

The Pittsburgh Legal Journal

TUESDAY
NOVEMBER 26, 2024
Vol. 150 - No. 224

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

Delphi Specialty Services LTD vs Conway Phillips Holdings LLC, Phillips Leonard; GD-24-012652; Contract - Other; Complaint; 145000.00; Atty(s): Sigman Scott Philip

Jefferson Borough vs Kelly David; GD-24-012653; Sci Fa sur Tax Lien; Certificate of Location; 6909.23; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Penn Hills School District, Municipality of Penn Hills vs CSI Construction Co. Inc.; GD-24-012654; Sci Fa sur Tax Lien; Certificate of Location; 22553.85; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

South Allegheny School District vs Callos David; GD-24-012655; Sci Fa sur Tax Lien; Certificate of Location; 8133.45; Atty(s): Cerce Jennifer L.

Vincler Robert P. vs Sutro Timothy; GD-24-012656; MDJ Transcript; Notice of Judgment Mailed; 5072.84; Atty(s): Vincler Robert Paul

Penn Hills School District, Municipality of Penn Hills vs Allen Myron, Myron Ebtessam; GD-24-012657; Sci Fa sur Tax Lien; Certificate of Location; 6260.43; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Harnett Erin M.; GD-24-012658; Petition for Change of Name; Confidential Information Form; Atty(s): Bojarski Kristen Anders

Vermeulen Daniela, Vermeulen Joshua vs Skoncey Michael; GD-24-012659; MDJ Transcript; Notice of Judgment Mailed; 2600.00; Atty(s): Self-Represented

City of Pittsburgh vs Estate of Joseph Doerschner a/k/a Joseph Jacob Doerschner, White Julie Ann, Pittsburgh Water & Sewer Authority, ALCOSAN, Commonwealth of PA Department of Revenue, Unknown Heirs of the Estate of Joseph Doerschner a/k/a Josep, Unknown Heirs of the Estate of Julie A. White; GD-24-012660; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Boules Sylvia vs Strohmeier Jr. Edward, Innovative Fluids LLC, Superior Lubricants Company Inc.; GD-24-012661; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Traficante James

Penn Hills School District, Municipality of Penn Hills vs Grate-Hamm William; GD-24-012662; Sci Fa sur Tax Lien; Certificate of Location; 2262.84; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

North Hills School District vs Wolford Barbara A.; GD-24-012663; Sci Fa sur Tax Lien; Certificate of Location; 7483.73; Atty(s): Garvin Robert J.

CIVIL DIVISION

Arbitration Awards

Bedford Hill Apartments vs McGhee; LT-23-001614; P-atty: Francis C. Rapp, Jr.; D-atty: Nicholas Andrew Brady; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$1,400.00 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). On the escrow funds: Made payable to Bedford Hill Apartments, released to atty for Plaintiff. Dated 11/14/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40686

Hazelway, LLC vs Hays; LT-24-000444; P-atty: Maximilian F. Beier; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$479.00 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). Defendant not appearing at 10:30 a.m. Dated 11/14/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40684

Citibank, N.A. vs Taylor; AR-24-004147; P-atty: Paul Klemm; Award Ex Parte. Plaintiffs are awarded \$3,003.35. Defendant failed to appear at 10:05 a.m. Dated 11/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40688

Cavalry SPV I, LLC vs Gorder; AR-24-004165; P-atty: David J. Apothaker; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$6,063.98. Defendant failed to appear at 10:18 a.m. Dated 11/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration. Board #40688

Cavalry SPV I, LLC vs Caceres; AR-24-004176; P-atty: David J. Apothaker; Award Ex Parte. Plaintiffs are awarded \$1,277.32. Defendant failed to appear at 10:15 a.m. Dated 11/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40688

Bensor vs C&J Grocery Company, LLC; GD-22-016156; P-atty: Thomas B. Anderson; D-atty: Jonathan Davis Marcus; Non Jury Verdict, In favor of C&J Grocery Co., LLC

Carver vs Allegheny Ford Truck Sales Inc., et al; GD-23-013852; P-atty: James L. Cartwright; Award for Plaintiff and against Defendants in the amount of \$12,500.00. Dated 11/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40688

ORPHANS' COURT

Wills

Joseph G. Imhoff, deceased; Sara M. Marton, Extrx.; Atty: Wendy Denton Heleen; 07144 of 2024.

Maureen D. Kuhn, deceased; Kerri L. Rudolph, Extrx.; Atty: Michael G. Wiethorn; 07145 of 2024.

Samuel Mamula, deceased; Nicholas Mamula, Extr.; Atty: Benjamin W. Urso; 07152 of 2024.

Richard B. Banaszak, deceased; Pamela Love, Co-Extrx., Lynn Kunz, Co-Extrx.; Atty: Michele P. Conti; 06287 of 2024.

Louise A. Dern, deceased; William E. Dern, Extr.; Atty: Chelsea K. Dice; 07155 of 2024.

Paula Tamburro Gent, deceased; Juliana C. Gent, Extrx.; Atty: John P. Donovan; 07159 of 2024.

Richard Allen Pierce, deceased; Karen L. Pierce, Extrx.; Atty: Scott B. Lang; 07161 of 2024.

Albert Francis Haskins, deceased; Carmen Haskins, Extrx.; Atty: Scott B. Lang; 07162 of 2024.

Gregor J. Stein, deceased; Craig Stein, Extr.; Atty: Max Feldman; 07166 of 2024.

Diana L. Jannetta, deceased; Robert M. Davant, III, Extr.; Atty: Mitchell J. Moximchalk; 07168 of 2024.

Robert A. Bachman, deceased; Karen Sharkey, Co-Extrx., Julie Hregdovic, Co-Extrx.; Atty: Robert J. Winters; 07174 of 2024.

William J. Hughes, deceased; Glenn Lijewski, Extr.; Atty: Gregory W. Bevington; 07175 of 2024.

Martha Emogene McCutcheon, deceased; Cynthia L. Vaughn, Extrx.; Atty: Paul Bowman Root; 07180 of 2024.

Margaret A. Brody, deceased; George S. Brody, Extr.; 07181 of 2024.

Robert W. Malysko, deceased; Mary D. Malysko, Extrx.; Atty: Christine M. Wells, Deborah L. Lesko; 07194 of 2024.

Josephine Ann Evanick, deceased; William L. Cypher, Extr.; Atty: Seth Penner; 07201 of 2024.

Robert J. Stevenson, deceased; William E. Stevenson, Extr.; Atty: Timothy J. Giltinan; 07202 of 2024.

Sandra J. Harkins, deceased; Jacqueline Ann Harkins, Extrx.; Atty: Carol L. Hanna; 07203 of 2024.

Richard G. Bilby, deceased; Brian D. Bilby, Extr.; Atty: Lloyd A. Welling; 07207 of 2024.

Raymond A. Eder, Jr., deceased; Raymond William Eder, Extr.; Atty: Carol L. Hanna; 07208 of 2024.

William E. Mann, deceased; Betsalel H. Williamson, Extr.; Atty: Dale P. Frayer; 07211 of 2024.

BANKRUPTCY COURT

Western District

David L. Pegg, Sr.; VENANGO-PA; 24-10644; Atty: Daniel P. Foster; Chapter: 13; Filed 11/04/2024; Judge Melaragno

Susan Peterson; ALLEGHENY-PA; 24-22711; Atty: Michael S. Geisler; Chapter: 13; Filed 11/04/2024; Judge Taddonio

Eric S. Livengood; WESTMORELAND-PA; 24-22712; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 11/04/2024; Judge Taddonio

Christopher J. Younger; ALLEGHENY-PA; 24-22713; Atty: Pro Se; Chapter: 13; Filed 11/04/2024; Judge Bohm

Christopher W. Rhode; WASHINGTON-PA; 24-22714; Atty: Edgardo D. Santillan; Chapter: 13; Filed 11/04/2024; Judge Deller

Christine Younger; ALLEGHENY-PA; 24-22715; Atty: Pro Se; Chapter: 13; Filed 11/04/2024; Judge Taddonio

Kathleen E. Scattaregia; WASHINGTON-PA; 24-22716; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 11/04/2024; Judge Taddonio

John A. Torch; BUTLER-PA; 24-22717; Atty: Stacy Harris Slater; Chapter: 13; Filed 11/04/2024; Judge Deller

Gary Walter Finegan; BEAVER-PA; 24-22718; Atty: Pro Se; Chapter: 13; Filed 11/04/2024; Judge Bohm

Domenica Mary Plants; WASHINGTON-PA; 24-22719; Atty: David A. Rice; Chapter: 7; Filed 11/04/2024; Judge Deller

Gina S. McMillan; ALLEGHENY-PA; 24-22720; Atty: Kenneth Steidl; Chapter: 7; Filed 11/04/2024; Judge Bohm

Kyle Lee Hutter; WASHINGTON-PA; 24-22721; Atty: David A. Rice; Chapter: 7; Filed 11/04/2024; Judge Taddonio

Michael S. Clouse; ARMSTRONG-PA; 24-22722; Atty: Preston T. Younkings; Chapter: 7; Filed 11/04/2024; Judge Deller

Danielle LeFevre; ALLEGHENY-PA; 24-22723; Atty: Joseph Peter Nigro; Chapter: 13; Filed 11/04/2024; Judge Deller

Jamie L. Smith; ALLEGHENY-PA; 24-22724; Atty: Charles James Grudowski; Chapter: 13; Filed 11/04/2024; Judge Deller

Ernest H. Smith, III; WESTMORELAND-PA; 24-22725; Atty: Charles James Grudowski; Chapter: 7; Filed 11/04/2024; Judge Deller

Andrew J. Amrhein; BLAIR-PA; 24-70455; Atty: Kenneth P. Seitz; Chapter: 13; Filed 11/04/2024; Judge Deller

David W. Carr; ALLEGHENY-PA; 24-22726; Atty: Michael S. Geisler; Chapter: 13; Filed 11/05/2024; Judge Taddonio

Sean R. Wright; ALLEGHENY-PA; 24-22727; Atty: Michael S. Geisler; Chapter: 13; Filed 11/05/2024; Judge Deller

Michelle E. Szuch; ALLEGHENY-PA; 24-22728; Atty: Kenneth Steidl; Chapter: 7; Filed 11/05/2024; Judge Bohm

(Continued on Page 2, Column 1)

(Continued on Page 3, Column 1)

(Continued on Page 6, Column 4)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Elizabeth Forward School District vs Beluschak Gregory Allen; GD-24-012664; Sci Fa sur Tax Lien; Certificate of Location; 10157.35; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Dennis Clara M, Dennis Westley S vs Boeing Company, Invenys Services Inc., Meritor Inc., MS Jacobs and Associates Inc., Rockwell Automation Inc., Schneider Electric USA Inc., Sensus USA Inc., Xylem Inc.; GD-24-012665; Asbestos Silicas; Complaint; Atty(s): Halpern David Bruce, Kovic Justin C.

Yevdokimova Alena vs Securing American Greatness Inc.; GD-24-012666; MDJ Transcript; Notice of Judgment Mailed; Atty(s): Brack Cara L., Hicks Jr. Ronald L.

Jefferson Borough vs Jackson Cherie; GD-24-012667; Sci Fa sur Tax Lien; Certificate of Location; 4358.78; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Riverview School District vs Unknown Heirs of Charles A. Alexander Deceased; GD-24-012668; Sci Fa sur Tax Lien; Certificate of Location; 4322.59; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

Federal Home Loan Mortgage Corporation vs Lisotto Alice F., Lisotto Robert D.; GD-24-012669; Mortgage Foreclosure; Confidential Information Form; 121561.61; Atty(s): Linn Geraldine M.

Rohm Richard D., Rohm Renee L. vs Boeing Company, Invenys Services Inc., Meritor Inc., Rockwell Automation Inc., Schneider Electric USA Inc., Sensus USA Inc., Sid Harvey Industries Inc., Xylem Inc.; GD-24-012670; Asbestos Silicas; Complaint; Atty(s): Halpern David Bruce

Cantor Lewis vs Cantor Jodi; GD-24-012671; Ejectment; Certificate of Location; Atty(s): Werner Anthony, Labovitz William J

Blair Timothy vs Manroland Goss Web Systems America LLC, Manroland Web Systems Inc, Manroland Goss Web Systems International LLC, Goss International LLC; GD-24-012672; Product Liability; Complaint; Atty(s): Jurewicz Richard M, Elmi Brooke J.

Price Patricia vs Javo Studios; GD-24-012673; Other Tort; Praecept for Writ of Summons; Atty(s): Lenihan Lisa Pupo

City of Pittsburgh vs Mallinger Oscar, Mallinger Meyer, Mallinger Samuel, Redevelopment Authority of Pittsburgh, National Tax Funding L.P., Unknown Heirs of Oscar Mallinger, Unknown Heirs of Meyer Mallinger, Unknown Heirs of Samuel Mallinger; GD-24-012674; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Kycynka Joanne vs City of Pittsburgh, Chatham Pittsburgh HP LLC; GD-24-012675; Against Property Owner; Complaint; Atty(s): Dipre Kyle A.

Keystone Oaks School District vs L & P Enterprises LLC; GD-24-012676; Sci Fa sur Tax Lien; Certificate of Location; 10854.62; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

City of Pittsburgh vs McNary Jr. Thomas, McNary Hattie, Pittsburgh Water & Sewer Authority, Unknown Heirs of Thomas McNary Jr., Unknown Heirs of Hattie McNary; GD-24-012677; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Moore Reed L. vs Moyer Kelsey R., Moyer Darlene K.; GD-24-012678; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

Clark Nancy J. vs Stuchell John E.; GD-24-012679; Motor Vehicle Accident; Praecept for Writ of Summons; Atty(s): Logue Matthew T., Quinn John E

Anthony Ginette, Anthony Michael vs UPMC, University of Pittsburgh Physicians, Regional Health Services Inc., Krahe D.O. Mark A.; GD-24-012680; Medical/Hospital Liability; Praecept for Writ of Summons; Atty(s): Geist Joshua P.

Riverview School District vs Barr David J.; GD-24-012681; Sci Fa sur Tax Lien; Certificate of Location; 3594.48; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

City of Pittsburgh vs Farmer Clara, Estate of Clara Farmer, GLS Capital Inc., Unknown Heirs of Clara Farmer; GD-24-012682; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Williams Kimberly vs Keener Donna, Keener's Kleaners Inc.; GD-24-012683; Motor Vehicle Accident; Complaint; Atty(s): Novotny-Prettiman Joyce

Elizabeth Forward School District vs Krznaric Bobbie Jean; GD-24-012684; Sci Fa sur Tax Lien; Certificate of Location; 11206.68; Atty(s): Cerce Jennifer L., Maiello Lawrence J.

City of Pittsburgh vs Smith Sam, Smith Helen, Logan Margaret, Unknown Heirs of Margaret Logan, Unknown Heirs of Sam Smith, Unknown Heirs of Helen Logan; GD-24-012685; Quiet Tax Title & Real Estate; Petition Initiating Case; Atty(s): Miller John Hobart

City of Pittsburgh vs Murrell Lewis, Caulis Negris, Pittsburgh Water & Sewer Authority, Unknown Heirs of Lewis Murrell; GD-24-012686; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

City of Pittsburgh vs Hiles Mary C., Hiles Perry, Pittsburgh Water & Sewer Authority, Alcosan, Commonwealth of PA Department of Revenue, Unknown Heirs of Mary C. Hiles, Unknown Heirs of Perry Hiles; GD-24-012687; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

City of Pittsburgh vs Sebastian Louis V., Sebastian Virginia M., Pittsburgh Water & Sewer Authority, ALCOSAN, Unknown Heirs of Louis V. Sebastian, Unknown Heirs of Virginia M. Sebastian; GD-24-012688; Quiet Tax Title & Real Estate; Petition Initiating Case; Atty(s): Miller John Hobart

City of Pittsburgh vs Walker James, Walker Rosebud M., Pittsburgh Water & Sewer Authority, Unknown Heirs of James Walker, Unknown Heirs of Rosebud M. Walker; GD-24-012689; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Franciscus Jr. William C. vs UPMC - Mercy Hospital, Rusilko D.O. Paul John; GD-24-012690; Medical/Hospital Liability; Praecept for Writ of Summons; 50000.00; Atty(s): Kelley G. Clinton

Commonwealth of PA Department of Revenue vs Perkins Clay; GD-24-102360; Commonwealth Tax Lien; Personal Income Tax; 3648.39

Commonwealth of PA Department of Revenue vs Cooper John; GD-24-102361; Commonwealth Tax Lien; Personal Income Tax; 2269.66

Commonwealth of PA Department of Revenue vs Treganowan David K; GD-24-102362; Commonwealth Tax Lien; Personal Income Tax; 2269.66

Commonwealth of PA Department of Revenue vs Dayob Doris J; GD-24-102363; Commonwealth Tax Lien; Personal Income Tax; 3647.37

Commonwealth of PA Department of Revenue vs Miller Spencer A; GD-24-102364; Commonwealth Tax Lien; Personal Income Tax; 3652.28

Commonwealth of PA Department of Revenue vs Brown Edward M; GD-24-102365; Commonwealth Tax Lien; Personal Income Tax; 3637.38

Commonwealth of PA Department of Revenue vs Enriquez Rachel, Enriquez Ricardo; GD-24-102366; Commonwealth Tax Lien; Personal Income Tax; 3647.32

Commonwealth of PA Department of Revenue vs Boal Ryan E., Boal Jennifer E.; GD-24-102367; Commonwealth Tax Lien; Personal Income Tax; 3651.16

Wells Fargo Bank N.A. vs Rodgers Shae E.; MG-24-000834; Mortgage Foreclosure; Certificate of Location; 97615.99; Atty(s): Schweiger Karin Baltimore

Great Lake Funding I Trust vs Visang Ventures LLC; MG-24-000835; Mortgage Foreclosure; Certificate of Location; 232496.39; Atty(s): Cirino Timothy A.

Citigroup Mortgage Loan Trust 2017-RP1 vs Estate of James E. Holzer, Unknown Heirs of James E. Holzer deceased, Stokes Sandy, Holzer Christine A; MG-24-000836; Mortgage Foreclosure; Certificate of Location; 96006.56; Atty(s): Argentieri Emmanuel J

PNC Bank National Association vs Babinsack David L.; MG-24-000837; Mortgage Foreclosure; Certificate of Location; 77026.01; Atty(s): Riloff Heather

MCLP Asset Company Inc. vs Olender Eric, Olender Elizabeth; MG-24-000838; Mortgage Foreclosure; Certificate of Location; 205646.87; Atty(s): Miller William E

Jones Kevin, Jones Tameka vs Nosik M.D. Stanislav, Nguen M.D. Jennifer, Allegheny Clinic, Zhang M.D. Qin, Moyer M.D. Elizabeth, Smith C.R.N.A. Darcy, Seel C.R.N.A. Emily, Foster C.R.N.A. Jacqueline, Klein C.R.N.A. Melissa, Allegheny Clinic, Bresler M.D. Robert, West Penn Allegheny Health System; GD-24-012691; Medical/Hospital Liability; Complaint; Atty(s): Neuman Sandra S

Pittsburgh Water & Sewer Authority vs Metro Rentals LLC; GD-24-012692; Municipal Lien; Certificate of Location; 19146.39; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Properties For You LLC; GD-24-012693; Municipal Lien; Certificate of Location; 12601.00; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Blue Dog Enterprises Inc.; GD-24-012694; Municipal Lien; Certificate of Location; 10338.87; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs 1516 Warren St. LLC; GD-24-012695; Municipal Lien; Certificate of Location; 7220.94; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs RWIV Construction LLC; GD-24-012696; Municipal Lien; Certificate of Location; 8799.51; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Godson Simone, Brown Xavier; GD-24-012697; Municipal Lien; Certificate of Location; 8687.76; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Dzamko Management Group LLC; GD-24-012698; Municipal Lien; Certificate of Location; 5113.76; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Lentz Douglas; GD-24-012699; Municipal Lien; Certificate of Location; 8239.68; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water & Sewer Authority vs Peachy Pelican Properties LLC; GD-24-012700; Municipal Lien; Certificate of Location; 13469.08; Atty(s): Walaan Monica Samir

Pittsburgh Water & Sewer Authority vs Garrett Jesse; GD-24-012701; Municipal Lien; Certificate of Location; 9143.75; Atty(s): Walaan Monica Samir, Farley Conor D.

Established 1853

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

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

©Allegheny County Bar Association 2024

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

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvezel@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, dvezel@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.

CIVIL DIVISION

Arbitration Awards
(Continued from Page 1, Column 2)

Paskiewicz vs BoyerPentek; AR-24-004023; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$100.00. Dated 11/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40687

Absolute Resolutions Investments, LLC vs Reese; AR-24-004134; P-atty: Ian M. Lauer; D-atty: Brian J. Fenters; Award Ex Parte. Plaintiffs are awarded \$13,194.75. Defendant failed to appear at 10:00 a.m. Dated 11/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40688

Discover Bank vs Edwards; AR-24-004046; P-atty: Matthew D. Urban; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$3,292.91. Defendant failed to appear at 10:47 a.m. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40690

Campagna vs Sam's East, Inc.; AR-24-004188; P-atty: Garrett L. Trettel; D-atty: Rebecca Sember Izsak; Award for Defendant and against Plaintiff. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40689

Discover Bank vs Lee; AR-24-004213; P-atty: Matthew Weston Pomy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$7,892.00. Defendant failed to appear at 10:48 a.m. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40690

Velocity Investments, LLC vs Daluisio; AR-24-004225; P-atty: Demetrios H. Tsarouhis; D-atty: Gregory T. Artim; Award Ex Parte. Plaintiffs are awarded \$21,755.80. Defendant failed to appear at 10:43 a.m. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40690

Collins Asset Group, LLC vs Brletic; AR-24-004243; P-atty: Demetrios H. Tsarouhis; D-atty: Pro Se; Award for Plaintiff and against Defendant, in the amount of \$3,238.27. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40690

Thomas vs Graham; AR-24-004266; P-atty: Pro Se; D-atty: Elizabeth Ann Roberto; Award Draw. An award on favor of Defendant on Plaintiff's complaint. An Award in favor of Plaintiff on Defendant's counterclaims. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40690

Forsythe Finance, LLC vs Harrison; AR-24-004267; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$2,764.26. Defendant failed to appear at 10:45 a.m. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40690

Ormond vs Grange Insurance Company; AR-23-003531; P-atty: Pro Se; D-atty: Michael A. Weiner; Non Jury Verdict Dated 11/18/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Hertzberg, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

COURT NOTICES

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning January 8, 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:

- January 8, 2025 at Noon**
- February 5, 2025 at 11:00 a.m.**
- March 12, 2025 at 11:00 a.m.**

24-04258

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Thursday, January 9, 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, January 9, 2025 at 9:30 a.m.**
- Thursday, February 13, 2025 at 9:30 a.m.**
- Thursday, March 13, 2025 at 8:45 a.m.**

24-04259

Court of Common Pleas of Allegheny County

NOTICE TO ALL LAWYERS

You are hereby notified that **MONDAY, DECEMBER 30, 2024**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, FEBRUARY 10, 2025**, General Argument and Equity Argument List.

PATRICK M. CONNELLY
CALENDAR CONTROL JUDGE
24-04097

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of December 2024

Week of

- December 2** - Judge McGough
- December 9** - Judge Marmo
- December 16** - Judge McCarthy
- December 23** - Judge O'Toole
- December 30** - Judge O'Toole

24-04077

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 Korbel, 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 Korbel,**
- 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

**Looking to hire
an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?**

**Post your employment
opportunity on
jobs.acba.org.**

COURT SCHEDULES

Daily Jury and Non-Jury Trial List

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

Wednesday
November 27, 2024

Jury Trials

(307) 204216 GD-22-7287
Robert M. Holtz, et al vs AHN Allegheny General Hospital, et al; P-Atty: **Todd David Bowlus**; D-Atty: **Kristin L. Pieseski**; 1x

(316) 205786 GD-17-14182
Cleveland Brothers Equipment Co., Inc. vs Emcon Enterprises, LLC; P-Atty: **Bernard S. Rubb**; D-Atty: **Pro Se**; 1x

(319E) LT-24-587
Nexus Real Estate vs James Schuster; P-Atty: **Kenneth Ganter Scholtz**; D-Atty: **Pro Se**; 1x

Non-Jury Trials

(81) AR-23-5783
PNC Bank, National Association vs Julene L. Allen; P-Atty: **Jason E. Strand**; D-Atty: **Pro Se**; 1x

(313) 205601 GD-18-10846
Mohammed Hajaz vs FA Logic, et al; P-Atty: **Prabhu Narahari**; D-Atty: **Pro Se**; 1x

(320) 202929 GD-21-1683
Frank J. Schons, et al vs Norris Ventures, Inc.; P-Atty: **Peter Hay Thomson**; D-Atty: **No Appearance**; 3x

(321) AR-23-4010
Ralph Louis Luick, Sr., et al vs William Sullivan, et al; P-Atty: **Pro Se**; D-Atty: **Matthew J. Kalina**; 1x

(322) AR-23-5790
American Express National Bank vs Kendrala Rochelle; P-Atty: **Jason E. Strand**; D-Atty: **Pro Se**; 1x

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Tuesday
December 3, 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-0000283-24; Wesley Bridger; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Kevin Vance Horne**

CR-0002521-24; Erik Towner Gruda; Agg. Ind. Assault W/O Consent; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **David Andrew Obara**

CR-0003475-24; Thomas Hoffman; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Cory Shane Ricci**

CR-0013647-18; Thomas James Olon; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Cory Shane Ricci**

CR-0005461-23; Morgan Levinea Russell; Retaliation Against Witness or Victim; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Max James Iverson**

CR-0004273-24; Daniel David Trunick; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003979-24; Brandon Alan Williams; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Cory Shane Ricci**

Judge Alexander P. Bicket
Courtroom 321

CR-0002761-24; Jennifer Ann Brown; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Vishal Bajpai**

CR-0002760-24; Matthew Adam Brown; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0002591-24; Kimberly Lynne Francette; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Justin John-Earl Ketchel**

CR-0006100-23; Roman Francis; 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-0003596-24; Blake Leasure; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Danielle Lyndsay McNabb**

CR-0005336-23; Erick Mata Rea; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Joseph Wayne Turman**

CR-0004796-24; Erick Mata Rea; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Joseph Wayne Turman**

CR-0004354-24; Erick Mata Rea; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Joseph Wayne Turman**

CR-0003295-24; Jontae D. Oharrow; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Anne Parsons**

CR-0003317-24; Amanda Sheniqa Saunders; Accidents Involving Death Or Personal Injury; ADA: **Michael John Borsch**; D-Atty: **Anne Parsons**

CR-0001351-24; Samantha Stahl; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Susan Evashavik Dilucente
Courtroom 530

CR-0000613-23; Kevin Derrick Crew; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Rachael C. Arieanna Santoriella**

CR-0000683-23; Kevin Derrick Crew; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Finn L. Skovdal**

Judge Elliot Howsie
Courtroom 533

CR-0009272-23; Teonna R. Daniels; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Andrew Oliver Stiffler**

CR-0008655-23; Jaichaun Evans; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Andrew Michael Sherman**

CR-0005342-24; Robert Evans; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Sarah Cosette Hampton**

CR-0000192-24; Robert Evans; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Sarah Cosette Hampton**

CR-0005318-24; Robert Evans; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Sarah Cosette Hampton**

CR-0006714-23; Robert Evans; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Sarah Cosette Hampton**

CR-0006871-23; Robert Evans; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Sarah Cosette Hampton**

CR-0002826-24; Deondre Murray; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Kyle Domenic Donovan**

Judge Beth A. Lazzara
Courtroom 306A

CR-0007934-23; Ryan Andrew Casale; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Samuel E. Manning III**

Judge Jill E. Rangos
Courtroom 327

CR-0005861-24; Vance Holiday Jr.; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Michael Dewitt Barry**

CR-0003284-24; Vance Holiday Jr.; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Michael Dewitt Barry**

CR-0008515-23; Doris Robinson; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Brandon Michael Herring**

CR-0002088-24; Thomas L. Terry; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Richard Thomas Haft**

Judge Kevin G. Sasinoski
Courtroom 506

CR-0002414-24; Tyre Blackwell; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Michael Dewitt Barry**

CR-0003070-24; Jason Smith; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **David Andrew Obara**

Judge Jennifer Satler
Courtroom 527

CR-0005976-24; Donald Alexander; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Rachel Kathryn Crosby**

CR-0002292-24; Dmon Brown; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Thomas Francis Merrick**

CR-0005982-24; Dmon Brown; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Thomas Francis Merrick**

CR-0002294-24; Levar Chapman; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Christopher Joseph Marsili**

CR-0002293-24; Daemon Choat; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Andrew Michael Sherman**

CR-0003253-24; Colten Lee McDermott; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Cory Shane Ricci**

CR-0005983-24; Dejour Tarrant; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **John Michael Pavlik**

Judge Randal B. Todd
Courtroom 310

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

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

CR-0007023-23; Hermas Uriah Craddock; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Ashley Marie Cagle**

CR-0007022-23; Deondre Daniels; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Anne Marie Mancuso**

CR-0008375-23; Kayla Goralzick; Open Lewdness; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Joseph Wayne Turman**

CR-0005446-24; Rayshawn Earl L. Hammond; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Anne Marie Mancuso**

CR-0005203-24; Nazhamere Jeter; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-Atty: **Joseph Wayne Turman**

LEGAL ADS

CR-0005450-24; Jenó Samuel Moretti; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

CR-0001512-24; Dana D. Ott; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelsey Jordan Vita**

CR-0000472-24; Jason Ranegar; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0004636-24; Bryan Schnuth; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shawn Michael Stevenson**

CR-0004413-24; Thomas Raymond Scholl; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**

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

CR-0001812-23; Jack Simback; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicole Dominique Nino**

CR-0004702-24; Lonnie Anthony Smith; Fleeing or Attempting to Elude Officer; ADA: **Peyton Eileen Myers;** D-atty: **William H. Difenderfer**

CR-0004688-24; Lonnie Anthony Smith; Firearms Not To Be Carried W/O License; ADA: **Peyton Eileen Myers;** D-atty: **William H. Difenderfer**

CR-0004936-24; Jarin Wlodarski; Theft Of Leased Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

AR-24-004706; BCG Equities, LLC vs Dixon; P-atty: **Demetrios H. Tsarouhis**

AR-24-004704; BCG Equities, LLC vs Williams; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brian J. Fenters**

AR-24-004700; Aardema vs Orr; P-atty: **Pro Se**

AR-24-004699; BCG Equities, LLC vs Smith; P-atty: **Demetrios H. Tsarouhis**

AR-24-004698; BCG Equities, LLC vs Branch; P-atty: **Demetrios H. Tsarouhis**

AR-24-004396; Davis vs Brady Auto Dealership; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-24-004338; Discover Bank vs Fagan; P-atty: **Matthew D. Urban;** D-atty: **Gregory T. Artim**

AR-24-004299; Kilbuck Township vs Dittrich, et al; P-atty: **Richard A. Monti;** D-atty: **Pro Se**

AR-24-004207; Dollar Bank vs Benton; P-atty: **Matthew D. Urban;** D-atty: **Pro Se**

AR-24-003995; Synchrony Bank vs Brennan; P-atty: **Gregg L. Morris;** D-atty: **Matthew S. Feinman**

AR-24-003630; Khan, et al vs Nathanel and Manor Management, LLC; P-atty: **Elizabeth M. Tarasi;** D-atty: **Timothy J. Leonard**

AR-24-003624; Nathanel and Maor Management, LLC vs Khan, et al; P-atty: **Timothy Jeffrey Leonard;** D-atty: **Elizabeth M. Tarasi**

AR-24-003401; Clapsaddle, et al vs Savoy; P-atty: **Pro Se;** D-atty: **Pro Se**

AR-24-001034; Kozak vs Lawrenceville Holdings, LLC, et al; P-atty: **Patrick W. Murray;** D-atty: **Emerald N. Hanus**

AR-23-006032; Rock Creek Capital, LLC vs Banks; P-atty: **Matthew Weston Pomy;** D-atty: **Brad N. Sommer**

AR-23-006020; Discover Bank vs Papale; P-atty: **Matthew Weston Pomy;** D-atty: **Pro Se**

SA-0001048-24; Comm. of PA vs McKeesport Boyer Investment Group; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001301-24; Comm. of PA vs Glenn J. Burtch; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001252-24; Comm. of PA vs Jose Castro; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001253-24; Comm. of PA vs ENK Real State Investments LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001097-24; Comm. of PA vs David L. Fields; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001286-24; Comm. of PA vs Dorothy Graczyk; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001271-24; Comm. of PA vs Grandma Roses Properties; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001092-24; Comm. of PA vs J & A South Hills Development Inc.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001070-24; Comm. of PA vs J & A South Hills Development Inc.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001285-24; Comm. of PA vs William Jackson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001387-24; Comm. of PA vs Debra A. James; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001366-24; Comm. of PA vs Todd J. Kemp; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001076-24; Comm. of PA vs Masada Property One LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000210-24; Comm. of PA vs MD Real Estate LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001294-24; Comm. of PA vs Penn Pioneer Ent. LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001404-24; Comm. of PA vs Delmy N. Reyes; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001184-24; Comm. of PA vs Rubi Ruiz; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000587-24; Comm. of PA vs Shiloh Commons LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000686-22; Comm. of PA vs The Children's Home of Pittsburgh; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001165-24; Comm. of PA vs XYZ Investments LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000300-23; Comm. of PA vs Xia Yang; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000301-23; Comm. of PA vs Liu Zhongyi; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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:

Breisinger, Lois, deceased, of Jefferson Hills, PA. No. 05977 of 2024. James Breisinger, Extr., 813 Sean Court, Jefferson Hills, PA 15025 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.
24-02138w Nov 26; Dec 3, 10, 2024

Gapinski, Cecelia C., deceased, of Monroeville, PA. No. 07006 of 2024. Bernadette Gapinski, Extr., 116 Old Suffolk Drive, Monroeville, PA 15146.
24-04166 Nov 26; Dec 3, 10, 2024

Grannis, Robert G., deceased, of Pittsburgh, PA. No. 07416 of 2024. Lindsey Grannis, Admr., 250 4th Street, Pittsburgh, PA 15225 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.
24-02134w Nov 26; Dec 3, 10, 2024

Groetzing, Janice D., deceased, of McCandless Twp., PA. No. 07127 of 2024. Susan Grant, Extr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.
24-04170 Nov 26; Dec 3, 10, 2024

Israel, Stephen a/k/a Stephen Z. Israel, deceased, of Hampton, PA. No. 07421 of 2024. Wescott Israel, Co-Extr. and Tricia Israel, Co-Extr., c/o Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
24-02137w Nov 26; Dec 3, 10, 2024

Kuhn, Maureen D., deceased, of Richland Twp., PA. No. 07145 of 2024. Kerri L. Rudolph, Extr., 3936 Shepard Road, Gibsonia, PA 15044 or to Michael G. Wiethorn, Esq., Fox Rothschild, LLP, BNY Mellon Center, 500 Grant Street, Ste. 2500, Pittsburgh, PA 15219.
24-04174 Nov 26; Dec 3, 10, 2024

Nerti, Philip J. a/k/a Philip James Nerti, deceased, of Oakdale, PA. No. 07286 of 2024. David M. Nerti, Extr., 470 Oswald Street, Wampum, PA 16157 or to Louis Pomerico, Esq., 2910 Wilmington Road, New Castle, PA 16105.
24-02124w Nov 26; Dec 3, 10, 2024

Overstreet, Robert E., deceased, of Pittsburgh, PA. No. 07119 of 2024. Keith A. Overstreet, Extr., 1640 Williamsburg Circle, Pittsburgh, PA 15241 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.
24-04172 Nov 26; Dec 3, 10, 2024

Palmintera, Lisa F., deceased, of Pittsburgh, PA. No. 07222 of 2024. Diane L. Palmintera, Extr., 11464 Links Drive, Reston, VA 20190 or to Stephen F. Ban, Esq.,

Summary Appeals Branch

Judge Thomas Flaherty
City-County Building
Room 313

Tuesday
December 3, 2024

Hearings

SA-0001072-24; Comm. of PA vs Nesreen Altal; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001068-24; Comm. of PA vs Nesreen Altal; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001589-22; Comm. of PA vs Nabila Bey; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001071-24; Comm. of PA vs Rashid Boumasoud; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001069-24; Comm. of PA vs Rashid Boumasoud; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001248-23; Comm. of PA vs Boyer Investment Group; P-atty: **Criminal Division Allegheny County District Attorney's Office**

Arbitration Trial List

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

Tuesday
December 3, 2024

GD-10-013457; Luu, et al vs Wilcox; P-atty: **G. Clinton Kelley;** D-atty: **Joseph A. Hudock, Jr.**

AR-24-004754; JPMorgan Chase Bank, N.A. vs Hall; P-atty: **Ian M. Lauer**

AR-24-004751; JPMorgan Chase Bank, N.A. vs Bickel-Nary; P-atty: **Ian M. Lauer**

AR-24-004749; State Farm Mutual Automobile Insurance Company vs Zebene, et al; P-atty: **Robert W. Allen**

AR-24-004747; Tennant vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

AR-24-004740; Citibank, N.A. vs Williams; P-atty: **Michael Robert Lipinski;** D-atty: **Amy Lynn Bennecoff**

AR-24-004732; Gable vs Giant Eagle, Inc.; P-atty: **Aaron H. Weiss;** D-atty: **James F. Rosenberg**

AR-24-004731; Russo, et al vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

AR-24-004709; BCG Equities, LLC vs Collins; P-atty: **Demetrios H. Tsarouhis**

NOTICE TO THE MEMBERS OF THE BAR ASSOCIATION

ACBA BOARD OF GOVERNORS AMENDS BAR ASSOCIATION BY-LAWS

On Tuesday, November 5, 2024, the Board of Governors at its monthly meeting voted to amend the Bar Association By-Laws. A quorum of members of the Board was present for the Board Meeting. The vote of those present at the meeting to amend the By-Laws was unanimous.

In accordance with Article 21 of the ACBA By-Laws, the Board can amend the By-Laws by a vote of 2/3 of the members of the Board of Governors present and voting at any meeting in connection with which a quorum is present; provided that the results of the such vote shall be published in the Pittsburgh Legal Journal within ten (10) days of the aforesaid vote to amend, accompanied by a notice to members that the By-Laws, as amended, shall become effective within twenty (20) days of the date of such publication unless a petition is filed with the Association signed by fifty (50) active members in good standing requesting a vote of the membership on the subject amendment(s), or particular portion(s) thereof. Upon receipt of such petition, the matter shall be placed before the membership for a vote at the next annual meeting of the membership or at a meeting specially convened for that purpose.

Notice is hereby given that the By-Laws, as amended, shall become effective on Thursday, November 27, 2024, unless a petition is filed with the Association as herein above set forth.

The following are the proposed amendments. The new language is underlined and shown in **bold** type and removed language is stricken out. A full and complete copy of the Bar Association By-Laws is available on the web site at www.ACBA.org under the "About" tab.

David A. Blaner, Executive Director

BY-LAWS OF THE ALLEGHENY COUNTY BAR ASSOCIATION

Section 10.12 Bringing Other Matters to the Attention of the Board of Governors

Except as provided for in Sections 10.10 and 10.11, if a Committee desires to raise a question or concern to the Board of Governors, the following steps are to be taken:

- (1) The Committee shall adopt a resolution presenting a concise statement of the question or concern. The resolution shall, if appropriate, include information as to whether and for what reasons expedited disposition of the matter is requested.
- (2) The Committee Chair shall submit the resolution to each member of the Executive Committee, and to the Executive Director.(3) The President shall, after consultation with the Executive Committee, make a preliminary determination as to whether the matter is to be presented to the Board.
- (3) If the President's preliminary determination is to decline to have the matter presented to the Board, the issue of whether the matter is to be presented to the Board shall promptly thereafter be brought to a vote by the Board.
- (4) If presented to the Board, whether based upon the President's preliminary determination or based upon the vote of the Board, the question or concern shall be duly considered.
- (6) The President shall promptly thereafter inform the Committee Chair submitting the resolution as to the status of the matter.

Section 19.8 Bringing Other Matters to the Attention of the Board of Governors

Except as provided for in Sections 19.6 and 19.7, if a Division desires to raise a question or concern to the Board of Governors, the following steps are to be taken:

- (1) The Division shall adopt a resolution presenting a concise statement of the question or concern. The resolution shall, if appropriate, include information as to whether and for what reasons expedited disposition of the matter is requested.
- (2) The Division Chair shall submit the resolution to each member of the Executive Committee, and to the Executive Director.

(3) The President shall, after consultation with the Executive Committee, make a preliminary determination as to whether the matter is to be presented to the Board.

(4) If the President's preliminary determination is to decline to have the matter presented to the Board, the issue of whether the matter is to be presented to the Board shall promptly thereafter be brought to a vote by the Board.

(5) If presented to the Board, whether based upon the President's preliminary determination or based upon the vote of the Board, the question or concern shall be duly considered.

(6) The President shall promptly thereafter inform the Division Chair submitting the resolution as to the status of the matter.

Section 20.9 Bringing Other Matters to the Attention of the Board of Governors

Except as provided for in Sections 20.6, 20.7 and 20.8, if a Section desires to raise a question or concern to the Board of Governors, the following steps are to be taken:

(1) The Section shall adopt a resolution presenting a concise statement of the question or concern. The resolution shall, if appropriate, include information as to whether and for what reasons expedited disposition of the matter is requested.

(2) The Section Chair shall submit the resolution to each member of the Executive Committee, and to the Executive Director.

(3) The President shall, after consultation with the Executive Committee, make a preliminary determination as to whether the matter is to be presented to the Board.

(4) If the President's preliminary determination is to decline to have the matter presented to the Board, the issue of whether the matter is to be presented to the Board shall promptly thereafter be brought to a vote by the Board.

(5) If presented to the Board, whether based upon the President's preliminary determination or based upon the vote of the Board, the question or concern shall be duly considered.

(6) The President shall promptly thereafter inform the Section Chair submitting the resolution as to the status of the matter.

Section 2.3 Bringing Matters to the Attention of the Board of Governors

If one or more Members desire to raise a question or concern to the Board of Governors, the following steps are to be taken:

(1) A petition shall be prepared and endorsed by at least twenty-five (25) Members. The petition shall present a concise statement of the question or concern. The petition shall, if appropriate, include information as to whether and for what reasons expedited disposition of the matter is requested.

(2) The petition shall be submitted to each member of the Executive Committee, and to the Executive Director.

(3) The President shall, after consultation with the Executive Committee, make a preliminary determination as to whether the matter is to be presented to the Board.

(4) If the President's preliminary determination is to decline to have the matter presented to the Board, the issue of whether the matter is to be presented to the Board shall promptly thereafter be brought to a vote by the Board.

(5) If presented to the Board, whether based upon the President's preliminary determination or based upon the vote of the Board, the question or concern shall be duly considered.

(6) The President shall promptly thereafter inform the petitioners as to the status of the matter.

Language change to make it consistent throughout the by-laws

Section 20.1(b) Unless otherwise provide in these By-laws, Roberts's Rules of Order, as adopted from time to time as updated from time to time, shall govern the conduct of business at all meeting

Renumber the by-laws as a result of the proposed amendments

The by-laws will be renumber as a result of the proposed amendments.