DECEMBER 2, 2024

Vol. 150 - No. 226

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CIVIL DIVISION

CIVIL DIVISION **Arbitration Awards**

ORPHANS' COURT Petitions & Motions

Western District

BANKRUPTCY COURT

General Docket

Kennedy Township vs Leeson Donna M.; GD-24-012782; Municipal Lien; Certificate of Location; 1170.86; Atty(s): McCabe Michael G.

Kennedy Township vs Ligouri Robert, Ligouri Pamela L.; GD-24-012783; Municipal Lien; Certificate of Location; 2509.09; Atty(s): McCabe Michael G.

Kennedy Township vs Linsenmeyer Alexandra M, Linsenmeyer Bradley, Linsenmeyer James F.; GD-24-012784; Municipal Lien; Certificate of Location; 880.46; Atty(s): McCabe Michael G.

Kennedy Township vs MacNeil James C.; GD-24-012785; Municipal Lien; Certificate of Location; 905.27; Atty(s): McCabe Michael G.

Kennedy Township vs Madden Wayne P, Blosat Fredeick E.; GD-24-012786; Municipal Lien; Certificate of Location; 2778.60; Atty(s): McCabe Michael G.

Kennedy Township vs Majcher Gregory R.; GD-24-012787; Municipal Lien; Certificate of Location; 4474.26; Atty(s): McCabe Michael G.

Kennedy Township vs Margo Andrew, Margo Giovanna, Margo Stephanie; GD-24-012788; Municipal Lien; Certificate of Location; 968.59; Atty(s): McCabe Michael G.

Kennedy Township vs Martini Thomas Andrew, Martini Jessica; GD-24-012789; Municipal Lien; Certificate of Location; 644.76; Atty(s): McCabe Michael G.

Kennedy Township vs Mascellino Seth D., Mascellino Charles M.; GD-24-012790; Municipal Lien; Certificate of Location; 496.91; Atty(s): McCabe Michael G.

Kennedy Township vs McComb Nicole M.; GD-24-012791; Municipal Lien; Certificate of Location; 1231.38; Atty(s): McCabe Michael G.

Kennedy Township vs McClain James, Bodell Kaitlin; GD-24-012792; Municipal Lien; Certificate of Location; 1094.00; Atty(s): McCabe Michael G.

Cencia Susan vs Birdsong M.D. Edward L., Allegheny Health Network, West Penn Allegheny Health System Inc; GD-24-012793; Medical/Hospital Liability; Praecipe for Writ of Summons; Atty(s): Farneth II George R.

Kennedy Township vs MDW Properties LLC; GD-24-012794; Municipal Lien; Certificate of Location; 495.77; Atty(s): McCabe Michael G.

Kennedy Township vs McMahon Jr. Charles M., McMahon Kimberly J.; GD-24-012795; Municipal Lien; Certificate of Location; 759.64; Atty(s): McCabe Michael G.

Kennedy Township vs Molitoris Sandra L.; GD-24-012796; Municipal Lien; Certificate of Location; 1322.78; Atty(s): McCabe Michael G.

Square Condominium Newport **Association** vs Dailey; AR-24-002171; P-atty: Fred C. Jug, Jr.; Award for Defendant Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40690

Cavalry SPV I, LLC vs Nesbeth: AR-23-003183; P-atty: David J. Apothaker; D-atty: Matthew Herron; Award Ex Parte Dated 11/19/24. As per Rule 236 Notice, copies sent to all parties 11/19/2024. Arbitration Board #40692A

Relich vs Ewheels, LLC, et al; AR-23-006208; P-atty: Gina M. McKlveen; Non Jury Verdict Dated 11/19/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$50,000.00 plus costs. Defendant not appearing. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

George Irvin Green Funeral Home, Inc. vs Kerr; AR-24-004281; P-atty: Jeffrey D. Ries; Non Jury Verdict Dated 11/19/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,555.00 plus costs. Defendant not appearing. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Leon vs Lamagna; GD-14-013406; P-atty: Frederick A. Sproull; D-atty: Michael P. Petro; Award for Defendant Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties 11/19/2024. Arbitration Board #40692A

Dungan vs Allegheny County Housing Authority; AR-20-004532; P-atty: Todd J. Hollis; D-atty: Holly M. Whalen; Award for Plaintiff/Defendant. Award for Plaintiff, Tiffany Dungan and against Defendant ACHA in the amount of \$20,000.00. Award for ACHA and against minor Plaintiff T.L and T.G. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties 11/19/2024. Arbitration Board #40691

Discover Bank vs Dillon: AR-22-001113; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$9,220.78. Defendant failed to appear at 10:07 a.m. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties 11/19/2024. Arbitration Board #40692A

Alberts vs Meacham; GD-21-015391; P-atty: Robert P. Domenick; D-atty: Stephen J. Magley; Award for Plaintiff and against Defendant in the amount of \$6,380.00. Dated 11/18/24. As per Rule 236 Notice, copies sent to all parties 11/19/2024. Arbitration Board #40692

Judge Michael E. McCarthy **Thomas S. Straub:** deceased; Motion and order to stay proceeding; Atty: T. J. Dempsey, Jr.; 5798 of 2023.

Judge Hugh F. McGough Beatrice S. Rettger: deceased; Amended order of court; Atty: P. C. Koehler; 3790 of 2024.

Dorothy Smith: deceased; Petition and order to withdraw as counsel; Atty: J. H. Prorok; 4868 of 2024.

Donald Edward Stewart: deceased; Order of court. Conference rescheduled to December 9, 2024 at 10:00 a.m.; Atty: J. D. Ries, E. M. Colianni; 2342 of 2024.

Saint Maria Goretti Foundation: non-profit; Order of court, Conference February 10, 2025 at 10:00 a.m.; Atty: J. R. Lewis, M. J. Solomon; 1109 of 2024.

Ruth Ann Molloy: deceased; Order of court to continue audit; Atty: K. D. Schneider; 41 of 2023.

Charles Oliver: trust; Order of court; Atty: S. J. Goncz; 1072 of 1957.

Cecelia E. Ziecina: deceased; Petition and order for grant of letters 21 years after death; Atty: M. J. Morella; 7122 of 2024.

Rita C. Matta: deceased; Petition for distribution of small estate; Atty: J. F. Nowalk; 4294 of 2024.

Judge Lawrence J. O'Toole Robert Deas: deceased; Petition and order to allow to probate 21 years after death; Atty: P. B. Lewis; 6924 of 2024.

Kevin M. Armour: deceased; Petition and order to serve respondent; Atty: P. B. Lewis; 1716 of 2024.

Yvonne Marie Johnson: deceased; Memorandum opinion and order of court; Atty: G. R. Cooper, G. P. Wozman; 172 of 2023.

Elmedina Fetahagic: deceased; Petition and order for small estate; Atty: A. G. Anderson; 3554 of 2024.

Victor Charles Boytos: deceased; Petition and order to compromise and settle; Atty: J. M. Gesk; 2799 of 2018.

Takanori Fukushima: trust; Petition and order to terminate trust; Atty: N. G. Chatha; 5747 of 2024.

Judge Michael F. Marmo

William J. Salerno: deceased; Motion and order to modify order; Atty: D. Nagel; 1849 of 2023.

Mary Ann Belinsky: deceased; Order of court. Conference January 13, 2025 at 10:00 a.m.; Atty: M. K. Parrish, J. T. Papciak; 7997 of 2023.

Edward J. Spahr, III: power of attorney; Order of court. Conference January 6, 2025 at 1:30 p.m.; Atty: E. J. Strassburger, J. C. Voelker; 5025 of 2024.

(Continued on Page 6, Column 3)

Delbert Gene Vargason, Sr. and Christine E. Vargason; CRAWFORD-PA; 24-10645; Atty: Lauren M. Lamb; Chapter: 7; Filed 11/06/2024; Judge Melaragno

Timothy Jones and Nicole Jones; CRAWFORD-PA; 24-10646; Atty: Tina M. Fryling; Chapter: 7; Filed 11/06/2024; Judge Melaragno

Daniel J. Dechant; VENANGO-PA; 24-10647; Atty: Daniel P. Foster; Chapter: 7; Filed 11/06/2024; Judge Melaragno

Clint O. Rutan and Staci L. Rutan; BUTLER-PA; 24-22739; Atty: Kenneth Steidl; Chapter: 7; Filed 11/06/2024; Judge Taddonio

Richard N. Bolton; ALLEGHENY-PA; 24-22740; Atty: David J. Romito; Chapter: 7; Filed 11/06/2024; Judge Deller

Thomas James McGee; WESTMORE-LAND-PA; 24-22741; Atty: Corey J. Sacca; Chapter: 13; Filed 11/06/2024; Judge Taddonio

Brandon Antus and Janice Antus; WESTMORELAND-PA; 24-22742; Atty: Corey J. Sacca: Chapter: 13: Filed 11/06/2024; Judge Taddonio

Keith Allen Emerick; SOMERSET-PA; 24-70458; Atty: Jeffrey Wayne Ross; Chapter: 13; Filed 11/06/2024; Judge Deller

Laura Martz; INDIANA-PA; 24-70459; Atty: Corey J. Sacca; Chapter: 7; Filed 11/06/2024; Judge Deller

Sherman S. Yarington, III; ERIE-PA; 24-10648; Atty: Daniel P. Foster; Chapter: 7; Filed 11/07/2024; Judge Melaragno

Richard A. Matscherz and Ann S. Matscherz; ARMSTRONG-PA; 24-22743; Atty: Gino F. Peluso; Chapter: 7; Filed 11/07/2024; Judge Bohm

Georgia A. Bryant; BUTLER-PA; 24-22744; Atty: Christian M. Rieger; Chapter: 7; Filed 11/07/2024; Judge Taddonio

David John Pollock; WASHINGTON-PA; 24-22745; Atty: David A. Rice; Chapter: 7; Filed 11/07/2024; Judge Deller

Tammy L. Straughn; BUTLER-PA; 24-22746; Atty: Donald R. Calaiaro; Chapter: 13; Filed 11/07/2024; Judge Taddonio

Olivia P. Schultz; WESTMORELAND-PA; 24-22747; Atty: Maureen Kroll; Chapter: 7; Filed 11/07/2024; Judge Bohm

Ryan M. Tant and Allison L. Tant; ERIE-PA; 24-10649; Atty: Daniel P. Foster; Chapter: 7; Filed 11/08/2024; Judge Melaragno

Janet E. Baker; ALLEGHENY-PA; 24-22748; Atty: Lawrence Willis; Chapter: 13; Filed 11/08/2024; Judge Taddonio

Kathleen M. Angely; ALLEGHENY-PA; 24-22749; Atty: Lawrence Willis; Chapter: 7; Filed 11/08/2024; Judge Taddonio

Sara M. Schmieder; ALLEGHENY-PA; 24-22750; Atty: Kenneth Steidl; Chapter: 7; Filed 11/08/2024; Judge Deller

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CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Kennedy Township vs Muha Jr. Robert A., Muha Kimberly A.; GD-24-012797; Municipal Lien; Certificate of Location; 487.40; Atty(s): McCabe Michael G.

Kennedy Township vs Murray Jamylee; GD-24-012798; Municipal Lien; Certificate of Location; 560.28; Atty(s): McCabe Michael G.

Kennedy Township vs Myrick Dana J.; GD-24-012799; Municipal Lien; Certificate of Location; 1758.78; Atty(s): McCabe Michael G.

Kennedy Township vs Naccarelli Scott P; GD-24-012800; Municipal Lien; Certificate of Location; 384.42; Atty(s): McCabe Michael G.

Legacy Cares Acquisition of AZ LLC vs B.C. Ziegler and Company Inc., Legacy Sports LLC, Miller Randy J., Miller Chad, Rosenfeld P.L.C. Gust, John Doe 1, John Doe 2, John Doe 3, John Doe 4, John Doe 5, John Doe 6, John Doe 7, John Doe 8, John Doe 9, John Doe 10, XYC LLC 1, XYC LLC 2, XYC LLC 3, XYC LLC 4, XYC LLC 5, XYC LLC 6, XYC LLC 7, XYC LLC 8, XYC LLC 9, XYC LLC 10, Corporation 1, Corporation 2, Corporation 3, Corporation 4, Corporation 5, Corporation 6, Corporation 7, Corporation 8, Corporation 9, Corporation 10; GD-24-012801; Petition to Issue Subpoena; Petition to Issue Subpoena; Atty(s): Self-Represented

Williams Preston Rexford; GD-24-012802; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Cullen John

Kennedy Township vs Nieder Robert A.; GD-24-012803; Municipal Lien; Certificate of Location; 1635.70; Atty(s): McCabe Michael G.

City of Pittsburgh vs Dean Ross, Pittsburgh Water & Sewer Authority, ALCOSAN, Commonwealth of PA Department of Revenue, Unknown Heirs of Ross Dean a/k/a Boss Dean; GD-24-012804; Quiet Tax Title & Real Estate; Petition Initiating Case; Atty(s): Miller John Hobart, Kubiak Krysia M.

Kennedy Township vs Novak Bryan J.; GD-24-012805; Municipal Lien; Certificate of Location; 2531.45; Atty(s): McCabe Michael G.

Kennedy Township vs Nichol Autumn, Beaumont Shea; GD-24-012806; Municipal Lien; Certificate of Location; 539.65; Atty(s): McCabe Michael G.

Kennedy Township vs Noyes Christopher L., Noyes Shannon M.; GD-24-012807; Municipal Lien; Certificate of Location; 1708.09; Atty(s): McCabe Michael G.

Kennedy Township vs Ozga Katlinn M., Mora Daniel A.; GD-24-012808; Municipal Lien; Certificate of Location; 1656.58; Atty(s): McCabe Michael G.

Kennedy Township vs Phillips Jamie L.; GD-24-012809; Municipal Lien; Certificate of Location; 1611.15; Atty(s): McCabe Michael G.

Kennedy Township vs Mellon Bank N. A., Hudson Tyler; GD-24-012810; Municipal Lien; Certificate of Location; 2781.96; Atty(s): McCabe Michael G.

City of Pittsburgh vs Willis I.V., Jones Robert E., Beneficial Consumer Discount Company, Commonwealth of PA Department of Revenue, Redevelopment Authority of Allegheny County, Pittsburgh Water & Sewer Authority, Allegheny County Courthouse Criminal Division, National Tax Funding L.P, Unknown Heirs of I.V. Willis, Unknown Heirs of Robert E. Jones a/k/a Robert Jones; GD-24-012811; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Kennedy Township vs Redish Robert P.; GD-24-012813; Municipal Lien; Certificate of Location; 1108.29; Atty(s): McCabe Michael G.

City of Pittsburgh vs Johnson Nelson S., Johnson Anna B., Johnson James W., Unknown Heirs of Nelson S. Johnson, Unknown Heirs of Anna B. Johnson, Unknown Heirs of James W. Johnson; GD-24-012814; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Kennedy Township vs Reidenbaugh Sandra L; GD-24-012816; Municipal Lien; Certificate of Location; 1441.49; Atty(s): McCabe Michael G.

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

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

Kennedy Township vs Richardson Michael, Richardson Melissa; GD-24-012818; Municipal Lien; Certificate of Location; 973.69; Atty(s): McCabe Michael G.

City of Pittsburgh vs McCarthy Sean Patrick, National Tax Funding L.P., Pittsburgh Water & Sewer Authority, Redevelopment Authority of Allegheny County, Unknown Heirs of Sean Patrick McCarthy; GD-24-012819; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Kennedy Township vs Rossetti Edward M; GD-24-012820; Municipal Lien; Certificate of Location; 2260.67; Atty(s): McCabe Michael G.

Kennedy Township vs Rosati David J, Rosati Suzanne C.; GD-24-012821; Municipal Lien; Certificate of Location; 1167.46; Atty(s): McCabe Michael G.

Kennedy Township vs Roy Jr. William J., Roy Lisa M; GD-24-012822; Municipal Lien; Certificate of Location; 1451.87; Atty(s): McCabe Michael G.

Kennedy Township vs Rozum Jr. Max, Rozum Carol K; GD-24-012823; Municipal Lien; Certificate of Location; 4407.00; Atty(s): McCabe Michael G.

Kennedy Township vs Prunczik Erik K., Prunczik Kristy L.; GD-24-012824; Municipal Lien; Certificate of Location; 3307.40; Atty(s): McCabe Michael G.

City of Pittsburgh vs Estate of Rose Marie Zottola, Unknown Heirs of Estate of Rose Marie Zottola; GD-24-012825; Quiet Tax Title & Real Estate; Certificate of Location; Atty(s): Miller John Hobart, Kubiak Krysia M.

Kennedy Township vs Santucci Stephanie, Santucci Domenic, Santucci Tibetha; GD-24-012826; Municipal Lien; Certificate of Location; 1146.77; Atty(s): McCabe Michael G.

Kennedy Township vs Schmidt Kelsey, Tutino Richard; GD-24-012827; Municipal Lien; Certificate of Location; 819.98; Atty(s): McCabe Michael G.

Kennedy Township vs Sell Robert C., Sell Lydia R.; GD-24-012828; Municipal Lien; Certificate of Location; 2206.82; Atty(s): McCabe Michael G.

Lals Group LLC vs Junction Transport LLC, Williams Ronnie; GD-24-012829; Contract - Other; Praecipe for Writ of Summons; Atty(s): Morrison Sarah Elizabeth, Dornish Bradley S

Kennedy Township vs Sevavepo LLC; GD-24-012830; Municipal Lien; Certificate of Location; 625.87; Atty(s): McCabe Michael G.

Kennedy Township vs HP Pennsylvania I LLC, SFR Borrower 2022-1 LLC; GD-24-012831; Municipal Lien; Certificate of Location; 1726.61; Atty(s): McCabe Michael G.

Kennedy Township vs Sheets Daniel L; GD-24-012832; Municipal Lien; Certificate of Location; 485.10; Atty(s): McCabe Michael G.

Kennedy Township vs Smith Jan K; GD-24-012834; Municipal Lien; Certificate of Location; 2293.54; Atty(s): McCabe Michael G.

Kennedy Township vs Stewart Georgia O.; GD-24-012835; Municipal Lien; Certificate of Location; 728.42; Atty(s): McCabe Michael G.

Kennedy Township vs Thiel Kevin T., Thiel Ashley L.; GD-24-012836; Municipal Lien; Certificate of Location; 924.21; Atty(s): McCabe Michael G.

Kennedy Township vs Farley Timothy J; GD-24-012837; Municipal Lien; Certificate of Location; 950.75; Atty(s): McCabe Michael G.

Kennedy Township vs Trimmer Judith A., Iorio Molly Ann; GD-24-012838; Municipal Lien; Certificate of Location; 4769.50; Atty(s): McCabe Michael G.

Kennedy Township vs Trapuzzano Jr. Thomas, Arlet Celeste A.; GD-24-012839; Municipal Lien; Certificate of Location; 835.23; Atty(s): McCabe Michael G.

Gateway Risk Services LLC, Positive Professionals Management LLC vs Stichler Joseph M., Gingrich Kurt R., Ion Risk Advisors LLC; GD-24-012841; Employment Dispute - Other; Complaint; Atty(s): Etter Richard L., Mrdjenovich Danielle M.

Universal GCC LLC, Reac Nspire LLC vs Kelly Hamilton Apts LLC; GD-24-012852; Mechanic's Lien; Certificate of Location; Atty(s): Tallman James T

Universal GCC LLC, Reac Nspire LLC vs Hill Com II LLC; GD-24-012855; Mechanic's Lien; Certificate of Location; Atty(s): Tallman James T

Commonwealth of PA Department of Labor & Industry vs Jasmine Love Christian Childcare Enterprise LLC; GD-24-102368; Unemployment Compensation Lien; Unemployment Compensation Lien; 2858.05

Commonwealth of PA Department of Revenue vs Carozza Roselyn E, Carozza Jeffrey P; GD-24-102369; Commonwealth Tax Lien; Personal Income Tax; 3846.25

Commonwealth of PA Department of Revenue vs Gonzalez Arlene; GD-24-102370; Commonwealth Tax Lien; Personal Income Tax; 3636.30

Commonwealth of PA Department of Revenue vs Byrd Ronald M, Byrd Nancy E; GD-24-102371; Commonwealth Tax Lien; Personal Income Tax; 3629.00

Commonwealth of PA Department of Revenue vs Palko Stanley R; GD-24-102372; Commonwealth Tax Lien; Personal Income Tax; 3626.62

Commonwealth of PA Department of Revenue vs Fricchione Lisa M, Fricchione Kenneth R; GD-24-102373; Commonwealth Tax Lien; Personal Income Tax; 3641.78

Commonwealth of PA Department of Revenue vs Mccullough Moriah G; GD-24-102374; Commonwealth Tax Lien; Personal Income Tax; 3640.01

Commonwealth of PA Department of Revenue vs Johnson Erika M; GD-24-102375; Commonwealth Tax Lien; Personal Income Tax; 3628.43

Commonwealth of PA Department of Revenue vs Conti Tracey D., Conti Christopher T; GD-24-102376; Commonwealth Tax Lien; Personal Income Tax; 3631.96

Commonwealth of PA Department of Revenue vs Shaffer Paul F; GD-24-102377; Commonwealth Tax Lien; Personal Income Tax; 3638.92

Citigroup Mortgage Loan Trust 2021-RP6 vs Ferrington Kevin M, Ferrington Marcia L; MG-24-000839; Mortgage Foreclosure; Certificate of Location; 20649.26; Atty(s): Argentieri Emmanuel J

Midfirst Bank vs Claycomb Torri; MG-24-000840; Mortgage Foreclosure; Certificate of Location; 91879.47; Atty(s): Linn Geraldine M.

CIVIL DIVISION

Arbitration Awards (Continued from Page 1, Column 2)

FLT Southside EP, LLC vs Young; LT-24-000569; P-atty: Alisa N. Carr; D-atty: Pro Se; Non Jury Verdict

Calfo Contracting, LLC vs Steenblok; AR-24-004395; P-atty: Nicholas L. Fiske; D-atty: Vincent James Krawiec; Award for Plaintiffs \$17,835.52 and against Defendant. Dated 11/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40694

Onemain Financial Group, LLC vs Williams; AR-24-004398; P-atty: Joshua Borer; Award Ex Parte. Plaintiffs are awarded \$16,865.07. Defendant failed to appear 10:20 a.m. Dated 11/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40693

Synchrony Bank vs Huckestein; AR-24-003842; P-atty: Gregg L. Morris; Award Ex Parte for Plaintiff in the amount of \$5,036.16 plus costs. Defendant has failed to appear by 10:25 a.m. Dated 11/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40693

Discover Bank vs Fitzpatrick; AR-24-004360; P-atty: Matthew Weston Pomy; D-atty: Anthony M. Fitzpatrick; Award for Plaintiff and against Defendant in the amount of \$20,000.00. Dated 11/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40693

Anico Associates vs Thompson; LT-24-001115; P-atty: Kenneth G. Scholtz; D-atty: Peter Brandon Lewis; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$9,894.10-\$6,921.10 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 \$2,973.00 counsel fees. Dated 11/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40696

Riva Ridge Real Estate Services vs Joyner; LT-24-001257; P-atty: Louis John Kroeck, IV; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$4,658.72 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 11/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40697

Baldwin Towers vs Caruso; LT-24-001280; P-atty: Quinntarra Morant; D-atty: Pro Se; Award for Plaintiff on claim for possession based on end of lease term and breach of lease condition, other than non-payment of rent. Dated 11/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent, Arbitration Board #40697

Bedford Hill Apartments vs Hough, et al; LT-24-001427; P-atty: Francis C. Rapp, Jr.; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,301.02 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 11/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40696

Matrix Property Management vs Wilson; LT-24-001428; P-atty: Mark F. Haak; D-atty: Pro Se; Non Jury Verdict Dated 11/21/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,363.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1903 Beech St., Apt. 11, Wilkinsburg, PA 15221. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Ross vs Parks; LT-24-001435; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/21/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$0.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 914 Geyer Rd., Pittsburgh, PA 15209. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Housing Authority City of Pittsburgh vs Knight; LT-24-000606; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$1,500.00 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 11/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40695

Negley Corner Limited Partnership Phase 1, by and through agent the Community Builders, Inc. vs Karas; LT-24-000826; P-atty: Robyn B. Eisen; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on nonpayment of rent, for damages in the amount of \$5,705.95 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 11/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40695

TNT Fitness Enterprises, LLC vs Gumberg Associates; AR-24-004445; P-atty: Richard W. Kelly; D-atty: David A. Strassburger; Award for Plaintiff in the amount of \$29,444.47 and against Defendant. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/22/24. Arbitration Board #40699

JPMorgan Chase Bank, N.A. vs Joseph; AR-24-004450; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against Defendant for \$3,380.80. Defendant failed to appear at 10:17 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/22/24. Arbitration Board #40698

Cavalry SPV I, LLC vs Marsili; AR-24-004465; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 11/22/24. Arbitration Board #40698

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

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 Court-

room 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

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse 9:00 a.m.

Thursday December 5, 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-0007209-22; Kazaya Craighead; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**

CR-0000886-24; Luann Quest; Forgery - Utters Forged Writing; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Steven Valsamidis

Judge Kelly Bigley Courtroom 525

CR-000725-23; Damon Osche Ashley; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III CR-0005885-22;** Faith Bailey; DUI: High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny**

High Rte of Alc (Bac. 10 - < .16) 1st Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samuel E. Manning III CR-0004824-24; Raymaur Bennett-Johnson: Possession Of Firearm

CK-0004824-24; Raymaur Bennett-Johnson; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samuel E. Manning III CR-0001739-23; Zachary Boyd; 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-0005186-24; Jesse Tyler Wamberg; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joshua Guckert**

Judge Thomas P. Caulfield Courtroom 521

CR-0005875-23; Daniel Baldwin; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Criminal Division Allegheny County Public Defender's Office

CR-0002160-23; Mark Baumbach; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lena Bryan-Henderson**

CR-0003072-24; Chad A. Charles; DUI: Controlled Substance or Metabolite 1st Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Megan Marie Shanklin CR-0007660-22; Adam Edwards; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: Jeffrey Michael Zurisko; D-atty: Rakeisha Jennise Foster

CR-0004124-24; Laurie Ferretti; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Casey David White CR-0001682-24; Tyrone L. Gault; Retail Theft-Take Mdse; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Jeffrey R. Wasak

CR-0002054-24; Geoffrey Lamont Hanna; DUI: Controlled Substance -Impaired Ability - 1st Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Lena Bryan-Henderson

CR-0007192-22; Anthony Littleton; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **David D. Pardini**

CR-0000028-24; Timothy Lowe; DUI: Controlled Substance or Metabolite 1st Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Lena Bryan Henderson CR-0004516-24; Tonyell Devon Mack; DUI: Controlled Substance or Metabolite 1st Offense; ADA: Criminal Division Allegheny County District Attorney's Office

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

CR-0004693-24; Paul Miles Weber; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Alexander Paletta**

Judge Susan Evashavik Dilucente Courtroom 530

CR-0005543-24; Aliza Abrams; Burglary-Overnight Accommodation, No Person Present; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samuel E. Manning III CR-0004084-24; Taja Lynell Buckner; 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-0001073-24; Brian Dengler; Ethnic Intimidation; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Michael B. Kalocay

CR-0005858-24; Arionna Theibeux; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Samuel E. Manning III**

CR-0005892-24; Maudine Ward; Simple Assault; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samuel E. Manning III CR-0005610-24; Deonquay Wilson; Receiving Stolen Property; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Samuel E. Manning III

Judge Thomas Flaherty Courtroom 324

CR-0000361-24; Sean Barnes; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0000359-24; Sean Barnes; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0004778-24; Michael A. Brown; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005053-24; Angelica Marie Brunetti; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Lauren Marie Leiggi

CR-0003126-24; Jerry J. Jones; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kelvin L. Morris**

CR-0004974-24; Anthony Nathan Nalls; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0002888-24; Alphonso Rattliff; Diversion Of Services; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Max James Iverson

CR-0005147-24; Darryl Reese; Materially false written statement purchase, delivery, transfer of firearm; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lauren Marie Leiggi**

CR-0003838-24; Tiffany Lashawn Reese; Homicide By Vehicle; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Adam Michael Bishop

CR-0004370-24; Dashawn Wallace; Firearms Not To Be Carried W/O License; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Max James Iverson

CR-0005906-23; Dashawn Wallace; Simple Assault; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Max James Iverson

Judge Elliot Howsie Courtroom 533

CR-0004431-24; Moses Elisha Bernard; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0003405-24; Darryl Chapman; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0002133-24; Melynnay Daniels; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Benjamin Nelson Zuckerman CR-0007559-20; Taemon Johnson; Firearms Not To Be Carried W/O License; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Aaron Scott Klavon CR-0002015-24; Jered Ronald Rollins;

CR-0002015-24; Jered Ronald Rollins; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Kenneth Nightingale**

CR-0003613-24; Gregory Joseph Smith; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004382-24; Kaywood Junior Sowell; Simple Assault; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Kathleen Blair Schaefer

CR-0003968-24; Justin Weston; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Thomas Anthony Will

Judge Beth A. Lazzara Courtroom 306A

CR-0002838-24; James Allen Drewery; Simple Assault; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Sarah Cosette Hampton

CR-0001327-24; Karent Galindo; Resist Arrest/Other Law Enforce; ADA: **Daniel Nanovic**; D-atty: **Robert Joseph Perkins**

CR-0005708-23; DeAndre Henderson; Accident Involv Damage Attended Vehicle/Prop; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Ashley Marie Cagle

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

CR-0002848-23; Desair McCray Turner; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Nicholas Clark Weltz**

CR-0001453-24; Alexander Oliveros Nunez Brigm; Fleeing or Attempting to Elude Officer; ADA: Daniel Nanovic; D-atty: Rachael C. Arieanna Santoriella CR-0003609-19; Julia Rose Sanders; Int Poss Contr Subst By Per Not Reg; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Sarah Cosette Hampton

CR-0006076-23; Meyran Isaih Loren Twyman; Theft By Unlaw Taking-Movable Prop; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Sarah Cosette Hampton CR-0003136-24; Brandon Richard Woods; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Adam Michael Bishop

Judge Jill E. Rangos Courtroom 327

CR-0005754-24; William Martel Henry; Diss Explicit Sex Mat'l Minor; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Andrew Michael Sherman

CR-0000650-24; Mustafa S. Saeidi; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

Judge Kevin G. Sasinoski Courtroom 506

CR-0002422-24; Julius Michael Craig III; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Nicholas Clark Weltz

CR-0002891-24; Amanda Weingartner; Theft By Unlaw Taking-Movable Prop; D-atty: **Steven Anthony Tehovnik**

Judge Jennifer Satler Courtroom 527

CR-0005044-24; Juan Acker; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0004174-24; Coral Burtner; Cruelty to Animals; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Rachel Kathryn Crosby CR-0007798-23; Allison Lyn Gaiser; Cruelty to Animals; ADA: Lisa Arline Borrelli; D-atty: Cory Shane Ricci

CR-0001206-24; Devon Gee; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kyle Domenic Donovan**

CR-0001138-24; Curtis L. Graham; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Adam Reynolds**

CR-0001791-24; Damon Shawn Washington; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Bruce A. Carsia CR-0000794-24; Damon Shawn Washington; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Bruce A. Carsia

Judge Randal B. Todd Courtroom 310

CR-0000049-23; Lawrence J. Brock; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Connor Joseph Adair**; D-atty: **Patrick J. Thomassey CR-0003876-24;** Curtis Davis; Posses-

CR-0003876-24; Curtis Davis; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Taylor Marie Corn**

CR-0004749-24; Jamaal Anthony Green; Theft Of Services-Acquis Of Service; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Joseph Wayne Turman CR-0003403-24; Amaury Jayvon Hollins; Flight To Avoid Appreh/Trial/Punish; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Joseph Wayne Turman

CR-0008446-20; Majestie Moniqu Johnson; False/Fraud/Incomp Insurance Claim; ADA: **L. Todd Goodwin**; D-atty: **Carissa Ann Davenport**

CR-0003476-21; Bryce Lee; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Patrick Thomassey

CR-0013956-19; Bryce Lee; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: George Lawrence Saba

CR-0001174-20; Bryce Lee; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: Criminal Division Allegheny County District Attorney's Office **CR-0005191-24;** Aerial Sky McNeil; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0001677-24; Scott Lamont Rhodes; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anthony John Christmas**

CR-0001053-24; Dimitri Lee Ripley; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: David Andrew Obara

CR-0002309-24; Azad A. Smith; Possession Of Firearm Prohibited; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Danielle Lyndsay McNabb

CR-0005179-24; Vincent Taormina; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Joseph Wayne Turman CR-0002464-23; Robert Alexan Thornhill; Accidents Involving Death Or Personal Injury; ADA: Criminal Division Allegheny County District Attorney's Office; D-atty: Jonathan Coumes

Arbitration Trial List

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

Thursday December 5, 2024

LT-24-001567; Hong vs Whitaker; P-atty: **Pro Se**

LT-24-001566; Lilac Investments, LLC vs Burke; P-atty: **Pro Se**; D-atty: **Pro Se** LT-24-001565; Lilac Investments, LLC vs Humpries-Brooks; P-atty: **Pro Se**; D-atty: **Pro Se**

LT-24-001520; Cornerstone Village Apartments vs Chambers; P-atty: **Jason M. Plakosh**; D-atty: **Charles Roy Terwilliger**

LT-24-001516; SFR Workforce Owner, LLC vs Williams; P-atty: **Alisa N. Carr**; D-atty: **Pro Se**

LT-24-001501; Fairtown 01, LLC vs Burney; P-atty: Pro Se; D-atty: Pro Se LT-24-001494; 6801 Jericho, LLC / Cambridge Square Apartments vs Woodson; P-atty: Robyn B. Eisen; D-atty: Pro Se

LT-24-001462; Matrix Property Management vs Moseley; P-atty: **Mark F. Haak**; D-atty: **Holly Hickman**

LT-24-001458; Bedford Hill Apartments vs Pack; P-atty: **Francis C. Rapp, Jr.**; D-atty: **Pro Se**

LT-24-001457; Bathina vs Dugan; P-atty: **Pro Se**; D-atty: **Pro Se**

LT-24-001421; Aurum Assets, Ltd. vs Sewell, et al; P-atty: William Rodgers, III; D-atty: Pro Se

LT-24-001384; Srinivas vs McGee, et al; P-atty: Kim A. Bodnar; D-atty: Pro Se LT-24-001371; Pediment Capital Ventures, LLC vs Harris; P-atty: Pro Se; D-atty: Danielle Harrington **LT-24-001353**; Leechburg Apartments vs Davis; P-atty: **Quinntarra Morant**; D-atty: **Pro Se**

LT-24-001334; Lilac Investments, LLC vs Cooper; P-atty: Pro Se; D-atty: Pro Se LT-24-001273; Mancini vs Talmonth; P-atty: Pro Se; D-atty: Pro Se

LT-24-001245; Cornerstone Village Apartments vs McLeod; P-atty: Jason M. Plakosh; D-atty: Adam DiBuo

LT-24-001130; Lilac Investments, LLC vs Abbott; P-atty: **Pro Se**; D-atty: **Pro Se**

LT-24-001112; Sarno vs Connelly; P-atty: Quinntarra D. Morant; D-atty: Pro Se LT-24-001020; Davis vs Acres; P-atty: Pro Se; D-atty: Pro Se

LT-24-000986; W Group Holdings, LLC vs Williams; P-atty: Pro Se; D-atty: Pro Se LT-24-000678; Parham vs Jones; P-atty: Elizabeth M. Tarasi; D-atty: Joseph J. Chester

LT-24-000419; Blakemore, et al vs Basher; P-atty: **Barbara Kern**; D-atty: **Amie Thompson**

LT-23-001626; ACHA - Pleasant Ridge Office vs Summers; P-atty: Rosalyn L. Guy-McCorkle; D-atty: Pro Se

Summary Appeals Branch

Judge Jennifer Satler Courthouse Room 313

Thursday December 5, 2024

Appeal Cases

SA-21-000578; Comm. of PA Dept. of Transportation vs Alesandro Calderone Migliuolo; D-atty: **Carl A. Parise**

SA-22-000657; Comm. of PA Dept. of Transportation vs Emmanuel Lavar McGuire; D-atty: **Wendy L. Williams**

SA-23-000498; Comm. of PA Dept. of Transportation vs Lynn Stallworth; D-atty: **Pro Se**

SA-23-000499; Comm. of PA Dept. of Transportation vs Lynn Stallworth; D-atty: **Pro Se**

SA-23-000522; Comm. of PA Dept. of Transportation vs Matthew Palombia; D-atty: **Pro Se**

SA-23-000707; Comm. of PA Dept. of Transportation vs Joseph P. Platt, Jr.; D-atty: **Michael B. Kalocay**

SA-24-000034; Comm. of PA Dept. of Transportation vs Kelly William Stephen; D-atty: **Patrick J. Thomassey**

SA-24-000053; Comm. of PA Dept. of Transportation vs Barry Long; D-atty: **Pro Se**

SA-24-000060; Comm. of PA Dept. of Transportation vs LaNeisha H. Ollison; D-atty: **Pro Se**

SA-24-000066; Comm. of PA Dept. of Transportation vs Bryan Scott Henry; D-atty: **Joseph Horowitz**

SA-24-000095; Comm. of PA Dept. of Transportation vs Jacquelyn Aisha Jones; D-atty: **Justin J. Ketchel**

SA-24-000144; Comm. of PA Dept. of Transportation vs Edward G. Householder, III; D-atty: **Pro Se**

SA-24-000187; Comm. of PA Dept. of Transportation vs William Louis Savich; D-atty: **D. Scott Lautner**

SA-24-000211; Comm. of PA Dept. of Transportation vs Ashton Robert Orkwis-Hatajik; D-atty: **Thomas A. Will**

SA-24-000236; Comm. of PA Dept. of Transportation vs Jered Ronald Rollins; D-atty: **Pro Se**

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

SA-24-000256; Comm. of PA Dept. of Transportation vs Matthew Brett Miller; D-atty: **Randall Ricciuti**

SA-24-000257; Comm. of PA Dept. of Transportation vs Kelley Ann Rupert; D-atty: **Carl A. Parise**

SA-24-000270; Comm. of PA Dept. of Transportation vs Marlo Marie Youschak; D-atty: **James A. Crosby**

SA-24-000392; Comm. of PA Dept. of Transportation vs Sharron Fields; D-atty: **Pro Se**

SA-24-000403; Comm. of PA Dept. of Transportation vs Jessica Leigh Huzzard; D-atty: **Steven M. Toprani**

SA-24-000404; Comm. of PA Dept. of Transportation vs Sezer Yildiz; D-atty: **Pro Se**

SA-24-000413; Comm. of PA Dept. of Transportation vs Bobbe Jean Peterson; D-atty: **Pro Se**

SA-24-000416; Comm. of PA Dept. of Transportation vs Arthur Daniel Nardelli; D-atty: **Gary J. Ogg**

SA-24-000424; Comm. of PA Dept. of Transportation vs Blair Grace Ballas; D-atty: **Pro Se**

SA-24-000469; Comm. of PA Dept. of Transportation vs Jeffrey W. Roberts, Jr.; D-atty: **Pro Se**

SA-24-000485; Comm. of PA Dept. of Transportation vs Genevieve Houck; D-atty: **Pro Se**

SA-24-000494; Comm. of PA Dept. of Transportation vs Sardorbek Khalilov; D-atty: **Pro Se**

SA-24-000496; Comm. of PA Dept. of Transportation vs Anna C. Zeise; D-atty: **Pro Se**

SA-24-000501; Comm. of PA Dept. of Transportation vs Joshua David Sweeney; D-atty: **Pro Se**

SA-24-000506; Comm. of PA Dept. of Transportation vs Erica J. Webb; D-atty: **Jeffrey P. Myers**

SA-24-000507; Comm. of PA Dept. of Transportation vs Madison Renee Larkin; D-atty: **Pro Se**

SA-24-000512; Comm. of PA Dept. of Transportation vs Blake Samuel Tedder; D-atty: **Pro Se**

SA-24-000513; Comm. of PA Dept. of Transportation vs Aaron Matthew Leuthe; D-atty: **Pro Se**

SA-24-000514; Comm. of PA Dept. of Transportation vs William Jacob LaRue; D-atty: **Pro Se**

SA-24-000515; Comm. of PA Dept. of Transportation vs Benjamin Jerome Stewart; D-atty: **Pro Se**

SA-24-000516; Comm. of PA Dept. of Transportation vs Setareh Hakemi; D-atty: **Pro Se**

SA-24-000519; Comm. of PA Dept. of Transportation vs Sheroz I. Zoidov; D-atty: **Pro Se**

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:

Draxinger, Joseph M., deceased, of McKeesport, PA. No. 06819 of 2024. Joseph M. Kern, Admr., c/o John Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Fort Pitt Blvd., Pittsburgh, PA 15222.

24-02151w Dec 2, 9, 16, 2024

Gent, Paula Tamburro a/k/a Paula Gent, deceased, of Verona Borough, PA. No. 7159 of 2024. Juliana C. Gent, Extrx., 616 Lydia Street, Wilmerding, PA 15148 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

24-04190 Dec 2, 9, 16, 2024

Hughes, William J., deceased, of Kennedy Township, PA. No. 07175 of 2024. Glenn Lijewski, Extr., c/o Gregory W. Bevington, Esq., Bootay Bevington & Nichols, LLC, 310 Grant Street, Ste. 1102, Pittsburgh, PA 15219.

24-04192 Dec 2, 9, 16, 2024

Imhoff, Joseph G. a/k/a Joseph George Imhoff, deceased, of Pittsburgh, PA. No. 07144 of 2024. Sara M. Marton, Extrx., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-04188 Dec 2, 9, 16, 2024

Mann, Thomas J., deceased, of Pittsburgh, PA. No. 07158 of 2024. DonnaMarie Roberts, Admrx., 247 Nelson Run Road, Pittsburgh, PA 15237 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-04191 Dec 2, 9, 16, 2024

Nofsinger, Jr., William a/k/a William R. Nofsinger, Jr., deceased, of Wexford, PA. No. 07461 of 2024. Richard Stein, Co-Extr. and Connie Stein, Co-Extrx., c/o Alyssa M. Zottola, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

24-02150w Dec 2, 9, 16, 2024

Pho, Michael Ky a/k/a My Ky Pho, deceased, of Pittsburgh, PA. No. 05548 of 2022. Kim Chau Nguyen, Admrx., c/o Gregory W. Bevington, Esq., Bootay Bevington & Nichols, LLC, 310 Grant Street, Ste. 1102, Pittsburgh, PA 15219.

24-04189 Dec 2, 9, 16, 2024

Provost, Judith a/k/a Judith G. Provost, deceased, of Mount Lebanon Twp., PA. No. 07090 of 2024. William W. Provost, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

24-04193 Dec 2, 9, 16, 2024

Robinette, Karen Cheryl, deceased, of Wilkinsburg, PA. No. 07494 of 2024. Kevin D. Phillips, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

24-02154w Dec 2, 9, 16, 2024

Saxman, Debra C., deceased, of Springdale, PA. No. 07449 of 2024. Matthew Saxman, Extr., 2765 Valleyview Drive, Lower Burrell, PA 15068 or to Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

24-02152w Dec 2, 9, 16, 2024

Yee, Charlotte Francis, deceased, of Pittsburgh, PA. No. 07360 of 2024. Cynthia S. Levick, Admrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

24-02153w Dec 2, 9, 16, 2024

Boehm, Sr., Thomas C., deceased, of Pittsburgh, PA. No. 06852 of 2024. Jill Boehm, Extrx., 3412 McClure Ave., Pittsburgh, PA 15212.

24-02119w Nov 25; Dec 2, 9, 2024

Brady, Emily G., deceased, of South Fayette Township, PA. No. 07375 of 2024. Donald W. Nadeja, Extr., 1924 Spring Valley Road, Pittsburgh, PA 15243 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-02126w Nov 25; Dec 2, 9, 2024

Cunningham, Monica a/k/a Monica E. Cunningham, deceased, of Fox Chapel, PA. No. 07335 of 2024. Genevieve Kirk, Extrx., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066.

24-02120w Nov 25; Dec 2, 9, 2024

Dzugan, Nancy L. a/k/a Nancy Lorraine Dzugan, deceased, of Munhall, PA. No. 04438 of 2010. Nicole Valiquette, Admrx., 415 Vine Street, Munhall, PA 15120 or to Jeffrey D. Ries, Esq., 381 Daily Drive, North Huntingdon, PA 15642.

24-04157 Nov 25; Dec 2, 9, 2024

McKee, Mary Jane, deceased, of Sarasota, FL. No. 00110 of 2024. Robert M. Drescher, Admr., 5654 Sheffield Greene Circle, Sarasota, FL 34235 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02123w Nov 25; Dec 2, 9, 2024

Nugro, Sara, deceased, of Pittsburgh, PA. No. 04788 of 2024. Patricia M. Bosak, Extrx., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.

24-02128w Nov 25; Dec 2, 9, 2024

Tutak, Mary M., deceased, of Tarentum, PA. No. 07341 of 2024. Joan M. Tutak, Extrx., 3936 Gibsonia Road, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02122w Nov 25; Dec 2, 9, 2024

White, Debra Lee, deceased, of Stowe Township, PA. No. 07301 of 2024. Tamara Lee White, Admrx., 21 McMunn Avenue, Apt. #2, Pittsburgh, PA 15205 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

24-02125w Nov 25; Dec 2, 9, 2024

Wollett, Richard L. a/k/a Richard Wollett, deceased, of Pittsburgh, PA. No. 06431 of 2024. Lee Baguet, Extr., 724 Hazel Street, West Mifflin, PA 15122.

24-04160 Nov 25; Dec 2, 9, 2024

Wollett, Ronald K., deceased, of Pittsburgh, PA. No. 06432 of 2024. Lee Baguet, Extr., 724 Hazel Street, West Mifflin, PA 15122.

24-04159 Nov 25; Dec 2, 9, 2024

Holler, Augusta A., deceased, of Pittsburgh, PA. No. 07219 of 2024. Heidi M. Holler, Extrx., 2039 Rockfield Road, Pittsburgh, PA 15243 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

24-02081w Nov 18, 25; Dec 2, 2024

Lesgold, Elaine Allison, deceased, of Pittsburgh, PA. No. 06971 of 2024. Noah Lesgold, Admr., 235 Lehigh Street, Swissvale, PA 15218 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217.

24-04119 Nov 18, 25; Dec 2, 2024

Medved, Donna L., deceased, of Pittsburgh, PA. No. 07223 of 2024. Donald L. Defibaugh, Extr., 235 N. 1st Street, Jeannette, PA 15644 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

24-02080w Nov 18, 25; Dec 2, 2024

Rupert, Larry P., deceased, of Etna, PA. No. 06983 of 2024. Amanda Burkovich, Extrx., 101 Buckingham Drive, Valencia, PA 16059

24-04117 Nov 18, 25; Dec 2, 2024

Stewart, III, Brady W., deceased, of Bethel Park, PA. No. 06994 of 2024. Cathleen B. Stewart, Extrx., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-04118 Nov 18, 25; Dec 2, 2024

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which is to be incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Magdelene Foundation, Inc.

24-02149w Dec 2, 2024

Notice

Estate of Margaret Ann Jones, deceased, Order of Court, Motion for Approval of Attorney's Fees, Executor's Commissions, and Rent and Request for Reduction from Charles Hooper's Inheritance: Scheduled for Monday, January 13, 2025 at 1:00 p.m. at 17th Floor Frick Building, 437 Grant Street, Pittsburgh, PA 15219. Mr. Hooper and any party seeking legal assistance shall contact the Allegheny County Bar Association's Lawyer Referral Service at 412-261-5555. Attorney Barbara Ernsberger and Richard Ernsberger. No. 02-02-03389.

24-04186 Nov 25; Dec 2, 9, 2024

ORPHANS' COURT

Petitions & Motions
(Continued from Page 1. Column 3)

Christopher Warman: trust; Order of court. Conference December 16, 2024 at 11:00 a.m.; Atty: S. M. Stein, T. T. Jordan; 181 of 2024.

Susan Emily Schrag: deceased; Motion and order to release funds from IOLTA account; Atty: K. E. Goff; 6142 of 2022.

Jack L. Reinhardt: deceased; Petition and order for small estate; Atty: R. A. Auld; 2947 of 2024.

Joan F. Viale: deceased; Petition and order for small estate; Atty: M. P. Conti; 3871 of 2024.

Rosemary Johnson: deceased; Petition and order to withdraw as counsel; Atty: M. H. Marks; 7247 of 2021.

Dorian Carver: deceased; Petition to withdraw as counsel. Withdrawal denied without prejudice; Atty: M. H. Marks; 7654 of 2022.

Joyce Euler: deceased; Order of court; Atty: R. W. Andreen; 4798 of 2021.

Calin Cazan: deceased; Petition and order for declaratory judgment. Hearing January 3, 2025 at 10:00 a.m.; Atty: B. J. Kahle; 6650 of 2022.

Andrew J. Pataky: deceased; Petition and order for sale of real estate; Atty: B. C. Spina; 6420 of 2023.

Gail Kathleen Laquinta: deceased; Order of court. Review hearing December 12, 2024 at 11:30 a.m.; Atty: K. McCarthy, M. Aletto; 2982 of 2022.

Hans Tate-Duncan: deceased; Order of court. Conference January 10, 2025 at 11:30 a.m.; Atty: J. E. Quinn, D. Tofte, D. Jerich; 2789 of 2023.

Gail Kathleen Laquinta: deceased; Order of court; Atty: J. R. Lalama, M. Aletto, R. R. Mick, J. D. Newborg; 2982 of 2022.

Judge Michael E. McCarthy Thomas S. Straub: deceased; Motion and order to stay domicile hearing; Atty: J. L. Luvara; 5798 of 2023.

Thomas S. Straub: deceased; Motion and order for pro hac vice admission; Atty: T. J. Dempsey, Jr.; 5798 of 2023.

Timothy Lucas: deceased; Opinion; Atty: R. R. Mick, M. Kalina; 1317 of 2023.

Antwon Rose, II: deceased; Joint motion and order to withdraw as counsel; Atty: M. J. Rabner, J. Coyle; 4147 of 2018.

Alice E. Frank: deceased; Petition and order to compel accounting. Returnable January 14, 2025. Conference January 14, 2025 at 11:00 a.m.; Atty: J. T. Morris; 3704 of 2022.

Judge Hugh F. McGough

Ralph Robinson: deceased; Order of court; Atty: M. K. Parrish, C. S. Gross, K. Del Sole; 5648 of 2018.

James E. Brose: deceased; Order of court. Conference January 21, 2025 at 10:00 a.m.; Atty: B. B. McMorrow, Pro Se; 6627 of 2022.

Thomas A. Smith: deceased; Order of court. Conference January 6, 2025 at 10:00 a.m.; Atty: B. E. Rende, G. J. Herne, W. Mariani, B. S. Johns; 689 of 2019.

James Edward Salter: deceased; Petition and rule to show cause. Rule returnable December 12, 2024. Conference December 12, 2024 at 11:00 a.m.; Atty: M. L. Shields, III; 253 of 2024.

Raymond B. Sieber: deceased; Petition and order to allow grant of letters 21 years after death; Atty: W. M. Pecht; 5428 of 2024.

Ernest P. Rensi: deceased; Petition and order to withdraw as counsel; Atty: R. A. Auld; 5342 of 2022.

Ruth Freeman: deceased; Order of court; Atty: S. Pate; 271 of 2024.

Elsie B. Zeuner: deceased; Order of court. Conference January 6, 2025 at 11:00 a.m.; Atty: B. S. Johns, C. L. Hanna; 26 of 2019.

Ellen K. Sable: power of attorney; Petition and order for sanctions. Hearing January 8, 2025 at 1:00 p.m.; Atty: R. A. Crisanti; 4876 of 2024.

Patricia A. Misklow: trust; Order of court; Atty: J. R. Baker; 4707 of 2023.

Community Economic Development Corp. of Clairton, Inc.: non-profit; Order of court; Atty: J. R. Lewis, M. J. Solomon; 1108 of 2024.