

# The Pittsburgh Legal Journal

WEDNESDAY

JANUARY 29, 2025

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

www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Allegheny County Sanitary Authority** vs Any person found to have an interest in the property condemn; GD-25-000590; Declaration of Taking; Bond Posted; Atty(s): Hosack Anna R., Golfieri Alyssa Eileen, Kornis Michael T

**PNP Heating and Air Conditioning LLC** vs Ravas Joseph M., Ravas Tasha; GD-25-000591; Equity - Lis Pendens; Praecept for Lis Pendens; Atty(s): Cooney James R, Cooney Ryan J., Toigo Paul

(Continued on Page 2, Column 1)

## CIVIL DIVISION

### Arbitration Awards

**Schlenker** vs Corporate Air, LLC; AR-24-005045; P-atty: Kayla H. Drum; Non Jury Verdict Dated 01/24/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$13,587.10 plus costs. Defendant not appearing at 10:35 a.m. McVay, J. As per Rule 236 Notice, copies sent to all parties 01/24/25.

**American Express National Bank** vs Scoratow; AR-24-006102; P-atty: Michael

(Continued on Page 3, Column 1)

## ORPHANS' COURT

### Petitions & Motions

**Judge Hugh F. McGough**  
**Caleem L. Jabbour**: deceased; Petition and order for resignation of co-executor; Atty: W. R. Pelger; 1692 of 2015.

**Caleem L. Jabbour**: deceased; Petition and order to withdraw as counsel; Atty: W. R. Pelger; 1692 of 2015.

**Nicholas Moraitis**: deceased; Order of court; Atty: J. F. Butcher, R. E. Dauer, Jr.; 6438 of 2022.

**Russell A. Demczak, Jr.**: deceased; Petition and order of court to produce decedent's Google account contents; Atty: C. S. Gross; 4567 of 2024.

**Carol Mae Bowers**: deceased; Amended small estate petition granted; Atty: B. B. McMorro; 143 of 2024.

**John W. Patterson, III**: deceased; Petition and order granting small estate; Atty: K. M. Hanley; 8072 of 2024.

**Mark Allen Vukelich**: deceased; Petition and order to make early distribution to minor; Atty: A. G. Anderson; 2281 of 2024.

**Althea B. Salmon**: deceased; Motion and order for leave to withdraw appearance; Atty: R. R. Mick; 3305 of 2024.

**Barbara Boova**: deceased; Motion and order to extend discovery schedule and continue status conference; Atty: M. A. Schmierer; 4785 of 2022.

**Judge Lawrence J. O'Toole**  
**Ida Gertrude Quinn**: deceased; Order of court; Atty: P. B. Lewis; 2355 of 2024.

**Kevin M. Armour**: deceased; Order of court; Atty: P. B. Lewis; 1716 of 2024.

**Patricia Ann McLindon**: deceased; Order of court; Atty: P. B. Lewis; 4229 of 2024.

**Robert Scott**: deceased; Order of court; Atty: P. B. Lewis; 1468 of 2024.

**William Kushik**: deceased; Order of court; Atty: P. B. Lewis; 6241 of 2024.

**Margaret A. Johnston**: deceased; Order of court; Atty: P. B. Lewis; 5636 of 2024.

**Marie V. Shorts**: deceased; Order of court; Atty: P. B. Lewis; 7212 of 2013.

**Shayne E. Strader**: deceased; Petition and order for compensation; Atty: T. J. Dempsey, Jr.; 4012 of 2022.

**Joseph B. Hardison**: deceased; Petition and order of court; Atty: Pro Se, A. P. Sodroski, A. M. Gross; 1358 of 2023.

**Odette Dahlberg**: deceased; Order of court; Atty: P. D. Luciano, II, B. A. Dillon; 8104 of 2022.

**Camden V. Kiggins**: deceased; Petition and order for approval of settlement of wrongful death and survivor claims; Atty: J. W. Goldberg; 75 of 2023.

**Nicholas Witucki**: deceased; Petition and order for In Forma Pauperis; Atty: Pro Se; 7504 of 2024.

(Continued on Page 7, Column 4)

## BANKRUPTCY COURT

### Western District

**John R. Kudrec, IV**; ALLEGHENY-PA; 25-20047; Atty: David J. Romito; Chapter: 7; Filed 01/07/2025; Judge Taddonio

**Zachary E. Pringle**; FAYETTE-PA; 25-20048; Atty: Kenneth Steidl; Chapter: 13; Filed 01/07/2025; Judge Taddonio

**Michael P. Drakulich and Deana L. Drakulich**; BEAVER-PA; 25-20049; Atty: Kenneth Steidl; Chapter: 13; Filed 01/07/2025; Judge Taddonio

**Damian R. Ishman**; ARMSTRONG-PA; 25-20050; Atty: Shawn N. Wright; Chapter: 13; Filed 01/07/2025; Judge Taddonio

**Deborah J. Kowalik**; WASHINGTON-PA; 25-20051; Atty: Michael S. Lazaroff; Chapter: 7; Filed 01/07/2025; Judge Taddonio

**Sheri L. Nedza**; CLEARFIELD-PA; 25-70012; Atty: Daniel P. Foster; Chapter: 13; Filed 01/07/2025; Judge Deller

**Eva M. Collins**; MERCER-PA; 25-10015; Atty: Jennifer Brown; Chapter: 13; Filed 01/08/2025; Judge Melaragno

**Abigail Ruth Virgin**; BEAVER-PA; 25-20052; Atty: Pro Se; Chapter: 13; Filed 01/08/2025; Judge Bohm

**Thomas R. Plungin and Alaina E. Plungin**; ALLEGHENY-PA; 25-20053; Atty: Kenneth Steidl; Chapter: 7; Filed 01/08/2025; Judge Bohm

**Dorothy M. James**; BEAVER-PA; 25-20054; Atty: Pro Se; Chapter: 13; Filed 01/08/2025; Judge Deller

**Richard Palmer Cooper, Jr.**; BLAIR-PA; 25-70013; Atty: Daniel J. Boger; Chapter: 7; Filed 01/08/2025; Judge Deller

**Nathon C. Gallus**; ERIE-PA; 25-10016; Atty: Shawn N. Wright; Chapter: 7; Filed 01/09/2025; Judge Melaragno

**Linda N. Dinh**; ERIE-PA; 25-10017; Atty: Daniel P. Foster; Chapter: 7; Filed 01/09/2025; Judge Melaragno

**Brian K. Catalano**; CRAWFORD-PA; 25-10018; Atty: Brian J. Bleasdale; Chapter: 7; Filed 01/09/2025; Judge Melaragno

**Nancy E. Cherico**; ALLEGHENY-PA; 25-20055; Atty: Kenneth Steidl; Chapter: 7; Filed 01/09/2025; Judge Bohm

**Tammy Q. Lex**; ALLEGHENY-PA; 25-20056; Atty: Bryan P. Keenan; Chapter: 7; Filed 01/09/2025; Judge Deller

**Debra Maimone**; WESTMORELAND-PA; 25-20057; Atty: Lawrence Willis; Chapter: 7; Filed 01/09/2025; Judge Taddonio

**Sean P. Miller and Stephanie Miller**; BEAVER-PA; 25-20058; Atty: Lawrence Willis; Chapter: 13; Filed 01/09/2025; Judge Taddonio

**Jodi M. Hayson**; BUTLER-PA; 25-20059; Atty: Lawrence Willis; Chapter: 7; Filed 01/09/2025; Judge Bohm

**Brandon J. Smith**; BUTLER-PA; 25-20060; Atty: Lawrence Willis; Chapter: 7; Filed 01/09/2025; Judge Melaragno



CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**City of Clairton** vs West Janella, Unknown Heirs of Dolly C. Smith deceased, Unknown Heirs of James R. Smith deceased; GD-25-000592; Sci Fa sur Tax Lien; Certificate of Location; 2036.08; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

**CW Electrical Services Inc.** vs Frankert Justin; GD-25-000593; Mechanic's Lien; Certificate of Location; 65780.59; Atty(s): Berkebile Timothy D, Levine David A

**Ben Avon Borough** vs Hendrickson James M, Hendrickson Elizabeth; GD-25-000594; Municipal Lien; Certificate of Location; 857.33; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs Knoebel Diane L.; GD-25-000595; Municipal Lien; Certificate of Location; 728.87; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs Henry Charles L.; GD-25-000596; Municipal Lien; Certificate of Location; 751.77; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs Kuretich Jon T., Kuretich Kelly A.; GD-25-000597; Municipal Lien; Certificate of Location; 1467.85; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs Loch Matthew M; GD-25-000598; Municipal Lien; Certificate of Location; 1083.75; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs MES Property Management LLC; GD-25-000599; Municipal Lien; Certificate of Location; 1595.54; Atty(s): McCabe Michael G.

**Allegheny County, City of Pittsburgh School District** vs Goode Ronald L.; GD-25-000600; Sci Fa sur Tax Lien; Certificate of Location; 9909.91; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs Trybalski Veronica L, Lantz Ronald L; GD-25-000601; Municipal Lien; Certificate of Location; 1188.46; Atty(s): McCabe Michael G.

**Shaughnessy Jasmine** vs Eat'N Park Restaurants LLC; GD-25-000602; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

**Ben Avon Borough** vs Vance Carol A.; GD-25-000603; Municipal Lien; Certificate of Location; 513.57; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs Wiles Damian K.; GD-25-000604; Municipal Lien; Certificate of Location; 446.83; Atty(s): McCabe Michael G.

**Ben Avon Borough** vs Yoffee Jacob, Penland Jerri; GD-25-000605; Municipal Lien; Certificate of Location; 777.10; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Alice Street Investments LLC; GD-25-000606; Municipal Lien; Certificate of Location; 5509.72; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Alice Street Investments LLC; GD-25-000607; Municipal Lien; Certificate of Location; 1092.65; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Alice Street Investments LLC; GD-25-000610; Municipal Lien; Certificate of Location; 1352.43; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Alice Street Investments LLC; GD-25-000611; Municipal Lien; Certificate of Location; 1394.99; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Davis Shane; GD-25-000612; Municipal Lien; Certificate of Location; 1505.96; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Davis Shawn; GD-25-000613; Municipal Lien; Certificate of Location; 1105.66; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Suslovic Judith Ann, Deutsch Joseph M.; GD-25-000614; Municipal Lien; Certificate of Location; 1153.46; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Foley James P, Foley Frances M; GD-25-000615; Municipal Lien; Certificate of Location; 1515.16; Atty(s): McCabe Michael G.

**Stowe Township, Valley Waste Service Inc.** vs Glozzer II John, Glozzer Jennifer; GD-25-000616; Municipal Lien; Certificate of Location; 1872.80; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs King III Donald E; GD-25-000617; Municipal Lien; Certificate of Location; 1202.78; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Krakovsky Edward J; GD-25-000618; Municipal Lien; Certificate of Location; 619.06; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Fusion Concept Developers Inc, Lopez Alexi Paz, Copeland Melissa Lynne; GD-25-000619; Municipal Lien; Certificate of Location; 797.72; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Monack Michael Joseph; GD-25-000620; Municipal Lien; Certificate of Location; 1586.06; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Novelli Robert J., Novelli Robert A., Novelli Linda L.; GD-25-000621; Municipal Lien; Certificate of Location; 626.32; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Plata Stephanie, Plata William; GD-25-000623; Municipal Lien; Certificate of Location; 976.06; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Poorman Jr. David A.; GD-25-000624; Municipal Lien; Certificate of Location; 772.10; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Rodriguez Emilio R., Rodriguez Juli T.; GD-25-000625; Municipal Lien; Certificate of Location; 922.56; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Royal Realty by TLM LLC; GD-25-000626; Municipal Lien; Certificate of Location; 1265.60; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Schultz Justin; GD-25-000627; Municipal Lien; Certificate of Location; 1210.16; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Sherrell Matthew; GD-25-000628; Municipal Lien; Certificate of Location; 1640.10; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Simko John A., Simko Kathleen M.; GD-25-000629; Municipal Lien; Certificate of Location; 303.96; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Singleton Maurice T.; GD-25-000630; Municipal Lien; Certificate of Location; 1577.52; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Tracey John; GD-25-000633; Municipal Lien; Certificate of Location; 988.38; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs VASU Properties LLC; GD-25-000635; Municipal Lien; Certificate of Location; 2452.29; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Vaughn J Realty Company LLC; GD-25-000636; Municipal Lien; Certificate of Location; 1731.76; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs West Park Homes Inc; GD-25-000638; Municipal Lien; Certificate of Location; 2464.57; Atty(s): McCabe Michael G.

**Township of Stowe and Valley Waste Service Inc.** vs Woodward Ave LLC; GD-25-000639; Municipal Lien; Certificate of Location; 2624.40; Atty(s): McCabe Michael G.

**Wall Maria, Wall William** vs Ostrowski Jr. D.M.D. Stanley, Hiossen Inc.; GD-25-000641; Dental Liability; Praeprice for Writ of Summons; Atty(s): Melton Scott L

**Hurlbert Rebecca** vs Premier Medical Associates, Premier Medical Associates Neurology; GD-25-000642; Medical/Hospital Liability; Praeprice for Writ of Summons; Atty(s): Greene Allison H., Chiappetta Elizabeth A

**U.S. Bank National Association** vs Bushmire Carole Laur, Bushmire David W.; MG-25-000050; Mortgage Foreclosure; Certificate of Location; 89586.68; Atty(s): Bates Kenya Deneen

**Nationstar Mortgage LLC** vs Carney Shannon M; MG-25-000051; Mortgage Foreclosure; Certificate of Location; Atty(s): Bleiweis Kristen

**Bank of New York Mellon** vs McGrew Dan A., McGrew Carole L.; MG-25-000052; Mortgage Foreclosure; Certificate of Location; Atty(s): Foley Joseph I., Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Paul Nathalie, Fein Barbara A, Blank Jerome B

**Stowe Township, Valley Waste Service Inc.** vs Alice Street Investments LLC; GD-25-000608; Municipal Lien; Certificate of Location; 1242.65; Atty(s): McCabe Michael G.

**Stowe Township, Valley Waste Service Inc.** vs Alice Street Investments LLC; GD-25-000609; Municipal Lien; Certificate of Location; 1302.43; Atty(s): McCabe Michael G.

**Huntington National Bank** vs Lizik Jeffrey S.; GD-25-000631; DSB (for money commercial); Notice of Judgment & Documents; 496515.74; Atty(s): Tuskan Justin-Michael

**Huntington National Bank** vs Lizik Jeffrey S.; GD-25-000632; DSB (for money commercial); Notice of Judgment & Documents; 127099.53; Atty(s): Tuskan Justin-Michael

**Huntington National Bank** vs Lizik Jeffrey S.; GD-25-000634; DSB (for money commercial); Notice of Judgment & Documents; 39716.60; Atty(s): Tuskan Justin-Michael

**Cranmoor Townhomes Condominium Association** vs Brown David J.; GD-25-000640; Exemplification of Record; Notice of Judgment & Documents; 6176.77; Atty(s): Jug Jr. Fred C.

**Dwyer Shawn** vs Midtown Plaza Apartments; GD-25-000644; Miscellaneous Petition; Petition to Proceed IFP; Atty(s): Self-Represented

**Barnes Zachary** vs Redman Raquel; GD-25-000645; Ejectment; Complaint; Atty(s): Self-Represented

**Arendosh Joseph** vs Wohl Scott, PA Tanning Acquisitions LLC; GD-25-000646; DSB (for possession commercial); Notice of Judgment & Documents; Atty(s): Lalama Jeffrey R

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

**CIVIL DIVISION**

**Arbitration Awards**

*(Continued from Page 1, Column 2)*

F. McGuigan, Erin Grady; Award Ex Parte. Plaintiff and against Defendant in the amount of \$8,616.34. Defendant failed to appear at 10:18 a.m. Dated 01/24/25. As per Rule 236 Notice, copies sent to all parties 01/24/25. Arbitration Board #40769

**American Express National Bank** vs Taylor; AR-24-006104; P-atty: Michael F. McGuigan, Erin Grady; Award for Plaintiff and against Defendant in the amount of \$15,688.86. Defendant failed to appear at 10:15 a.m. Dated 01/24/25. As per Rule 236 Notice, copies sent to all parties 01/24/25. Arbitration Board #40769

**American Express National Bank** vs Biggins; AR-24-006108; P-atty: Jordan W. Felzer; Award Ex Parte. Plaintiff and against Defendant in the amount of \$3,112.16. Defendant failed to appear at 10:24 a.m. Dated 01/24/25. As per Rule 236 Notice, copies sent to all parties 01/24/25. Arbitration Board #40769

**American Express National Bank** vs Mole; AR-24-006113; P-atty: Jordan W. Felzer; Award Ex Parte. Plaintiff and against Defendant in the amount of \$30,037.76. Defendant failed to appear at 10:21 a.m. Dated 01/24/25. As per Rule 236 Notice, copies sent to all parties 01/24/25. Arbitration Board #40769

**David** vs Delight OR 1, LLC; AR-24-006121; P-atty: Scott D. Glassmith; D-atty: Amy K. Pohl; Award for Plaintiff and against Defendant in the amount of \$27,026.56. Dated 01/24/25. As per Rule 236 Notice, copies sent to all parties 01/24/25. Arbitration Board #40770

**JPMorgan Chase Bank, NA** vs Havey; AR-24-006141; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award for Plaintiff and against Defendant, in the amount of \$12,059.09. An award in favor of Plaintiff on Defendant's counterclaim. Dated 01/24/25. As per Rule 236 Notice, copies sent to all parties 01/24/25. Arbitration Board #40769

**Ali** vs Rose; AR-24-006151; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 01/24/25. As per Rule 236 Notice, copies sent to all parties 01/24/25. Arbitration Board #40769

**Graham** vs New Homestead Development Company; GD-22-015480; P-atty: John R. Kane; D-atty: Andrew M. Gross; Non Jury Verdict Dated 01/24/2025, showing claim to Quiet Title based on Adverse Possession, this Court finds for the Defendant, and against Plaintiff. Notices of verdict mailed on 01/24/2025. As per Rule 236 Notice, copies sent to all parties 01/24/25.

**JPMorgan Chase Bank, N.A.** vs Wiseman; AR-24-006185; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$4,844.93. Defendant not appearing at 10:30 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

**First National Bank of Omaha** vs Boxley; AR-24-006189; P-atty: Nicholas J. Raker; D-atty: Pro Se; Award Ex Parte in favor of the Plaintiff, First National Bank of Omaha, for the amount of \$7,752.83, due to the Defendant, Gaylord Boxley not appearing at 10:37 a.m. As

per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

**JPMorgan Chase Bank, N.A.** vs Scabilloni; AR-24-006198; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$12,321.02. Defendant not appearing at 10:45 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

**JPMorgan Chase Bank, N.A.** vs Carmody; AR-24-006200; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$5,371.57. Defendant not appearing at 10:25 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

**Luther** vs Lamb; AR-24-006212; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff in the amount of \$22,000.00. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties 01/27/25. Arbitration Board #40771

**Jones** vs Kennywood Amusement Park, et al; AR-24-006214; P-atty: Michael W. Landis; D-atty: Sean P. Hannon; Award for Defendant Kennywood Amusement Park and against Plaintiff. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties 01/27/2025. Arbitration Board #40772

**PNC Bank National Association** vs Magedu; AR-24-006217; P-atty: Erin Grady; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$10,028.35. Defendant failed to appear at 10:35 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

**JPMorgan Chase Bank, N.A.** vs Wiseman; AR-24-006218; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$7,497.82. Defendant not appearing at 10:27 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

**Manson** vs Steward; AR-24-006219; P-atty: Pro Se; Award for Defendant and against the Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40772

**American Express National Bank** vs Somerville; AR-22-001432; P-atty: Erin Grady, Daniel Santucci; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$4,404.61. Defendant failed to appear at 10:48 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

**Discover Bank** vs Nazarek; AR-22-001499; P-atty: Kirsten R. Armstrong, Daniel Santucci, Erin Grady; Award for Defendant Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties 01/27/25. Arbitration Board #40771

**COURT NOTICES**

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT MOTIONS SCHEDULE**

February 2025

February 3 - Judge Bush

February 4 - Judge Bush

February 5 - Judge Bush

February 6 - Judge Bush

February 7 - Judge Bush

February 10 - Judge Cozza

February 11 - Judge Cozza

February 12 - Judge Cozza

February 13 - Judge Cozza

February 14 - Judge Cozza

February 17 - Holiday

February 18 - Judge Watson

February 19 - Judge Watson

February 20 - Judge Watson

February 21 - Judge Watson

February 24 - Judge Woodruff

February 25 - Judge Woodruff

February 26 - Judge Woodruff

February 27 - Judge Woodruff

February 28 - Judge Woodruff

25-00004

**Court of Common Pleas of Allegheny County**

**Orphans' Court Judges Motions Schedule for the Month of February 2025**

Week of

February 3 - Judge McCarthy

February 10 - Judge McGough

February 17 - Judge Marmo

February 24 - Judge McCarthy

25-00101

**Court of Common Pleas of Allegheny County**

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

February 2025

February 3 - McCrady, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM

February 4 - Bubash, J. in Courtroom 425 at 2:00 PM

February 5 - Sweeney, J. in Courtroom 425 at 2:00 PM

February 6 - Eaton, J. in 814 City-County Building at 2:00 PM

February 7 - No Motions

February 10 - Middleman, J. in Courtroom 425 at 2:00 PM

February 11 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM

February 12 - Korb, J. in Courtroom 425 at 2:00 PM

February 13 - Woodruff, J. in Courtroom 320 at 9:30 AM

February 14 - No Motions

February 17 - Court Holiday

February 18 - Bush, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM

February 19 - Cozza, J. in Courtroom 320 at 10:00 AM

February 20 - Middleman, J. in Courtroom 425 at 2:00 PM

February 21 - No Motions

February 24 - Costa, J. in Courtroom 425 at 2:00 PM

February 25 - Bubash, J. in Courtroom 425 at 2:00 PM

February 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

February 27 - Sizemore, J. in Courtroom 320 at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM

February 28 - No Motions

25-00175

**Court of Common Pleas of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, FEBRUARY 24, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, APRIL 7, 2025**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY**  
**CALENDAR CONTROL JUDGE**

25-00158

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## COURT SCHEDULES

## Daily Jury and Non-Jury Trial List

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

Thursday  
January 30, 2025

### Jury Trials

(219) 205699 GD-23-2399  
David Powers vs Nationwide Mutual Insurance, et al; P-Atty: Ned J. Nakles, Jr.; D-Atty: Nicholas J. Zidik; 1x

### Non-Jury Trials

(225B) 206554 GD-24-11821  
Stephanie Hill vs Black Cherry Design, LLP, et al; P-Atty: Daniel L. Puskar; D-Atty: No Appearance; 1x

## Criminal Division

Allegheny County Courthouse  
9:00 a.m.

Monday  
February 3, 2025

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

Judge Bruce R. Beemer  
Courtroom 510

CR-0001940-24; Marie Gerg; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Andrew Michael Sherman

CR-0005523-21; William Tyrone Moore; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Andrew Michael Sherman

CR-0002470-24; Ertmon Winston; Statutory Sexual Assault: 11 Years Older; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Heath Edward Leff

Judge Kelly Bigley  
Courtroom 525

CR-0009098-23; Christine Michelle Dombroski; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Ashley Elizabeth Rundell

CR-0004441-24; Alonte Shy Evans-Cutler; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Milton E. Raiford

Judge Edward J. Borkowski  
Courtroom 514

CR-0002676-22; Calvin Crew; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Adam Reynolds

CR-0006065-24; Ismael Ali Mollett; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Zane Gates

CR-0002009-21; Ismael Ali Mollett; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Lisle Tyler Weaver

Judge Katherine B. Emery  
Courtroom 316

CR-0006291-24; Ian Wayne Hale; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: William S. Flynn

CR-0000386-24; Ian Patrick Kaminski; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Ashley Marie Cagle

CR-0006283-24; Laial Remal; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Sean Thomas Logue

CR-0005620-24; Willie Eugene Williams; Rape Forcible Compulsion; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Leslie A. Perlow

Judge Thomas Flaherty  
Courtroom 324

CR-0002329-24; David Daimir Mott; Simple Assault; ADA: **Louis A. Emmi**; D-atty: Nicholas Clark Weltz

Judge Elliot Howsie  
Courtroom 533

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

CR-0002436-24; David Jablonsky; Possession Of Firearm Prohibited; ADA: **Daniel Nanovic**; D-atty: Steven Anthony Tehovnik

CR-0004843-24; Keyjuan King; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Thomas N. Farrell

CR-0004405-24; Gerald S. Lapre; Forgery - Utters Forged Writing; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kyle Domenic Donovan

CR-0005203-23; Justin D. Martin; IDSI Person Unconscious; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Cory Shane Ricci

CR-0004842-24; Kesean Proctor; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Jonathan Anthony Orie

CR-0005843-24; Benjamin Wyche; Firearm Not To Be Carried W/O License-No Crim Viol; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kyle Domenic Donovan

Judge Beth A. Lazzara  
Courtroom 306A

CR-0009124-23; Andrew Scott Zevola; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick J. Thomassey

Judge Jill E. Rangos  
Courtroom 327

CR-0005044-21; Christopher Robert Papalia; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Chris Eyster

CR-0009844-17; Thomas August Raboin; Invol. Deviate Sexual Intercourse W/Child; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Wendy Lynne Williams

CR-0004677-24; Jules Caspar Stratton; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Annelise Ruth Peters

Judge Kevin G. Sasinowski  
Courtroom 506

CR-0005381-24; James Blanchard-Blackmon; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Andrew Obara

CR-0003683-24; Charles Bradley; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Andrew Obara

CR-0009464-23; Stephen Curges; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Andrew Obara

CR-0006813-24; Rayone Nicole Hyatt; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Andrew Obara

CR-0003602-24; Dorian Randell Ingram; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Benjamin Matthew Jackson

CR-0004643-24; Dorian Randell Ingram; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Benjamin Matthew Jackson

CR-0003500-24; Amya Jackson; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Andrew Obara

CR-0000927-24; Heather Kush; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Patrick Thomassey

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-0008044-20; Natasha Lehman; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Andrew Obara

CR-0006337-24; Joseph Anthony Owens II; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: John K. Foster III

CR-0006336-24; Virginia Dawn Reynolds; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: William S. Flynn

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

CR-0006338-24; Christina Schran; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Damian Joseph Tofte

CR-0001536-23; Jake Allen Smith; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Michael Dewitt Barry

CR-0003070-24; Jason W. Smith; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: John Paul Senich Jr.

Judge Jennifer Satler  
Courtroom 527

CR-0006010-24; Edward Alviso; Receiving Stolen Property; ADA: **Peyton Eileen Myers**; D-atty: Adam Michael Bishop

CR-0006388-24; Jason T. Costelnik; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Alexa Marie Glista

CR-0003071-23; Tyreque Fedd; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Ashley Marie Cagle

CR-0002176-22; Junior Gantar; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Kevin Vance Horne

CR-0005964-24; Demond Gowder; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Rachel Kathryn Crosby

CR-0001168-24; Wladimar Yurini Guaita Tanco; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: David Andrew Obara

CR-0006969-23; Danielle Hunt; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Alexa Marie Glista

CR-0003552-24; Joshua Parham; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: Rachel Kathryn Crosby

**CR-0002086-22;** Shante N. Seay; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

**CR-0005877-24;** Tyrese Izaiah Sittler; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**CR-0006305-24;** Charles Justin Stitt; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexa Marie Glista**

**CR-0005043-24;** Brandon Michael Stocksdale; Obstruct Admin Law/Other Govt Func; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**  
**CR-0000079-24;** Christopher John Trowery Jr.; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0008811-23;** Malik Moziah Walker; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

**CR-0005876-24;** Kateem Ware; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James A. Wymard**

**Judge David L. Spurgeon  
Courtroom 321**

**CR-0008264-21;** Josmar Castano; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas N. Farrell**

**CR-0006053-24;** David Chavarrie III; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

**CR-0008464-23;** Salvatore Cunic; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**CR-0002198-24;** Arthur Lee Davis; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Wayne Turman**

**CR-0002297-23;** Marcus James Davis; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Domenic Joseph Pietropaolo**

**CR-0005978-24;** Christopher J. Green; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0002532-24;** Vincent Wyatt Hampton; DUI: High Rte of Alc (Bac.10 - < .16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0005950-24;** Tyrone Kennedy-Frank; Receiving Stolen Property; ADA: **Tomm Anthony Mutschler;** D-atty: **Andrew Michael Sherman**

**CR-0006035-24;** William Dav Loughner; Theft By Unlaw Taking-Movable Prop; ADA: **Peyton Eileen Myers;** D-atty: **Rakeisha Jennise Foster**

**CR-0005924-24;** Michael A. Mahan; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0004695-24;** Perry S. Pastierik; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey Stephen Weinberg**

**CR-0002289-23;** Brendon Redden; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0002501-24;** Brendon Redden; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0002588-24;** Brendon Redden; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**CR-0005811-24;** Brendon Redden; Burglary - Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Randal B. Todd  
Courtroom 310**

**CR-0009355-23;** Robert Ellis; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelsey Jordan Vita**

## Arbitration Trial List

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

**Monday  
February 3, 2025**

**GD-19-003674;** Shuglie vs Kaufman, et al; P-atty: **Andrew O. Stiffler;** D-atty: **Arthur D. Goldman**

**AR-24-006457;** Citizens Bank, N.A. vs Judt; P-atty: **James A. Holzman**

**AR-24-006456;** JPMorgan Chase Bank, N.A. vs Dozier; P-atty: **Ian M. Lauer**

**AR-24-006455;** JPMorgan Chase Bank, N.A. vs Sexton; P-atty: **Ian M. Lauer**

**AR-24-006454;** Citibank, N.A. vs Davis; P-atty: **Matthew Weston Pomy;** D-atty: **Brittany Nicole Weston**

**AR-24-006450;** Citibank, N.A. vs Head; P-atty: **Matthew Weston Pomy;** D-atty: **Maria Misse**

**AR-24-006443;** Kautz, et al vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-24-006442;** Ford vs FCA US, LLC; P-atty: **Robert M. Silverman;** D-atty: **Jon B. Waldorf**

**AR-24-006441;** Three Rivers Contracting vs Harris; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-24-006437;** N8thans Auto & Notary vs Erie Insurance; P-atty: **Pro Se;** D-atty: **Robert A. Loch**

**AR-24-006432;** Duquesne Light Company vs Haymon; P-atty: **Lauren N. Rulli**

**AR-24-006430;** Duquesne Light Company vs Schoedel; P-atty: **Lauren N. Rulli**

**AR-24-006429;** JPMorgan Chase Bank, N.A. vs McFarland; P-atty: **Ian M. Lauer**

**AR-24-006428;** JPMorgan Chase Bank, N.A. vs Gordon; P-atty: **Ian M. Lauer**

**AR-24-006427;** JPMorgan Chase Bank, N.A. vs Costa; P-atty: **Ian M. Lauer**

**AR-24-006426;** JPMorgan Chase Bank, N.A. vs Copeland; P-atty: **Ian M. Lauer**

**AR-24-006423;** Cornman vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-24-006412;** Swallow Hill Condominium Association vs Bergman; P-atty: **Fred C. Jug, Jr.**

**AR-24-006409;** cfsbank vs Filotei; P-atty: **Gary W. Darr;** D-atty: **David L. Fuchs**

**AR-24-006405;** Dollar Bank, F.S.B. vs Hope, et al; P-atty: **Shawn P. McClure;** D-atty: **Pro Se**

**AR-24-006404;** JPMorgan Chase Bank, N.A. vs Sluka; P-atty: **Ian M. Lauer;** D-atty: **Matthew A. Bole**

**AR-24-006401;** John vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-24-005315;** Rogers vs Schwalm; P-atty: **Pro Se;** D-atty: **Andrew M. Kuzma**

**AR-24-004768;** JPMorgan Chase Bank, N.A. vs Jones, Jr.; P-atty: **Michael Robert Lipinski;** D-atty: **Patrick Dillon Gregoritis**

**AR-24-004594;** U.S. Bank, National Association vs Camino; P-atty: **Kirsten R. Armstrong, Erin Grady, Michael F. McGuigan**

**AR-24-004333;** LVNV Funding, LLC vs Moore; P-atty: **Gregg L. Morris;** D-atty: **Brian J. Fenters**

**AR-24-004248;** 410 - 416 N. Craig Street, LP vs Asta Solutions, LLC; P-atty: **Fred C. Jug, Jr.**

**AR-24-004225;** Velocity Investments, LLC vs Daluisio; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Gregory T. Artim**

**AR-24-002924;** Hunting Ridge Community Services Association vs Mosley, et al; P-atty: **Fred C. Jug, Jr.**

**AR-24-001810;** Laurel Place Homeowners Association vs Dennis; P-atty: **Fred C. Jug, Jr.**

**AR-24-001550;** Birch vs FCA US, LLC; P-atty: **Michael Power;** D-atty: **Jon B. Waldorf**

**AR-24-001025;** Pennsbury Village Condominium vs Kerr; P-atty: **Fred C. Jug, Jr.**

**AR-23-000004;** Discover Bank vs Benton; P-atty: **Matthew W. Pomy;** D-atty: **David L. Fuchs**

# Department of Court Records

**Wills and Orphans'  
Court Division  
Allegheny County,  
Pennsylvania.  
Frick Building, Fl. 17**

The following fiduciaries have filed their accounts in the Office of the Clerk of the Orphans' Court Division. The accounts will be presented to the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, for confirmation nisi at

**9:30 a.m.  
Monday  
February 3, 2025**

## Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Tuesday, February 18, 2025 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

**6147-2022;** Barnett, Roselyn; Acct: Kenneth Barnett, Extr.; Acct-atty: **Benjamin Scott Johns**

**960-2023;** Blake, Lawrence H.; Acct: Janet Barber, Guardian; Acct-atty: **James R. Baker**

**2257-2023;** Cazen, Alan L.; Acct: Robert C. Tourek, Extr.; Acct-atty: **Robert C. Tourek**

**848-2023;** Gilbertson, John R. a/k/a John Robert Gilbertson; Acct: Kaoru Gilbertson, Guardian; Acct-atty: **James R. Baker**

**6121-2023;** Grbach, David; Acct: Lisa M. Hohn, Guardian; Acct-atty: **Gary J. Gushard**

**2117-2024;** Lyons, Agnes; Acct: Darlene Burdelski, Extr.; Acct-atty: **Daniel L. Sautel**

**35-2022;** Malley, Sylvia R. a/k/a Sylvia Rose Malley; Acct: Darlene Reigan, Extr.; Acct-atty: **William R. Pelger**

**6911-2021;** Mangold, Carole Rose; Acct: Barbara W. Riehle, Extr.; Acct-atty: **Joseph S. Bielecki**

**6049-2021;** Porsching, Elaine; Acct: Dr. Libby Moore, Guardian; Acct-atty: **Joseph M. Olimpi**

**4767-2022;** Rami, Natali; Acct: Richard Ranii and Matthew Pavlovich, Co-Extrs.; Acct-atty: **Michael K. Parrish**

**9264-2021;** Revak, Barbara; Acct: Rev. Dr. Joseph Posta, Extr.; Acct-atty: **Joseph S. Bielecki**

## Need clients?

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For details, contact Whitney Hughes  
at 412-402-6703 or [whughes@acba.org](mailto:whughes@acba.org).

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## LEGAL ADS

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

## Estate Notice

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

Argenas, Maureen A., deceased, of Etna, PA. No. 00104 of 2025. Brian A. Argenas, Extr., 2100 Noble Street, Pittsburgh, PA 15215 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

25-00253 Jan 29; Feb 5, 12, 2025

Baldwin, Thomas, deceased, of Pittsburgh, PA. No. 02671 of 2023. Charlene Baldwin, Admrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

25-00163w Jan 29; Feb 5, 12, 2025

Bassett, Sandra L., deceased, of Glenshaw, PA. No. 00132 of 2025. Debra R. Babcock, Extr., 504 Neola Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

25-00254 Jan 29; Feb 5, 12, 2025

Bontempo, James D., deceased, of Bethel Park, PA. No. 00209 of 2025. Pamela A. Bontempo, Admrx., c/o Daniel Buzard, Esq., Law and Finance Building, 429 Fourth Ave., Suite 300, Pittsburgh, PA 15219.

25-00251 Jan 29; Feb 5, 12, 2025

Bontempo, Lois S. a/k/a Lois J. Bontempo a/k/a Lois Jane Bontempo, deceased, of Bethel Park, PA. No. 00322 of 2009. Pamela A. Bontempo, Admrx., c/o Daniel Buzard, Esq., Law and Finance Building, 429 Fourth Ave., Suite 300, Pittsburgh, PA 15219.

25-00252 Jan 29; Feb 5, 12, 2025

Fodi, Joseph G., deceased, of Pittsburgh, PA. No. 00103 of 2025. Scott Lee Boice, Extr., 481 Chicora Fenelon Rd., Chicora, PA 16025 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

25-00256 Jan 29; Feb 5, 12, 2025

Griffith, Donald R., deceased, of West View, PA. No. 00398 of 2025. Diane Ehrin, Admrx., 911 Golfview Drive, McKeesport, PA 15135 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-00158w Jan 29; Feb 5, 12, 2025

Ivosevic, George, deceased, of McKees Rocks, PA. No. 00394 of 2025. Theodore Ivosevic, Adm. c/o Timothy J. Giltinan, John W. Giltinan, Esq., P.C. 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

25-00156w Jan 29; Feb 5, 12, 2025

Johnston, David P. a/k/a David Paul Johnston, deceased, of Allison Park, PA. No.

00131 of 2025. Deborah A. Marshall, Extr., 1945 Menold Drive, Allison Park, PA 15101 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

25-00255 Jan 29; Feb 5, 12, 2025

Kessler, Robert L., deceased, of Carnegie, PA. No. 7511 of 2024. Sally Kessler-Schmitt, Extr., 102 Kane Blvd., Bridgeville, PA 15017 or to John F. Morris, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219-2202.

25-00157w Jan 29; Feb 5, 12, 2025

Lapinski, Edward D. a/k/a Edward Lapinski, deceased, of Pittsburgh, PA. No. 00071 of 2025. Patricia A. Lapinski, Admrx., 309 44th Street, Pittsburgh, PA 15201 or to Trevor R. Fleming, Esq., The Law Firm of Orić & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

25-00258 Jan 29; Feb 5, 12, 2025

Miller, Ronald, deceased, of Wexford, PA. No. 00384 of 2025. Diana Purcell-Miller, Admrx., 430 Ascent Drive, Apartment 4108, Wexford, PA 15090.

25-00166w Jan 29; Feb 5, 12, 2025

Moore, James Coulter a/k/a James C. Moore, deceased, of Pittsburgh, PA. No. 08099 of 2024. Diane Moore, Extr., 116 Frankfort Avenue, Pittsburgh, PA 15229 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-00257 Jan 29; Feb 5, 12, 2025

Moore, Lonny Dean, deceased, of Pittsburgh, PA. No. 00281 of 2025. Kimberly Weis, Extr., 185 Grant Avenue, Etna, PA 15223 or to E. Vernon Parkinson, Esq., Parkinson Law Offices, PLLC, 900 Lowry Avenue, Suite B, Jeannette, PA 15644.

25-00160w Jan 29; Feb 5, 12, 2025

Pomaybo, Donald J., deceased, of Natrona Heights, PA. No. 00385 of 2025. Eric J. Pomaybo, Extr., 263 Race Track Road, Ruffs Dale, PA 15679 or to John A. Cochran, Esq., 140 S. Main St., # 301, Greensburg, PA 15601.

25-00162w Jan 29; Feb 5, 12, 2025

Slovenec, Genevieve, deceased, of Cheswick, PA. No. 00374 of 2025. Sharon L. Slovenec, Extr., 3017 Westover Way, Bridgeville, PA 15017.

25-00164w Jan 29; Feb 5, 12, 2025

Davis, Ellen Agnes, deceased, of Carnegie, PA. No. 07952 of 2024. Karen M. Wasniewski, Extr., 134 Cloverleaf Dr., Carnegie, PA 15106 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.

25-00100w Jan 22, 29; Feb 5, 2025

Dinnocenzo, Edith C., deceased, of Wilkins Township, PA. No. 00047 of 2025. John P. Dinnocenzo, Extr., 3720 Old William Penn Highway, Pittsburgh, PA 15235 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

25-00211 Jan 22, 29; Feb 5, 2025

Frederick, L. Lynn, deceased, of Pittsburgh, PA. No. 00129 of 2025. Kristin L. Frederick, Co-Extr., 1401 Pennsylvania Avenue, Oakmont, PA 15139 and Paul L. Frederick, Jr., Co-Extr., 130 Samaritan Avenue, Ashland, OH 44805 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00098w Jan 22, 29; Feb 5, 2025

Fricker, Jr., Joseph A. a/k/a Joseph A. Fricker a/k/a Joseph Anthony Fricker, Jr., deceased, of Pittsburgh, PA. No. 00115 of 2025. Bethany F. DiLucente, Extr., c/o Karen E. Bononi, Esq., Cafardi Ferguson +

Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.

25-00201 Jan 22, 29; Feb 5, 2025

Hochlinski, Josephine J., deceased, of Pittsburgh, PA. No. 08061 of 2024. John E. Hochlinski, Extr., 13100 Veronica Lane, North Huntingdon, PA 15642 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.

25-00101w Jan 22, 29; Feb 5, 2025

McMillan, Jean C., deceased, of Pittsburgh, PA. No. 08046 of 2024. Richard L. McMillan, Adm., 3328 Ponoka Road, Pittsburgh, PA 15241 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

25-00210 Jan 22, 29; Feb 5, 2025

Piecka, Betty Lou a/k/a Betty L. Piecka a/k/a Betty Piecka, deceased, of Cheswick, PA. No. 08125 of 2024. Keith J. Piecka, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

25-00209 Jan 22, 29; Feb 5, 2025

Sauter, Mark A. a/k/a Mark Albert Sauter, deceased, of Monroeville, PA. No. 07747 of 2024. Scott A. Sauter, Extr., 116 8th Street, Turtle Creek, PA 15145 or to Nicholas J. Evashavik, Esq., Evashavik Law, LLC, 310 Grant Street, Suite 2901 Grant Building, Pittsburgh, PA 15219.

25-00212 Jan 22, 29; Feb 5, 2025

Stoessel, James Haston, deceased, of McCandless, PA. No. 07661 of 2024. Sarah S. Heres, Extr., 253 Thorn Street, Sewickley, PA 15143 or to John Edson, Esq., 100 Hazel Lane, Suite 300, Sewickley, PA 15143.

25-00102w Jan 22, 29; Feb 5, 2025

Wilhelm, Ralph W., deceased, of Pittsburgh, PA. No. 08085 of 2024. Michele Bradley, Admrx., 911 Missionary Drive, Pittsburgh, PA 15236.

25-00099w Jan 22, 29; Feb 5, 2025

Wilson, Gregory, deceased, of Coraopolis, PA. No. 05170 of 2024. Brian F. Levine, Adm. and Atty., Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279.

25-00096w Jan 22, 29; Feb 5, 2025

Arnold, June F., deceased, of North Fayette, PA. No. 00595 of 2024. Kirk C. Arnold, Extr., c/o Christopher G. Ponticello, Esq., 2900 Noblestown Road, Pittsburgh, PA 15205.

25-00055w Jan 15, 22, 29, 2025

Brown Adele H. a/k/a Adele Humes Brown a/k/a Adele Sue Brown a/k/a Adele E. Brown, deceased, of Plum, PA. No. 07557 of 2024. James Kenneth Brown, Co-Adm. and Deborah Louise Jean-Philippe, Co-Admrx., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.

25-00104 Jan 15, 22, 29, 2025

Chillcott, Blanche L., deceased, of Ross Township, PA. No. 06315 of 2023. David Arthur Heinemann, Extr., 80 Linden Road, Canonsburg, PA 15317 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-00052w Jan 15, 22, 29, 2025

Coglio, Susan, deceased, of Pittsburgh, PA. No. 08058 of 2024. John P. Coglio, Jr., Adm., 423 Reel Ave., Pittsburgh, PA 15229 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-00107 Jan 15, 22, 29, 2025

Cooper, Normagee S. a/k/a Normagee I. Cooper, deceased, of Port Vue, PA. No. 07170 of 2024. Tracey Mailo, Extr., 608 State

Route 130, Trafford, PA 15085 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

25-00108 Jan 15, 22, 29, 2025

Cravener, Jo-Ann a/k/a Jo Ann N. Cravener a/k/a Joann Cravener, deceased, of Harrison Township, PA. No. 07807 of 2024. Joseph K. Wingard, Jr., Extr., 1121 Stiern Avenue, Apt. 1, Brackenridge, PA 15014 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-00130 Jan 15, 22, 29, 2025

Dawson, Charles William a/k/a Charles W. Dawson, deceased, of Baldwin, PA. No. 07893 of 2024. Heather Leah Lawrence, Co-Admrx., 30 Homestead Drive, Avella, PA 15312 and Renee Datz, Co-Admrx., 71 Hixon Road, Eighty-Four, PA 15330 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

25-00106 Jan 15, 22, 29, 2025

Derda, Karen A., deceased, of Harrison Township, PA. No. 08146 of 2024. Jeffrey D. Derda, Extr., 2002 Canonico Court, Apex, NC 27523 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-00156 Jan 15, 22, 29, 2025

Doyle, Lois a/k/a Lois F. Doyle, deceased, of Monroeville, PA. No. 07787 of 2024. Patricia L. Schake, Extr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.

25-00105 Jan 15, 22, 29, 2025

Simpson, Michelle, deceased, of Pittsburgh, PA. No. 0077 of 2025. Sue Subocz, Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

25-00051w Jan 15, 22, 29, 2025

Smaglo, Darryl Robert, deceased, of Pittsburgh, PA. No. 00097 of 2025. Stefanie M. Smaglo, Admrx., 302 Aidyl Avenue, Pittsburgh, PA 15226 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-00053w Jan 15, 22, 29, 2025

## Notice of Complaint to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
GD-25-000175

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

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

You are hereby notified that on January 7, 2025, Plaintiff, Bonnie J. Azzara, filed a Complaint to Quiet Title endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, docketed at GD-25-000175, wherein Plaintiff seeks to take legal title to the property identified as Lot and Block No. 78-A-52.

You are hereby notified to file a written response to the Complaint to Quiet Title within twenty (20) days from the date of the publication of this Notice or a judgment may be entered against you.

## Notice to Defend

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written

appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service  
The Allegheny County Bar Association  
4th Floor Koppers Building  
436 Seventh Avenue,  
Pittsburgh, Pennsylvania 15219  
412-261-5555

https://www.getpittsburghlawyer.com/  
Counsel for Plaintiff: F. Christopher Spina, Esq. and Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219, Telephone: 412-281-3550.

25-00260 Jan 29, 2025

**Action to Quiet Title**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
Case No. GD-24-013985

Margaretta House, LLC  
Plaintiff,  
v.  
Mildred L. Harris, her unknown heirs and assigns; and Pennsylvania Department of Revenue,  
Defendants.

**Notice To Defend**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served upon you, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you by the Court, without further notice, for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service - Allegheny County Bar Association  
11th Floor Koppers Building - 436 Seventh Avenue  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555

25-00282 Jan 29, 2025

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-14717. In re: Petition of Kate Cenci, parent(s) and Legal guardian(s) of Jack Thomas

Linkosky for change of name to Jack Thomas Cenci. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 19, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Sara Linkosky, 715 Washington Avenue, Carnegie, PA 15106, Ph: 412-278-1280, Attorney for Petitioner.

25-00261 Jan 29, 2025

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-12856. In re: Petition of Abigail Welteroth, parent(s) and Legal guardian(s) of Brayden Robert Dobras for change of name to Brayden Robert Welteroth. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 5, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-00313 Jan 29, 2025

**Fictitious Name Registration**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Weather Tight Contracting, with its principal office or place of business at 1525 Lime Hollow Rd., Pittsburgh, PA 15235. The names and addresses of all persons who are parties to the registration are: Ben's Materials LLC, 413 Mapleview Dr., Apt. 2A, Pittsburgh, PA 15220.

25-00165w Jan 29, 2025

**Notice of Public Sale**

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:  
EZ Storage  
2654 Mosside Blvd.  
Monroeville, PA 15146  
February 12th, 2025 at 11:00 AM

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.

Tenant - Unit #  
Carter, Denzel - 324  
Love, Germani - 501  
Smith, Angela - 609A  
Smith, Angela - 719A  
Carlisle, Bruce - 727  
Robinson, Garland - 822  
Clemm-Hubbard, Justin - 831  
Wright, Lateesha - 833  
Rosenbrook, Brittney - 1224  
Reynolds, Daniel - 1228

25-00262 Jan 29, 2025

**Notice of Public Sale**

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:  
EZ Storage  
810 Trumbull Drive  
Pittsburgh, PA 15205  
February 12th 2025 at 11:00 AM

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.

Tenant - Unit #  
Ron James - 221  
Mario De Prada Molina - 241  
John Olkosky - 3051  
Robert Beltz - 3098A  
Kenneth Lambert - 3104B  
Leslie Fearbry - 4084  
Alison Rinne - 4094  
Shaun Wiggins - 5009  
Jodi Berry - 5046  
Donna McLain - 5109

25-00269 Jan 29, 2025

**Notice of Public Sale**

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:  
EZ Storage  
1003 Ross Park Mall Drive  
Pittsburgh, PA 15237  
February 12, 2025 at 11:00 AM

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.

Tenant - Unit #  
Rebecca Mogesa - 641B  
Deborah Wesley - 455X  
Joanne Burtner - 811  
Joe Nevel - 635  
Barbara Paillett - 547  
Steve Miller - 809B

25-00270 Jan 29, 2025

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-17-009640  
Wilksburg School District and Wilksburg Borough, Plaintiffs,  
v.  
The Unknown Heirs of Renee Nesbitt, Deceased, Defendant(s).

**Notice**

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-H-168, more commonly known as 1606 Laketon Road, Pittsburgh, PA 15221 in Wilksburg Borough.

**Notice**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

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Lawyer Referral Service  
The Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Avenue  
Telephone: (412) 261-5555  
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.  
25-00283 Jan 29, 2025

**ORPHANS' COURT**

**Petitions & Motions**

*(Continued from Page 1, Column 3)*

**Nicholas Moraitis:** deceased; Order of court. Conference March 7, 2025 at 10:00 a.m.; Atty: J. F. Butcher, R. E. Dauer, Jr.; 6438 of 2022.

**Edward L. Davis:** deceased; Petition and order to approve settlement; Atty: R. L. Dansak; 5897 of 2008.

**Judge Michael F. Marmo**

**Frances Jones:** deceased; Order of court. Hearing February 21, 2025 at 9:30 a.m.; Atty: R. J. Colaizzi, L. Bolind; 5908 of 2011.

**James Colaianne:** deceased; Petition and order for appointment of trustee; Atty: D. A. Seibel; 5710 of 2024.

**James W. Porter, Jr.:** deceased; Order of court. Conference March 11, 2025 at 1:30 p.m.; Atty: C. S. Gross, P. Ellis; 3532 of 2024.

**Andrew James Jackson:** deceased; Motion and order to withdraw as counsel; Atty: B. S. Johns; 8802 of 2021.

**Steven R. Rago:** deceased; Order of court. Conference March 20, 2025 at 9:30 a.m.; Atty: A. Tomczak, D. Johnson; 2 of 2023.

**Marie V. Shorts:** deceased; Order of court; Atty: B. B. McMorrow, G. Zyra; 7212 of 2013.

**Stella Novak:** deceased; Petition and order to withdraw citation; Atty: R. J. Tate; 4109 of 2009.

**Sherri Adelfkoff:** deceased; Order of court. Conference continued to February 20, 2025 at 10:30 a.m.; Atty: J. M. Herb; 7497 of 2024.

**Precinda Thomas:** deceased; Order of court. Trial continued to March 20, 2025 at 10:30 a.m.; Atty: T. Sease, K. Brett; 2588 of 2024.

**Mary T. Ng:** deceased; Motion and order for status conference. Conference set March 18, 2025 at 11:30 a.m.; Atty: K. A. Kapral, A. M. D'Amico, W. J. Nalducci; 7960 of 2022.

**Clyde A. Thornton:** deceased; Petition and order for small estate; Atty: A. S. Cobb; 4225 of 2024.

**Ronald R. Hollis:** deceased; Petition and order to resign as co-administrator; Atty: S. M. DiFatta; 1973 of 2023.

**Francis Castiglione:** deceased; Petition and order for small estate; Atty: Pro Se; 2552 of 2023.

**Nayna Hegde:** deceased; Order of court. Conference February 21, 2025 at 11:30 a.m.; Atty: W. Chiurazzi; 5695 of 2024.

**Hans Tate Duncan:** deceased; Order of court. Review Hearing February 13, 2025 at 10:30 a.m.; Atty: J. E. Quinn, D. Tofte, D. Jerich; 2789 of 2023.

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

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*Free for ACBA Real Property Section Members \*Donate registration fee to Attorneys Against Hunger*

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### The Basics of Special Needs Planning

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### Environmental Law Update: 2024 Year in Review

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Wednesday, March 5 | Noon | Live Webinar  
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