2024

Young, James Colton, deceased, of McCandless Township, PA. No. 06806 of 2024. Susan G. Young, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.

24-02012w Oct 30; Nov 6, 13, 2024

Notice of Trust Termination

Advertising Trust - Termination due to the death of Loretta G. Laffey 08/03/2024.

Claims against said Trust may be filed as follows and sent to:

Leo L. Laffey, Jr.
c/o Gianni Floro, Esquire
935 Beaver Grade Road, Suite 6
Moon Township, PA 15108

24-03849 Oct 30; Nov 6, 13, 2024

Notice of Trust

In Re: The 2022 Amendment and Restatement of the Fourth Amendment and Complete Restatement of the Norman Cohen & Marilyn Weitz Cohen Trust Marilyn Weitz Cohen, Steven Reis, and Evelyn Reis, Co-Trustees
No probate. Norman Cohen, deceased July 31, 2024

Attorney for Trustees: E. David Margolis, Esq.

Buchanan Ingersoll & Rooney PC
Union Trust Building
501 Grant Street, Suite 200
Pittsburgh, PA 15219

24-03853 Oct 30; Nov 6, 13, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Madeya vs Madeya, et al; LT-24-001324; P-atty: Eric J. Randolph; D-atty: Pro Se; Award for Plaintiff on claim for possession. See Default Possession Judgment 11-6-24. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40676

Centre Avenue Housing vs Schmidt; LT-24-001326; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,952.65 plus costs (includes MDJ costs). Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2621 Centre Avenue, No. 217, Pittsburgh, PA 15219. 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

DCT Realty, LLC vs Brooks; LT-24-001335; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,400.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1100 Duquesne Blvd., No.2, Duquesne, PA 15110. 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Pearson vs Smith; LT-24-001351; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,644.00 plus costs. Defendant not appearing. It is further Ordered that possession is N/A-possess already transferred. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Carlson vs Fourgson, Jr.; LT-24-001359; 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 \$2,800.00 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 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40675

Onder vs Hoyer; LT-24-001362; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40675

Winwood vs Foster; LT-24-001404; P-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,500.00 plus costs. Defendant not appearing. Plaintiff/landlord is not

requesting possession at this time. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Gancia, et al vs Port Authority of Allegheny County; AR-24-003147; P-atty: Kyle A. Dipre; D-atty: Michael E. Kennedy; Award in favor of Plaintiff Mary A. Gancia, and against Defendant in the amount of \$25,000.00. An Award in favor of Plaintiff Reneiro V. Garcia, and against Defendant, in the amount of \$5,000.00. Dated 10/16/24. As per Rule 236, copies sent to all parties 11/07/2024. Arbitration Board # 40642

Cunningham, et al vs W Group Holdings, LLC; LT-24-000791; P-atty: Maximilian F. Beier, Brian Thomas Newman; D-atty: Pro Se, John D. Eddy; Award for Plaintiff on claims: for possession based on non-payment for damages in the amount of \$26,156.00-\$18,156.00 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 \$8,000.00 attorney fees (via lease). Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40677

Lee vs Clark, Jr., et al; LT-24-001049; P-atty: Pro Se; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$6,810.00 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) as against both Defendants. Defendants not appearing 10:34 am. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40675

Freedom Property Advantage vs Coughlin; LT-24-001092; P-atty: Sarah Elizabeth Morrison; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,999.78 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 644 Herschel Street, Rear, Pittsburgh, PA 15220. Consistent with the Praecepto to Terminate, eviction shall proceed through the MDJ. 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. Escrow shall be mailed to attn: Sarah E. Morrison, Esq., Dronish Law Office, 6000 Brooktree Road, Suite 301, Wexford, PA 15090. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Uddin vs Hall; LT-24-001096; 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 \$4,610.00 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). The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40676

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