

The Pittsburgh Legal Journal

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JANUARY 3, 2025

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CIVIL DIVISION

General Docket

Wesbanco Bank Inc. vs McClellan Wesley, McClellan Shelley Lynn; MG-24-000947; Mortgage Foreclosure; Certificate of Location; 82858.66; Atty(s): Lalama Jeffrey R, Rapp Jr. Francis C

Northwest Bank vs Marraccini Eugene J., Marraccini Peggy Sue; MG-24-000948; Mortgage Foreclosure; Certificate of Location; 47498.91; Atty(s): Anthou Kristine M.

Rocket Mortgage LLC vs Venditti Jr. Mario John; MG-24-000949; Mortgage Foreclosure; Certificate of Location; 61068.59; Atty(s): Schweiger Karin Baltimore

Bank of America N.A. vs Wood Ella Mae; MG-24-000950; Mortgage Foreclosure; Certificate of Location; 39422.79; Atty(s): Manuel-Coughlin Jill

U.S. Bank Trust National Association, vs Pastorius James; MG-24-000951; Mortgage Foreclosure; Certificate of Location; 97376.39; Atty(s): Marley Andrew John

PennyMac Loan Services LLC vs Lyons Jr. William F, Williams Heather; MG-24-000952; Mortgage Foreclosure; Certificate of Location; Atty(s): Paul Nathalie, Cohen Marisa Myers, Lubin Andrew M., Nixon Chelsea A., Foley Joseph I., Fein Barbara A, Blank Jerome B

Select Portfolio Servicing Inc vs Petruskie William R., Unknown Heirs of Helen A. Snyder a/k/a Helen Snyder deceased; MG-24-000953; Mortgage Foreclosure; Certificate of Location; 25852.74; Atty(s): Gable Samantha

Wilson Connie vs Kushov Begmurad; GD-24-014697; MDJ Transcript; Notice of Judgment Mailed; 10355.34; Atty(s): Self-Represented

Midland Credit Management Inc. vs Arrigo Amanda; GD-24-014698; MDJ Transcript; Notice of Judgment Mailed; 977.67; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Scott Evan; GD-24-014699; MDJ Transcript; Notice of Judgment Mailed; 772.02; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Valentine Kate; GD-24-014700; MDJ Transcript; Notice of Judgment Mailed; 1067.89; Atty(s): Homoleski Kristina, Bunce Martin

Palleschi Alexis Dawn; GD-24-014701; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Hockenberry Pamela vs Stanziana Shawn M., Arsenal Cider House & Wine Cellar Inc.; GD-24-014702; Motor Vehicle Accident; Praeipe for Writ of Summons; Atty(s): Enders Kelly L

CIVIL DIVISION

New Arbitration Suits

Price Thomas vs Reibert Cecelia; AR-24-008070; Contract - Debt Collection; Complaint from MDJ Decision; 2407.65; Atty(s): Self-Represented

Westlake Services LLC vs Carballo Noe; AR-24-008071; Contract - Debt Collection; Exhibits; 16557.45; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Wilson Eloised; AR-24-008072; Contract - Debt Collection; Exhibits; 13157.82; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Bell Donald L, Smoot Satchel; AR-24-008073; Contract - Debt Collection; Exhibits; 6890.21; Atty(s): Lauer Ian M

Westlake Services LLC vs Hester Tecora; AR-24-008074; Contract - Debt Collection; Exhibits; 9321.65; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Crown Asset Management LLC vs Battles Ronda; AR-24-008075; Contract - Debt Collection; Plaintiff's Appeal of MDJ; 5502.85; Atty(s): Santucci Daniel

Westlake Services LLC vs Harper Lyric D.; AR-24-008076; Contract - Debt Collection; Exhibits; 8620.96; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A.

Zuppe Zachary vs NCB Management Services; AR-24-008077; Other Tort; Exhibits; Atty(s): Gordon Travis A.

Grassy Sprain Group Inc. vs Staples Isha; AR-24-008078; Contract - Debt Collection; Exhibits; 23923.97; Atty(s): Tsarouhis Demetrios H.

Barto Chelsey vs Midland Credit Management Inc.; AR-24-008079; Other Tort; Exhibits; Atty(s): Gordon Travis A., Ward Joshua P.

Sycamore Estates LLC vs Schwarzmeier Janice; AR-24-008080; Contract - Debt Collection; Complaint from MDJ Decision; Atty(s): Self-Represented

Grassy Sprain Group Inc. vs Barnes Jontu; AR-24-008081; Contract - Debt Collection; Exhibits; 11306.63; Atty(s): Tsarouhis Demetrios H.

Ally Bank vs Damico's Landscaping LLC, Damico Frank; AR-24-008082; Replevin; Complaint; 45950.00; Atty(s): Rase Leslie J.

Grassy Sprain Group Inc. vs Summerfield Nevin D, Summerfield Jennifer; AR-24-008083; Contract - Debt Collection; Exhibits; 28365.76; Atty(s): Tsarouhis Demetrios H.

Ondrusek Ursula A. vs Port Authority; AR-24-008084; Other Tort; Complaint; Atty(s): Mislanovich Mark S, Licata Joshua S

ORPHANS' COURT

Petitions & Motions

Judge Hugh F. McGough Shirley Weinberg; trust; Order of court. Conference August 25, 2025 at 10:00 a.m. Trial September 8, 9, 10, 11 and 12, 2025 at 9:30 a.m.; Atty: C. Avalli, D. A. Seibel, J. E. Hazlewood, T. Dempsey; 5237 of 2019.

James Edward Salter; deceased; Petition and order for sale of real estate; Atty: R. Guy-McCorkle; 253 of 2024.

Joyce A. Wojton; deceased; Order of court; Atty: S. B. Lang, B. M. Riley; 5959 of 2024.

BANKRUPTCY COURT

Western District

Stacey R. Ross; SOMERSET-PA; 24-70514; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 12/11/2024; Judge Deller

Tricia A. Willard; MERCER-PA; 24-10697; Atty: Daniel P. Foster; Chapter: 7; Filed 12/12/2024; Judge Melaragno

Daryl J. Szczesny; ERIE-PA; 24-10698; Atty: Daniel P. Foster; Chapter: 7; Filed 12/12/2024; Judge Melaragno

Jon Michael Honard; ERIE-PA; 24-10700; Atty: Tina M. Fryling; Chapter: 7; Filed 12/12/2024; Judge Melaragno

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

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

THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on Tuesday, January 7, 2025, at the Bar Association Headquarters, 4th Floor Koppers Building, Pittsburgh, Pa to consider candidates seeking ratings for the Allegheny County Court of Common Pleas. The following candidate will be interviewed by the Committee.

Simquita Bridges
Allegheny County Court of Common Pleas

Hon. Matthew Rudzki
Allegheny County Court of Common Pleas

Sarra Terry
Allegheny County Court of Common Pleas

Written comments of members of the Bar are invited and shall be received and maintained as confidential by the Committee. Candidate interviews will be conducted at this time and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews. Written comments should be sent to

David A. Blaner, Executive Director, ACBA,
by e-mail to dblaner@acba.org.

Comments for candidates being interviewed on Tuesday, January 7, 2025, are due by Monday, January 6, 2025 at 4:00 p.m.

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Marrs Nicole Renee; GD-24-014703; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Goscinski David vs Hess Clayton, Hess Robert, Hess Joan; GD-24-014704; Motor Vehicle Accident; Complaint; Atty(s): Bush Jordan Taylor

Midland Credit Management Inc. vs Clokey James; GD-24-014705; MDJ Transcript; Notice of Judgment Mailed; 1000.36; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Vlk Kathy; GD-24-014706; MDJ Transcript; Notice of Judgment Mailed; 3452.18; Atty(s): Homoleski Kristina, Bunce Martin

Aiello Christina vs Bradley Connie L.; GD-24-014707; Against Property Owner; Complaint; Atty(s): Lewis Jr. John K.

Midland Credit Management Inc. vs Davidson Heather; GD-24-014708; MDJ Transcript; Notice of Judgment Mailed; 1356.00; Atty(s): Homoleski Kristina, Bunce Martin

Midland Credit Management Inc. vs Johnson Scott; GD-24-014709; MDJ Transcript; Notice of Judgment Mailed; 1403.01; Atty(s): Homoleski Kristina, Bunce Martin

Mt. Oliver Borough vs Jackson Theodore L.; GD-24-014710; Borough Tax; Certificate of Location; 2046.40; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Brown Jasmine vs Winn Residential; GD-24-014711; Equity; Complaint in Equity; Atty(s): Terwilliger Charles Roy

United States of America vs DiCroce Joseph; GD-24-014712; Federal Criminal Judgment; Federal Criminal Judgment; 442186.57; Atty(s): Bradley Jill Locnikar

Wymard James A. vs Balzarini Jr. Edward J., Watson David J., Balzarini and Watson; GD-24-014713; Other Tort; Praecepte for Writ of Summons; Atty(s): Nernberg Maurice A, Nernberg David M

Meier Phyllis, Sharek Courtney, Meier Alexis, Meier II Edward C. vs ECM Associated LLC, Werner Enterprises Inc.; GD-24-014714; Defamation; Complaint; Atty(s): Eck Mark A

Law Linda vs Giant Eagle Inc.; GD-24-014715; Against Property Owner; Complaint; Atty(s): DePasquale James

Wilkinsburg Borough School District, Wilkinsburg Borough vs Zellous Josephine; GD-24-014716; Petition - Rule to Show Cause; Suggestion of Death; Atty(s): Cerce Jennifer L.

Cenci Kate; GD-24-014717; Petition for Change of Name; Petition to Change Name; Atty(s): Linkosky Sara, Linkosky John

Duncan Lisa vs Castor Colleen; GD-24-014718; Motor Vehicle Accident; Complaint; Atty(s): Fardo Noah P, Rogel William F., DiPaola Jaclyn Marie

Luna Brothers Inc. vs MAC Plan of Lots L.P.; GD-24-014719; Declaratory Judgment; Motion-Preliminary Injunction; Atty(s): Henning Tricia Beth, Kamin Jonathan M., Preston Jonathan G

Johnston Nathan D. vs Progressive Specialty Insurance Company; GD-24-014720; Contract - Other; Complaint; Atty(s): Talarico Richard G.

First Technology Federal Credit Union vs Geczi Shay; GD-24-014721; Contract - Debt Collection; Complaint; 63217.68; Atty(s): Meltzer Peter E

84 Lumber Company L.P. vs Mosaic Custom Homes LLC, Homway Zachary; GD-24-014722; DSB (for money commercial); Notice of Judgment & Documents; 15821.55; Atty(s): Jegasothy S. Manoj, Blick William E

Lewandowski Timothy vs Kutsch Frederick, Vogel Disposal Service Inc.; GD-24-014723; Motor Vehicle Accident; Complaint; Atty(s): Simon Marc I, Flaherty Ryan M., Nese Amanda L., Henkle Ashley

Hub Parking Technology USA Inc. vs Naicker Joel, Flashparking Inc.; GD-24-014724; Contract - Other; Transfer to Allegheny County; Atty(s): Botta Frank C

Leet Township vs Flevaris Patricia M.; GD-24-014725; Municipal Lien; Certificate of Location; 462.69; Atty(s): Lauder Anthony

Ertmer Thomas vs HMD Global, Wal-Mart Stores East LP; GD-24-014726; Legal Liability; Complaint; 50000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel, Cartwright James L.

Commonwealth of PA Department of Labor & Industry vs Town Of McCandless; GD-24-102584; Unemployment Compensation Lien; Unemployment Compensation Lien; 1474.72

Commonwealth of PA Department of Labor & Industry vs Urban Pathways K5 College Charter School; GD-24-102585; Unemployment Compensation Lien; Unemployment Compensation Lien; 8315.21

Commonwealth of PA Department of Revenue vs Megela Coletton T; GD-24-102586; Commonwealth Tax Lien; Business Taxes; 1511.31

Commonwealth of PA Department of Revenue vs Cherico Gregory M; GD-24-102587; Commonwealth Tax Lien; Personal Income Tax; 93206.23

Rocket Mortgage LLC vs Organ Misty; MG-24-000954; Mortgage Foreclosure; Certificate of Location; Atty(s): Marley Andrew John

Webanco Bank Inc. vs Petrovich Daniel P; MG-24-000955; Mortgage Foreclosure; Certificate of Location; 106544.26; Atty(s): Lalama Jeffrey R, Rapp Jr. Francis C, Rankin-Wahlers Jaden

Crosscountry Mortgage LLC vs Reeves Joshua A; MG-24-000956; Mortgage Foreclosure; Certificate of Location; Atty(s): Fliakos Chrisovalante P

Bankunited N.A. vs Fallon Michael J; MG-24-000957; Mortgage Foreclosure; Certificate of Location; 45234.74; Atty(s): Gable Samantha

Wells Fargo Bank N.A. vs Hajek James A.; MG-24-000958; Mortgage Foreclosure; Confidential Information Form; 85578.15; Atty(s): Hong Kimberly J

Pine-Richland School District; GD-24-014727; Annual Audit; Annual Audit & Financial Report; Atty(s): Self-Represented

Wanker Melissa Ann; GD-24-014728; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Baker Adam J.

Wanker Robert James; GD-24-014729; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Baker Adam J.

Stenger Summer vs South Hills Orthopaedic Surgery Associates P.C., Combs D.P.M. Damon; GD-24-014730; Medical/Hospital Liability; Praecepte for Writ of Summons; Atty(s): Elsen Eve M., Phillips Laura Duncan

Pittsburgh Water and Sewer Authority vs HARPP LLC; GD-24-014731; Municipal Lien; Certificate of Location; 1334.71; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs 288 Paul LLC; GD-24-014732; Municipal Lien; Certificate of Location; 1978.26; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs McAfee Florence; GD-24-014733; Municipal Lien; Certificate of Location; 1944.54; Atty(s): Walaan Monica Samir, Farley Conor D.

Penn Lincoln Apartments LP vs PJ Dick Incorporated; GD-24-014734; No Lien Agreement; Amended; Atty(s): Miniotis Kirsten S

Pittsburgh Water and Sewer Authority vs N Enoch; GD-24-014735; Municipal Lien; Certificate of Location; 3432.00; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Johnson Charles; GD-24-014736; Municipal Lien; Certificate of Location; 1406.81; Atty(s): Walaan Monica Samir, Farley Conor D.

Kelly Nicholas D, Kelly Mary E vs Malone Sean P; GD-24-014737; Motor Vehicle Accident; Complaint; Atty(s): Page IV Allen P., Zagari Michael J

Karn James L. vs Karn Douglas; GD-24-014738; Declaratory Judgment; Complaint in Declaratory Judgment; Atty(s): Self-Represented

Pittsburgh Water and Sewer Authority vs Turner Charla; GD-24-014739; Municipal Lien; Certificate of Location; 3201.57; Atty(s): Walaan Monica Samir, Farley Conor D.

Birdy Jr. Earl J. vs DRW Associates Inc.; GD-24-014740; Equity - Lis Pendens; Complaint in Equity; Atty(s): Talarico Joseph D

Pittsburgh Water and Sewer Authority vs Russo Alfredo F.; GD-24-014741; Municipal Lien; Certificate of Location; 3201.57; Atty(s): Walaan Monica Samir, Farley Conor D.

Duquesne Light Company; GD-24-014742; Miscellaneous Petition; Petition to Issue Subpoena; Atty(s): Polena John Michael

Pittsburgh Water and Sewer Authority vs Boylen Catherine; GD-24-014743; Municipal Lien; Certificate of Location; 1085.40; Atty(s): Walaan Monica Samir, Farley Conor D.

South Versailles Township vs Gebis Kathleen; GD-24-014744; Municipal Lien; Certificate of Location; 572.46; Atty(s): Mulheren Amanda L, Vincent Christopher Elliot, Mazzella Michael

Pittsburgh Water and Sewer Authority vs Main Robert G., Main Jocelyn P.; GD-24-014745; Municipal Lien; Certificate of Location; 3366.62; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Johns James; GD-24-014746; Municipal Lien; Certificate of Location; 3349.90; Atty(s): Walaan Monica Samir, Farley Conor D.

Pittsburgh Water and Sewer Authority vs Khilae Realty LLC; GD-24-014747; Municipal Lien; Certificate of Location; 3932.09; Atty(s): Walaan Monica Samir, Farley Conor D.

Sandoval Rachel; GD-24-014748; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

Pittsburgh Water and Sewer Authority vs Terry Tiffany; GD-24-014749; Municipal Lien; Certificate of Location; 3975.92; Atty(s): Walaan Monica Samir, Farley Conor D.

Livingston Danielle vs Destiney Davis A, Morgan Jeffrey; GD-24-014750; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Archer Amber L.

Frazer Township vs Pittsburgh Mills Auto Properties LLP; GD-24-014751; Municipal Lien; Certificate of Location; 427459.67; Atty(s): Marshall Matthew F., Elliott Ronald T., Cosgrove Anthony W.

Harris Michele vs Harp Francis T; GD-24-014752; Other Tort; Praecepte for Writ of Summons; Atty(s): Zaremski-Young Christine L, Haggag Adam C., Selep Justin J.

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

COURT NOTICES

**Pennsylvania
Supreme Court**

**IN RE: ORDER AMENDING RULES
1915.11-1, 1915.11-3, AND 1915.23 OF
THE PENNSYLVANIA RULES OF
CIVIL PROCEDURE**

**NO. 760
CIVIL PROCEDURAL RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 23rd day of December, 2024, upon the recommendation of the Domestic Relations Procedural Rules Committee, the proposal having been published for public comment at 53 Pa.B. 3696 (July 15, 2023):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rules 1915.11-1, 1915.11-23 and 1915.23 of the Pennsylvania Rules of Civil Procedure are amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective April 1, 2025.

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

24-04586

**Pennsylvania
Supreme Court**

**IN RE: ORDER ADOPTING RULE
1203 AND AMENDING RULES 1120,
1210, 1240, 1242, 1320, 1321, 1330, 1408,
AND 1409 OF THE PENNSYLVANIA
RULES OF JUVENILE
COURT PROCEDURE**

**NO. 1003
SUPREME COURT RULES DOCKET**

ORDER

PER CURIAM

AND NOW, this 23rd day of December, 2024, upon the recommendation of the Juvenile Court Procedural Rules Committee, the proposal having been published for public comment at 47 Pa.B. 3962 (July 22, 2017):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Pennsylvania Rule of Juvenile Court Procedure 1203 is adopted and Pennsylvania Rules of Juvenile Court Procedure 1120, 1210, 1240, 1242, 1320, 1321, 1330, 1408, and 1409 are amended.

This Order shall be processed in accordance with Pa.R.J.A. 103(b), and shall be effective on July 1, 2025.

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

24-04587

Begin your day with us at
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**Court of Common Pleas
of Allegheny County**

**NOTICE RE: DISCOVERY MOTIONS
& JUDICIAL ASSIGNMENT UPDATE**

Effective January 1, 2025, the Honorable Daniel D. Regan will preside over Discovery Motions heard in the Civil Division of the Fifth Judicial District of Pennsylvania.

Detailed information for Contested and Uncontested Discovery Motions can be found in Judge Regan's *Standard Operating Procedures* (PDF next to Judge Regan's name on the Judicial Directory on Court's website) and on the *Discovery Motions* landing page.

Judicial Directory: www.allegheny-courts.us/civil/judicial-chambers-operating-procedures

Discovery Motions Landing Page: www.alleghenycourts.us/civil/about/discovery

The first day of Contested Discovery Motions before Judge Regan will be on **Wednesday, January 8, 2025**. Contested Motions will be heard **IN-PERSON** from 9:30 a.m. to 12:30 p.m. A Sign-up list will be utilized for Contested Discovery Motions. The first sign-up list will be available on **December 30, 2024 at 9 a.m.** at Courtroom 704.

All future Sign-up lists for the Wednesday Contested Discovery Motions, will be posted at Courtroom 704 on the Monday of the *preceding* week.

Pursuant to Local Rule 208.3 moving parties must provide 10 days' notice to all parties.

24-04583

**Court of Common Pleas
of Allegheny County**

UPDATED 12/13/2024

**JUVENILE COURT
MOTIONS SCHEDULE**

January 2025

- January 1 - Holiday
- January 2 - Judge Hens-Greco
- January 3 - Judge Spurgeon
- January 6 - Judge Watson
- January 7 - Judge Watson
- January 8 - Judge Watson
- January 9 - Judge Watson
- January 10 - Judge Watson
- January 13 - Judge Cozza
- January 14 - Judge Cozza
- January 15 - Judge Cozza
- January 16 - Judge Cozza
- January 17 - Judge Cozza
- January 20 - Holiday
- January 21 - Judge Sizemore
- January 22 - Judge Sizemore
- January 23 - Judge Sizemore
- January 24 - Judge Sizemore
- January 27 - Judge McCrady
- January 28 - Judge McCrady
- January 29 - Judge McCrady
- January 30 - Judge McCrady
- January 31 - Judge McCrady

24-04185

**Court of Common Pleas
of Allegheny County**

UPDATED 12/13/2024

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

January 2025

- January 1 - Court Holiday
- January 2 - Korbek, J. in Courtroom 425 at 2:00 PM
- January 3 - No Motions
- January 6 - Middleman, J. in Courtroom 425 at 2:00 PM
- January 7 - Costa, J. in Courtroom 425 at 2:00 PM
- January 8 - Cozza, J. in Courtroom 320 at 9:30 AM
- January 9 - Sweeney, J. in Courtroom 425 at 2:00 PM
- January 10 - No Motions
- January 13 - Middleman, J. in Courtroom 425 at 2:00 PM
- January 14 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- January 15 - Eaton, J. in 814 City-County Building at 2:00 PM
- January 16 - Woodruff, J. in Courtroom 320 at 9:30 AM and Korbek, J. in Courtroom 425 at 2:00 PM
- January 17 - No Motions
- January 20 - Court Holiday
- January 21 - Bush, J. in Courtroom 323 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- January 22 - Bubash, J. in Courtroom 425 at 2:00 PM
- January 23 - Sweeney, J. in Courtroom 425 at 2:00 PM
- January 24 - No Motions
- January 27 - Eaton, J. in 814 City-County Building at 2:00 PM
- January 28 - Middleman, J. in Courtroom 425 at 2:00 PM
- January 29 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- January 30 - Sizemore, J. in Courtroom 320 at 9:30 AM and Korbek, J. in Courtroom 425 at 2:00 PM
- January 31 - No Motions
- 000 Senior Judge Mulligan, 001 Judge Bush, 002 Judge Costa, 003 Judge

- Cozza, 004 Judge Hens-Greco, 005 Judge Middleman, 006 Administrative Judge Eaton, 007 Judge Henry-Taylor, 008 Judge Bubash, 009 Judge Korbek, 010 President Judge Clark, 011 Judge Tranquilli, 012 Judge Watson, 014 Judge Sizemore, 015 Judge Woodruff, 016 Judge Walko, Jr., 017 Judge Sweeney, 018 Judge McCrady, 019 Judge Spurgeon
- 24-04452

**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

Wonder if your decisions, legal advice or other professional actions are ethical?

Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.

All calls are confidential.

See ACBA.org/OfficerAssignments for details.

COURT SCHEDULES

Criminal DivisionAllegheny County Courthouse
9:00 a.m.**Wednesday
January 8, 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-0004729-21; Venancio Dardon Morales; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Jane Krolkowski**
CR-0004728-21; Venancio Dardon Morales; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Mohammad Roohollahi**

CR-0007101-23; Jack Semke; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0008564-23; Jack Semke; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0006057-24; Tahira Tillman; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0004132-24; Tahira Tillman; Institut'l Vand'ism Educ Facil; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0005688-23; Jason Louis Wagner; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0004111-24; Krystina Yallum; Open Lewdness; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**Judge Kelly Bigley
Courtroom 525**

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

CR-0001860-24; Benjamin Michael Keen; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew J. Kalina**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0009205-23; Dominic Sharis James; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

CR-0005275-24; Robert Franklin Langley; 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-0001942-18; Todd Wayne Shearer; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel M. Difatta**

CR-0004661-24; Keith Tyrone Williams; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Elliot Howsie
Courtroom 533**

CR-0005295-24; Christopher Bigenho; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0005814-24; Jamal Martel Brooks; Criminal Homicide; ADA: **Ilan Zur;** D-atty: **Elizabeth Mary Lynne Laforgia**

CR-0009292-23; Heather Michelle Johnson; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **John Thomas Shaffer Jr.**

CR-0005501-24; Brittany N. McCourt; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

CR-0004402-24; Rodney Porter; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rodney D. Shepherd**

CR-0003891-24; Andrew Marcus Wagoner; Accidents Involving Death or Injury While Not Licensed; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0002654-24; Charles M. Yobst; False Report - Falsely Incriminate Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brian Patrick McDermott**

CR-0002655-24; Patti Yobst; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelly McLaughlin**

CR-0002656-24; Patti Yobst; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelly McLaughlin**

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

CR-0003379-24; Jeffrey Alan Beran; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0003433-24; Jeffrey Alan Beran; Ethnic Intimidation; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0003378-24; Jeffrey Alan Beran; Ethnic Intimidation; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0008836-23; Alexis Dowling; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Heather Spence;** D-atty: **Jaime Marie Hickton**

CR-0009106-23; Tyjuan Rodell Freeman; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0003641-24; Frank Luther Hays III; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0002958-24; Douglas Hohman; Simple Assault; ADA: **Jordan Oliver Buzza;** D-atty: **Sarah Cosette Hampton**

CR-0004017-24; Matthew Donnell Holmes; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0003509-24; Donovan Keith Malloy Sr.; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin Lee Carpenter**

CR-0004512-24; Nathaniel Burton Pawlowski; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0005178-23; Nathaniel Burton Pawlowski; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0003854-24; Mark Saunders; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

**Judge Jill E. Rangos
Courtroom 327**

CR-0004698-24; Tamira Daniels; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0005648-24; Bruce Mullen; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0005352-24; Bruce Mullen; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0009381-23; William James Poole; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0002666-22; Lamar Vashawn Rozier; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ralph David Karsh**

CR-0005351-24; Nathaniel Duane Simpson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0005058-24; Matthew Wilson II; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**Judge Kevin G. Sasinoski
Courtroom 506**

CR-0003271-24; Braeden Joseph Fazio; Crim Tres-Break Into Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

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

CR-0004775-24; Michael John Murphy; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0005813-24; Jaire Powell; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0005573-24; Jordan Shine; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0005572-24; Jordan Shine; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0004978-24; Juan Still; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0009460-23; Lloyd Davon Walker; Terroristic Threats W/Int To Terrorize Another; ADA: **Daniel Nanovic;** D-atty: **Cory Shane Ricci**

**Judge Jennifer Satler
Courtroom 527**

CR-0005537-24; Michael Deone Beckham; False/Fraud Med Assist Claim; ADA: **Allegheny County District Attorney's Office, Criminal Division;** D-atty: **Edward D. Song**

CR-0001683-24; Lillie Brooks; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nina Martinelli**

CR-0001566-24; Elena Crudu; Retail Theft-Take Mdse; ADA: **Daniel Nanovic;** D-atty: **Bruce A. Carsia**

CR-0005242-24; Lorenzo Malik Davis; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005871-24; Nikki Marie Delgreco; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexa Marie Glista**

CR-0005127-24; Bruce L. Dowell; Ethnic Intimidation; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0005258-24; Thomas Anthony Ferrieri; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

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

CR-0001436-24; Constantin Fistogeanu; Receiving Stolen Property; ADA: **Daniel Nanovic**; D-atty: **Casey David White**

CR-0001444-24; Patricia Fistogeanu; Retail Theft-Take Mdse; ADA: **Daniel Nanovic**; D-atty: **William S. Flynn**

CR-0005410-24; Michael Franklin; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0008124-23; Robert James Hanley; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0001542-24; Kristin Hope Iarrusso; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

CR-0012927-19; Davon M. Jones; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Brandt**

CR-0004158-19; Jody Kosko; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **D. Scott Lautner**

CR-0004088-21; Alise Don Nickens-Jones; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Mason John Cook**

CR-0005302-24; Jack Owens; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin Vance Horne**

CR-0004928-24; Taylor Sue Pierson; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William S. Flynn**

CR-0004914-24; Taylor Sue Pierson; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William S. Flynn**

CR-0006099-23; Robert E. Sizemore; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph Wayne Turman**

CR-0003557-24; Tyler Thompson; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

CR-0003888-24; Tyler Thompson; Make Repairs/Sell/Etc Offens Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

Judge David L. Spurgeon
Courtroom 321

CR-0004083-24; Brianna Boyer; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Annelise Ruth Peters**

CR-0008042-21; Jayme Duffy; Int Poss Contr Subst By Per Not Reg; ADA: **Kara Lynn Cotter**; D-atty: **Angela R. Carsia**

CR-0000586-24; Michael Jon Pegano; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004722-24; Aaron Thomson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Vishal Bajpai**

Judge Randal B. Todd
Courtroom 310

CR-0001427-23; Corey Lamar Jackson; Discharge Of A Firearm Into Occupied Structure; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0005129-24; Corey Lamar Jackson; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

CR-0001577-23; Corey Lamar Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Owen Matthew Seman**

CR-0005128-24; Corey Lamar Jackson; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Melissa Ann Leech**

CR-0001886-23; Corey Lamar Jackson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007015-23; Kristopher Jackson; Robbery-Inflict Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick J. Thomassey**

CR-0002197-23; Darrin James; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William Kevin Trower**

CR-0008563-23; Robert Rashad Simmons; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Thomassey**

CR-0003492-23; Keonte Taylor; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

CR-0001078-23; Keonte Taylor; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

CR-0003491-23; Keonte Taylor; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Louis W. Emmi**

Arbitration Trial List

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

Wednesday
January 8, 2025

GD-24-006097; Cabo, et al vs Associated Buildings, LLC, et al; P-atty: **Lydia A. Gorba**; D-atty: **Robert Kunkel**

GD-22-008660; Galiyas vs City of Pittsburgh; P-atty: **Wayne M. Chiorazzi**; D-atty: **John V. DeMarco, Sharon L. Bliss**

AR-24-005596; Navy Federal Credit Union vs Ray; P-atty: **Douglas Richard Blecki**

AR-24-005592; Velocity Investments, LLC vs Craig; P-atty: **Demetrios H. Tsarouhis**

AR-24-005590; Velocity Investments, LLC vs Senko; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Brittany Nicole Weston**

AR-24-005585; American Express National Bank vs Garrett, et al; P-atty: **Jordan W. Felzer**

AR-24-005583; Ingham vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-24-005581; Velocity Investments, LLC vs Johnson; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Gregory T. Artim**

AR-24-005579; Velocity Investments, LLC vs Stunja; P-atty: **Demetrios H. Tsarouhis**

AR-24-005572; 2023-1 Prime Consumer Loan Trust vs Beacom; P-atty: **Michael F. McGuigan, Erin Grady**

AR-24-005568; Philadelphia Insurance Companies vs Craig; P-atty: **Robert W. Allen**; D-atty: **Kathleen A. Segmiller**

AR-24-005566; Velocity Investments, LLC vs Jetter; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Pro Se**

AR-24-005565; Velocity Investments, LLC vs Kirk; P-atty: **Demetrios H. Tsarouhis**

AR-24-005564; Duquesne Light Company vs Olander Tree & Landscape; P-atty: **Lauren N. Rulli**

AR-24-005562; Full House, LLC vs UC Marina, LLC; P-atty: **John H. Prorok**; D-atty: **Dwight D. Ferguson**

AR-24-005561; Patterson vs Open Door, Inc.; P-atty: **Domenic A. Bellisario**; D-atty: **Beverly A. Block**

AR-24-005560; Velocity Investments, LLC vs Jackson; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Brian J. Fenters**

AR-24-005537; Delozier vs Levit; P-atty: **Lauren M. Kelly Gielarowski**; D-atty: **Marinos Iacovou**

AR-24-005536; Lacey vs General Motors, LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

AR-24-005490; Citibank, N.A. vs Ulrich; P-atty: **Matthew D. Urban**; D-atty: **Stephen D. Fuegi**

AR-24-003742; Bank of America, N.A. vs Ulrich; P-atty: **Jonathan Paul Cawley**; D-atty: **Stephen D. Fuegi**

AR-24-003660; Smarra vs #1 Cochran Kia; P-atty: **Pro Se**; D-atty: **Mark Robert Calore**

AR-24-003435; Citibank, N.A. vs Angely; P-atty: **Michael Robert Lipinski**; D-atty: **Stephen D. Fuegi**

AR-24-003005; Collins, et al vs Mszyco; P-atty: **Richard T. Haft**; D-atty: **Adam P. Murdock**

AR-24-002731; Citibank, N.A. vs Hazlip; P-atty: **Michael Robert Lipinski**; D-atty: **Stephen D. Fuegi**

AR-24-002651; Cincinnati Casualty Company vs Lewis; P-atty: **Jonathan C. Beech**; D-atty: **Jennifer M. Swistak**

AR-24-002616; JPMorgan Chase Bank, N.A. vs Barilla; P-atty: **Michael Robert Lipinski**; D-atty: **Stephen D. Fuegi**

AR-24-000700; JPMorgan Chase Bank, N.A. vs Balint; P-atty: **Ian M. Lauer**; D-atty: **Stephen D. Fuegi**

AR-23-003380; Hottel vs APEX Rehabilitation Solutions; P-atty: **Bruce S. Gelman**; D-atty: **Andrew G. Kimball**

Summary Appeals Branch

Judge Kathleen R. Mulligan
City-County Building
Room 313

Wednesday
January 8, 2025

Hearings

SA-0001332-24; Comm. of PA vs Muhammad Assil Abubacar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001325-24; Comm. of PA vs Jamir Ponce Acie; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001335-24; Comm. of PA vs Keaton Jesse Aymar; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001315-24; Comm. of PA vs Jarell Keith Bowman; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001329-24; Comm. of PA vs Abraham Ahmad Choudhry; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001321-24; Comm. of PA vs Moriah Crawford Eck; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001313-24; Comm. of PA vs Joseph A. Ellis Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001309-24; Comm. of PA vs Tanner James Glass; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001336-24; Comm. of PA vs Brady Allen Harpley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001331-24; Comm. of PA vs James Kyser Irving Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001324-24; Comm. of PA vs Eric Jay Jenkins Sr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001314-24; Comm. of PA vs Melissa Leann Krill; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001330-24; Comm. of PA vs Antonio Ledonne; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001229-24; Comm. of PA vs John G. Leftwich; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001328-24; Comm. of PA vs Lynanthony Lemon; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001310-24; Comm. of PA vs Christopher Loui Luther; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001322-24; Comm. of PA vs Tre Won Nyiell Marshall; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

SA-0001276-24; Comm. of PA vs Kimmeka Chantayna Almeta May; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001320-24; Comm. of PA vs Tiera Marchaise Morgan; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001278-24; Comm. of PA vs Spencer Dwayne Moss; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001327-24; Comm. of PA vs Shatara Alisha Murphy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001121-24; Comm. of PA vs Kieatia Patterson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001312-24; Comm. of PA vs Za-Mirah Pierre-Louis; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001277-24; Comm. of PA vs Ronald J. Schamus; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001333-24; Comm. of PA vs Jason Alexander Scioscia III; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001334-24; Comm. of PA vs Dylan Michael Studer; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001319-24; Comm. of PA vs Bexruz Suyunov; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001167-24; Comm. of PA vs Lasasha K. Taulton; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001255-24; Comm. of PA vs Malik Angel Kari Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000648-23; Comm. of PA vs Ralene Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001316-24; Comm. of PA vs Mikal El Warfield-Payne; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001317-24; Comm. of PA vs Mikal El Warfield-Payne; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000907-24; Comm. of PA vs Jaya Washington; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001318-24; Comm. of PA vs Erol Yildirim; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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

Estate Notice

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

Baldinger, Marylane a/k/a Marylane M. Baldinger a/k/a Marylane Marie Baldinger a/k/a Marylane E. Baldinger, deceased, of Monroeville, PA. No. 07482 of 2024. Terrence E. Hanlon, Extr., 712 Rosewood Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04566 Jan 3, 10, 17, 2025

Biddle, Marianne A., deceased, of Pittsburgh, PA. No. 07745 of 2024. Jennifer A. Biddle, Co-Extr. and Andrew Biddle, Co-Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02345w Jan 3, 10, 17, 2025

Ehle, Rose Marie a/k/a Rose Ehle a/k/a Rose M. Ehle, deceased, of Findlay Township, PA. No. 07633 of 2024. Jennifer L. Lakes, Extr., 127 Campmeeting Road, Clinton, PA 15026 or to Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

24-04564 Jan 3, 10, 17, 2025

Gianella, Kenneth R., deceased, of Pittsburgh, PA. No. 07902 of 2024. Kenneth Patrick Gianella, Admr., 713 Iris Gardens Court, San Jose, CA 95125 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04572 Jan 3, 10, 17, 2025

Kennedy, Diana, deceased, of Pittsburgh, PA. No. 08148 of 2024. Valerie Testa, Admr., 5031 Ampere Street, Pittsburgh, PA 15207 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-02344w Jan 3, 10, 17, 2025

Lavrich, Jr., Michael K., deceased, of Harwick, PA. No. 07705 of 2024. Mark Boss, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02346w Jan 3, 10, 17, 2025

Petkovsek, Benjamin A. a/k/a Benjamin Allen Petkovsek, deceased, of Monroeville, PA. No. 04580 of 2024. Mary Petkovsek, Admr., c/o John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.

24-04565 Jan 3, 10, 17, 2025

Powers, Beryl D. a/k/a Beryl Doreen Powers a/k/a Beryl D. Smith, deceased, of Pittsburgh, PA. No. 7805 of 2024. Patricia J. Dziekan, Extr., 3941 Brentwood Road, Pittsburgh, PA 15236 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02341w Jan 3, 10, 17, 2025

Regoli, Robert L., deceased, of Baldwin Borough, PA. No. 7887 of 2024. Francis G. Regoli, Extr., 1467 Senior Drive, Pittsburgh, PA 15227 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

24-04568 Jan 3, 10, 17, 2025

Rupchis, John C., deceased, of Verona, PA. No. 07870 of 2024. John A. Rupchis, Extr., 18 Meadowridge Road, Harrison City, PA 15636 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

24-04567 Jan 3, 10, 17, 2025

Scullon, Jr., Ralph R., deceased, of Pittsburgh, PA. No. 07809 of 2024. Margaret Scullon, Admr., 4517 Torley Street, Pittsburgh, PA 15224 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-04570 Jan 3, 10, 17, 2025

Snyder, Sandra Estelle a/k/a Sandra E. Snyder, deceased, of Pittsburgh, PA. No. 07538 of 2024. Andrea R. Friedenber, Extr., 1009 Flemington Street, Pittsburgh, PA 15217 or to Bruce S. Gelman, Esq., Gelman & Reisman, P.C., Law & Finance Building, 429 Fourth Ave., Ste. 1701, Pittsburgh, PA 15219.

24-04563 Jan 3, 10, 17, 2025

Tomko, Robert, deceased, of Pittsburgh, PA. No. 07903 of 2024. Raymond J. Tomko, Co-Extr. and Nancy J. Tomko, Co-Extr., 3424 Lockridge Road, Pittsburgh, PA 15234 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

24-04571 Jan 3, 10, 17, 2025

Vozza, Domenico, deceased, of Mt. Lebanon, PA. No. 08036 of 2024. Susanna Zawacki, Extr., 239 Wilkins Ave., East Pittsburgh, PA 15112 or to John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203.

24-02340w Jan 3, 10, 17, 2025

Dugan, Nancy J., deceased, of Pittsburgh, PA. No. 07454 of 2024. John T. Richards, III, Admr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-04533 Dec 27 2024; Jan 3, 10, 2025

Whiteside, Priscilla a/k/a Priscilla Ann Whiteside, deceased, of Oakmont, PA. No. 07650 of 2024. Kevin J. Whiteside, Extr., 350 Alexandra Circle, Weston, FL 33326 or to Douglas C. Lovisky, Esq., Lovisky & Cressman, LLC, 1500 West College Avenue, State College, PA 16801.

24-04534 Dec 27 2024; Jan 3, 10, 2025

Adams, Catherine A., deceased, of Munhall, PA. No. 07912 of 2024. Christine L. Adams, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

24-02301w Dec 20, 27 2024; Jan 3, 2025

Bashor, Eris Gene a/k/a Eris G. Bashor, deceased, of South Park Township, PA. No. 7139 of 2024. Fred Bashor, Admr. c.t.a., 915 Cochran Mill Road, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

24-04502 Dec 20, 27 2024; Jan 3, 2025

Bryner, David A., deceased, of Port Vue, PA. No. 07095 of 2024. Curtis J. Bryner, Extr., 3247 Jeffrey Drive, McKeesport, PA 15133 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-04504 Dec 20, 27 2024; Jan 3, 2025

Ciminel, Joseph E., deceased, of Carnegie, PA. No. 07657 of 2024. J. Layne Ciminel, Extr., 116 Windermere Court,

McMurray, PA 15317 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Nobblestown Rd., Oakdale, PA 15071.

24-04503 Dec 20, 27 2024; Jan 3, 2025

Evanick, Josephine Ann a/k/a Josephine A. Evanick a/k/a Joanne Evanick a/k/a Joanne Cypher, deceased, of Elizabeth, PA. No. 07201 of 2024. William L. Cypher, Extr., 340 East Lake Road, Palm Springs, FL 33461 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

24-04501 Dec 20, 27 2024; Jan 3, 2025

Gallagher, Velma a/k/a Velma Jean Gallagher, deceased, of Monroeville, PA. No. 07665 of 2024. Linda Gallagher, Extr., 2521 Monroeville Boulevard, Monroeville, PA 15146 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-04512 Dec 20, 27 2024; Jan 3, 2025

Giedl, Betty Jane, deceased, of Pittsburgh, PA. No. 07752 of 2024. Norman J. Faett, III, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

24-04497 Dec 20, 27 2024; Jan 3, 2025

Gilbertson, Jr., John R. a/k/a John Robert Gilbertson, deceased, of Pittsburgh, PA. No. 05987 of 2024. Kaoru O. Gilbertson, Admr., 5409 Ellsworth Avenue, Pittsburgh, PA 15232 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-04507 Dec 20, 27 2024; Jan 3, 2025

Hajduk, Patricia a/k/a Patricia J. Hajduk, deceased, of Pittsburgh, PA. No. 07763 of 2024. Edward C. Adams, Extr., c/o Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.

24-04500 Dec 20, 27 2024; Jan 3, 2025

Heller, Marlene Ann, deceased, of Baldwin Township, PA. No. 07933 of 2024. Jill A. Puhl, Admr., 111 Will Scarlett Road, McMurray, PA 15317 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-02304w Dec 20, 27 2024; Jan 3, 2025

Hester, Blanche Mae a/k/a Blanche Hester, deceased, of Pittsburgh, PA. No. 06206 of 2023. Debra Pratt, Admr., 600 Gettysburg Street, Pittsburgh, PA 15206 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-04508 Dec 20, 27 2024; Jan 3, 2025

Holibaugh, Robert, deceased, of Pittsburgh, PA. No. 7574 of 2024. Frances Holibaugh, Admr., 6835 Penham Place, Pittsburgh, PA 15208 or to Brock Meador, Esq., Law Office of Brock A. Meador, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-02300w Dec 20, 27 2024; Jan 3, 2025

Kennedy, Dorothy Lynn a/k/a D. Lynn Kennedy, deceased, of Bethel Park, PA. No. 07649 of 2024. Debi Bakowski, Extr., 14 Setter Place, Bethel Park, PA 15102 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-02302w Dec 20, 27 2024; Jan 3, 2025

Kurland, Dorothy B. a/k/a Dorothy Baker Kurland, deceased, of Pittsburgh, PA. No. 07584 of 2024. Brenda Kurland, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.

24-04506 Dec 20, 27 2024; Jan 3, 2025

Laufer, Mary J., deceased, of Mt. Lebanon, PA. No. 07737 of 2024. Donald E. Laufer, Extr., 1105 Vista Hill Road, Canonsburg, PA 15317 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-04510 Dec 20, 27 2024; Jan 3, 2025

For legal advertising information and reservations, contact 412-261-6255 • PLJads@acba.org.

Malley, Sean P. a/k/a Sean Malley, deceased, of Borough of Churchill, PA. No. 7368 of 2024. Gregory P. Avellana, Extr., 2338 Brisum Way, Hilliard, OH 43026 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02303w Dec 20, 27 2024; Jan 3, 2025

Mitsch, Dorothy D., deceased, of Allison Park, PA. No. 07888 of 2024. John C. Mitsch, Jr., Extr., 45761 Green Valley Road, Plymouth, MI 48170 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02299w Dec 20, 27 2024; Jan 3, 2025

Pasco, John a/k/a John A. Pasco a/k/a John Andrew Pasco, deceased, of Hazelwood, PA. No. 07748 of 2024. Stephen Pasco, Admr., 105 The Boulevard, Pittsburgh, PA 15210 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-04509 Dec 20, 27 2024; Jan 3, 2025

Rosko, Charles E., deceased, of Monroeville, PA. No. 07725 of 2024. Elizabeth A. Rosko, Admr., 425 Brunner Drive, Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-04505 Dec 20, 27 2024; Jan 3, 2025

Shannon, Terrance Thomas a/k/a Terrance Shannon, deceased, of Pittsburgh, PA. No. 07585 of 2024. Charles T. Shannon, Admr., 315 7th Ave., Apt. 20B, New York, NY 10001 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301.

24-04498 Dec 20, 27 2024; Jan 3, 2025

Yates, Edwin F., deceased, of Pittsburgh, PA. No. 07757 of 2024. Neil R. Yates, Extr., 3208 Monaca Drive, Liberty Borough, PA 15133 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-04499 Dec 20, 27 2024; Jan 3, 2025

Action to Quiet Title

Civil Action
Court of Common Pleas
Allegheny County, Pennsylvania
Civil Action-Law
No. GD-24-012342
JWB Capital Group, LLC, Plaintiff
v.
William L. Wray and Susan E. Wray,
Defendants

Complaint in Action to Quiet Title
You are hereby notified that Plaintiff, JWB Capital Group, LLC, has filed a Complaint in Action to Quiet Title against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-24-012342, seeking to quiet title to the property located at 418 Ohio River Boulevard, Pittsburgh, Pennsylvania 15202.

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 OR KNOW A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE

SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
MJM Law, PLLC. Attorney for Plaintiff,
Matthew J. Morella, Esq. ID. No. 329554,
301 Grant Street, Suite 270, Pittsburgh, PA
15219, 412-960-1656. December 20, 2024.
24-04577 Jan 3, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-012230. In re: Petition of Zachary Rosser and Jessica A. Fabus-Rosser, parent(s) and Legal guardian(s) of Charlotte Janice Rosser for change of name to Charlotte Janice Fabus-Rosser. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 15, 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.

24-04605 Jan 3, 2025

Notice of Revocable Trust Pursuant to PA C.S. § 7755(c)

Notice is hereby given of the administration of the Marjorie B. Driscoll Living Trust ("Trust") dated August 15, 2002. Marjorie B. Driscoll, Settlor of the Trust, of Whitehall Borough, Allegheny County, Pennsylvania, died on November 9, 2024. All persons having claims against Marjorie B. Driscoll or the Trust are requested to make known the same to the Trustee to the attention of the attorney named below. All persons indebted to Marjorie B. Driscoll or the Trust are requested to make payment without delay to the Trustee to the attention of the attorney named below.

Ruth Ann Driscoll, Trustee
c/o Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222
24-04562 Jan 3, 10, 17, 2025

Notice

Petition to Determine Title to Real Estate as to 8605 State Route 908, Tarentum PA, 15084, formerly owned by Kevin M. Armour, deceased, filed March 12, 2024 by Suzanne K. Armour, No. 1716 of 2024. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.
24-04573 Jan 3, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-24-008528
Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,
v.
The Unknown Heirs of Kenneth J. Moore, 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 174-D-241,

more commonly known as 1247 Blackadore Avenue, Pittsburgh, PA 15221 in the Municipality of Penn Hills.

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.

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 TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.
24-04576 Jan 3, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-24-004803
Penn Hills School District, Plaintiffs,
v.
The Unknown Heirs of Charles Hawkins, 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 367-G-208, 367-G-197, 367-G-131, 367-F-221, 367-G-221, 367-F-395, 367-G-226, 367-J-122, 367-J-128, 367-K-57, 367-G-214, 367-R-65, 367-G-201, 367-J-48, 367-J-100, more commonly known as 135 Kim Ln., Verona, PA 15147; Vacant Land At Saltsburg Rd., Verona, PA 15147; Vacant Land At Kim Ln., Verona, PA 15147; Vacant Land At Joyce Ln., Verona, PA 15147; Vacant Land At 135 Kim Ln., Verona, PA 15147; Vacant Land At Saltsburg Rd., Verona, PA 15147; Vacant Land At Verona Rd., Verona, PA 15147; Vacant Commercial Land At Verona Rd., Verona, PA 15147; Vacant Land At Saltsburg Rd., Verona, PA 15147; Vacant Land At 135 Kim Ln., Verona, PA 15147; Vacant Land At Lime Hollow Rd., Verona, PA 15147; Vacant Land At 135 Kim Ln., Verona, PA 15147; Vacant Commercial Land At Verona Rd., Verona, PA 15147; And Vacant Land At Verona Rd., Verona, PA 15147 in the Municipality of Penn Hills.

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.

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 TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER

LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
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.
24-04578 Jan 3, 2025

Notice

Andrew D. Chrzan v. Monica R. Chrzan
No. FD22-008106-002

Notice of Service of First Set of Interrogatories and Request For Production of Documents

TO: Monica R. Chrzan, Defendant
Elisabeth W. Molnar, Esquire, and Alexandra L. Kovalchick, Esquire do hereby certify that the original of a First Set of Interrogatories and Request for Production of Documents, was served on the Defendant, via first class mail at her last known address on the 27th day of December, 2024, as follows: Monica R. Chrzan, Pro Se, 6 Ross Road, Wilmington, DE 19810.
24-04622 Jan 3, 2025

Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)

Notice is hereby given of the administration of The Lynda C. Haven Revocable Living Trust dated January 27, 2020. Lynda C. Haven, Settlor of the Trust, of Reserve Township, Allegheny County, Pennsylvania, died on June 29, 2024. All persons having claims against Lynda C. Haven are requested to make known the same to the Trustee or attorney named below. All persons indebted to Lynda C. Haven are requested to make payment without delay to the Trustee or attorney named below.

Stephanie Wacaster and Stephen Wacaster,
Trustees
c/o Thomas J. Dempsey, Jr., Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222
24-04553 Dec 27 2024; Jan 3, 10, 2025

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO: GD-24-004861

Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee vs. Jerome P. Broderick, Jr., Joyce A. White, Paul D. Broderick and Timothy M. Broderick, as Surviving Heirs of Jerome P. Broderick, Sr., Deceased, and Unknown Surviving Heirs of Jerome P. Broderick, Sr., Deceased,
Notice

To The Defendants:

You are hereby notified Towd Point Mortgage Trust 2018-2, U.S. Bank National Association, as Indenture Trustee, has filed a Complaint in Mortgage Foreclosure with regard to 122 Wilson Street Extension, Pittsburgh, PA 15223, endorsed with a Notice to Defend, against you at No. GD-24-004861 in the Civil Division of the Court of Common Pleas of Allegheny County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Allegheny County Sheriff.

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 for the 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 TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Allegheny County Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Plaintiff's Attorney: Robert W. Williams, Esquire, Hladik, Onorato and Federman, LLP, 298 Wissahickon Avenue, North Wales, PA 19454, 215-855-9521.

24-04616 Jan 3, 2025

Voluntary Dissolution Nonprofit Corporation

June F. Swanson, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222. Notice is hereby given by Zonta Club of Pittsburgh Foundation, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-04569 Jan 3, 10, 2025

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Bank of America N.A. vs Babuscio Marilyn L.; AR-24-008085; Contract - Credit Card; Exhibits; 4803.08; Atty(s): Weinberg Frederic I., Flink Joel M

Westlake Services LLC vs Upshaw Jamie; AR-24-008086; Contract - Debt Collection; Exhibits; 11415.55; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Citibank N.A. vs Barnes Jesse A.; AR-24-008087; Contract - Credit Card; Exhibits; 4105.31; Atty(s): Klemm Paul

Citibank N.A. vs Geyer Deb; AR-24-008088; Contract - Credit Card; Exhibits; 2391.12; Atty(s): Klemm Paul

Westlake Services LLC vs Valorie Kayla L.; AR-24-008089; Contract - Debt Collection; Exhibits; 11062.69; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Arietta Jordan; AR-24-008090; Contract - Debt Collection; Exhibits; 6823.41; Atty(s): Lauer Ian M, Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Smith Trevon; AR-24-008091; Contract - Debt Collection; Exhibits; 11750.75; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Westlake Services LLC vs Whitaker Jalissa F.; AR-24-008092; Contract - Debt Collection; Exhibits; 4503.27; Atty(s): Lauer Ian M, Goodchild Julie E., Trauffer Lewis C., Holzman James A.

Lojas Brothers Roofing LLC vs Doing It Right LLC; AR-24-008093; Contract - Other; Complaint; 43174.00; Atty(s): Gailey Matthew D.

Radio One Inc. vs Groove Productions Inc., Groove Productions; AR-24-008094; Contract - Debt Collection; Complaint; 24740.80; Atty(s): Sklar Andrew

Reschini Joseph, Reschini Anna-Marie vs Von Waldow Rachel, Liddle David; AR-24-008095; Contract - Other; Exhibits; Atty(s): Wilkinson Ashley L.

Billy Robert vs Ashland Inc.; AR-24-008096; Contract - Other; Complaint; Atty(s): Galloway Richard H

TD Bank USA N.A. vs Farris Jessica L.; AR-24-008097; Contract - Credit Card; Exhibits; 1126.25; Atty(s): Pomy Matthew Weston

TD Bank USA N.A. vs Kirkland Kevin; AR-24-008098; Contract - Credit Card; Exhibits; 749.72; Atty(s): Pomy Matthew Weston

Byers William, Byers Janet vs General Motors LLC; AR-24-008099; Contract - Other; Complaint; Atty(s): Silverman Robert M

Citibank N.A. vs Ilko Amy L.; AR-24-008100; Contract - Credit Card; Exhibits; 2815.75; Atty(s): Pomy Matthew Weston

Discover Bank vs Bildhauer Karla A.; AR-24-008101; Contract - Credit Card; Plaintiff's Appeal of MDJ; 7199.93; Atty(s): Urban Matthew D.

Citibank N.A. vs Needham Dennis D.; AR-24-008102; Contract - Credit Card; Exhibits; 5630.18; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Kedhim Montathar; AR-24-008103; Contract - Credit Card; Exhibits; 3619.63; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Settles Sonya; AR-24-008104; Contract - Credit Card; Exhibits; 3539.73; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Hadden Maryann; AR-24-008105; Contract - Credit Card; Exhibits; 8852.01; Atty(s): Pomy Matthew Weston

Citibank N.A. vs Schake Pamela; AR-24-008106; Contract - Credit Card; Exhibits; 2580.11; Atty(s): Pomy Matthew Weston

Wells Fargo Bank N.A. vs Ramsey Henry; AR-24-008107; Contract - Debt Collection; Complaint; 6975.31; Atty(s): Francese Nicole M.

Davis Sharita vs Inner City Towing; AR-24-008108; Other Tort; Defendant's Appeal of MDJ; 450.00; Atty(s): Self-Represented

Straub Cindy vs Duchnowski Edward; AR-24-008109; Contract - Other; Defendant's Appeal of MDJ; Atty(s): Self-Represented

Shaginaw James vs A. Merante C contracting; AR-24-008110; Other Tort; Defendant's Appeal of MDJ; 3500.00; Atty(s): Self-Represented

Sala Chiropractic vs Biggs Sanitation; AR-24-008111; Contract - Debt Collection; Defendant's Appeal of MDJ; Atty(s): Ries Jeffrey D

Levine Barry vs Borst Brett; AR-24-008112; Contract - Debt Collection; Defendant's Appeal of MDJ; 1000.00; Atty(s): Self-Represented

Portfolio Recovery Associates LLC vs Waldholtz Joseph; AR-24-008114; Contract - Debt Collection; Exhibits; 1742.83; Atty(s): Pomy Matthew Weston

Discover Bank vs Rebeiro Angela D.; AR-24-008115; Contract - Debt Collection; Exhibits; 5903.55; Atty(s): Pomy Matthew Weston

Discover Bank vs Swartz Crista; AR-24-008116; Contract - Debt Collection; Exhibits; 2628.49; Atty(s): Pomy Matthew Weston

Homistek Marty vs State Farm Mutual Automobile Insurance Company; AR-24-008117; Legal Liability; Complaint; 60000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel, Cartwright James L.

Discover Bank vs Barrett Jason; AR-24-008118; Contract - Debt Collection; Exhibits; 3085.64; Atty(s): Pomy Matthew Weston

Discover Bank vs Chance Crystal L.; AR-24-008119; Contract - Debt Collection; Exhibits; 12077.71; Atty(s): Pomy Matthew Weston

Discover Bank vs Poprik Brian; AR-24-008120; Contract - Debt Collection; Exhibits; 19491.84; Atty(s): Pomy Matthew Weston

Peck Dale E vs FCA US LLC; AR-24-008121; Contract - Other; Complaint; Atty(s): Roseman Christina Gill

Discover Bank vs Dallacrose Dana L.; AR-24-008122; Contract - Debt Collection; Exhibits; 21525.63; Atty(s): Pomy Matthew Weston

Discover Bank vs Wisor Breanna S.; AR-24-008123; Contract - Debt Collection; Exhibits; 8367.84; Atty(s): Pomy Matthew Weston

Discover Bank vs Harper Dylan L.; AR-24-008124; Contract - Debt Collection; Exhibits; 5680.80; Atty(s): Pomy Matthew Weston

Discover Bank vs Glowczewski Kimberly; AR-24-008125; Contract - Debt Collection; Exhibits; 11052.52; Atty(s): Pomy Matthew Weston

Discover Bank vs Ritchie Kaylene; AR-24-008126; Contract - Debt Collection; Exhibits; 5639.55; Atty(s): Pomy Matthew Weston

Discover Bank vs Lattimer Michael; AR-24-008127; Contract - Debt Collection; Exhibits; 1229.06; Atty(s): Pomy Matthew Weston

Discover Bank vs Meta Angela; AR-24-008128; Contract - Debt Collection; Exhibits; 15364.53; Atty(s): Pomy Matthew Weston

Discover Bank vs Safran Lucinda; AR-24-008129; Contract - Debt Collection; Exhibits; 12414.41; Atty(s): Pomy Matthew Weston

Discover Bank vs Sacco Constance; AR-24-008130; Contract - Debt Collection; Exhibits; 7366.30; Atty(s): Pomy Matthew Weston

Discover Bank vs Cherry Thomas; AR-24-008131; Contract - Debt Collection; Exhibits; 3029.78; Atty(s): Pomy Matthew Weston

Discover Bank vs Lineberry Dabney; AR-24-008132; Contract - Debt Collection; Exhibits; 7934.19; Atty(s): Pomy Matthew Weston

Discover Bank vs Feigel Brandon T; AR-24-008133; Contract - Debt Collection; Exhibits; 3731.24; Atty(s): Pomy Matthew Weston

Discover Bank vs Podvorec Stanley E.; AR-24-008134; Contract - Debt Collection; Exhibits; 15634.37; Atty(s): Pomy Matthew Weston

Discover Bank vs Pipich Thomas R.; AR-24-008135; Contract - Debt Collection; Exhibits; 21485.51; Atty(s): Pomy Matthew Weston

Discover Bank vs Wirtz Melsa; AR-24-008136; Contract - Debt Collection; Exhibits; 31176.05; Atty(s): Pomy Matthew Weston

Progressive Advanced Insurance Company vs Scalo Inc; AR-24-008137; Motor Vehicle Accident; Complaint; 2845.51; Atty(s): Dougherty Michael J.

Betimes Inc. vs Tenefouet Arhaud Wamba; AR-24-008113; Other Tort; Plaintiff's Appeal of MDJ; Atty(s): Self-Represented

Bank of America N.A. vs Abeyie Stephanie Saa; AR-24-008138; Contract - Debt Collection; Exhibits; 10837.69; Atty(s): Cawley Jonathan Paul

Bank Of America N.A. vs Owens Denise E; AR-24-008139; Contract - Credit Card; Exhibits; 5472.01; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Polite Jr. Abram; AR-24-008140; Contract - Credit Card; Exhibits; 3685.79; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Ballas Joseph M; AR-24-008141; Contract - Credit Card; Exhibits; 5139.76; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Kirkpatrick Zachary; AR-24-008142; Contract - Credit Card; Exhibits; 11831.86; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Kirkpatrick Zachary; AR-24-008143; Contract - Credit Card; Exhibits; 3092.41; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Lacey Joseph W.; AR-24-008144; Contract - Credit Card; Exhibits; 6533.64; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Lacey Joseph W.; AR-24-008145; Contract - Credit Card; Exhibits; 7225.77; Atty(s): Cawley Jonathan Paul

Bank of America N.A. vs Wilcox Cheryl M.; AR-24-008146; Contract - Credit Card; Exhibits; 4564.09; Atty(s): Cawley Jonathan Paul

Zola Kara vs Partlow Lashawn; AR-24-008147; Other Tort; Defendant's Appeal of MDJ; 510.00; Atty(s): Self-Represented

Discover Bank vs Garland Levi; AR-24-008148; Contract - Debt Collection; Exhibits; 18784.70; Atty(s): Pomy Matthew Weston

Discover Bank vs Barasch Anne E.; AR-24-008149; Contract - Debt Collection; Exhibits; 16618.22; Atty(s): Pomy Matthew Weston

American Express National Bank vs Murray Sean; AR-24-008150; Contract - Credit Card; Praecept for Appearance; 14542.91; Atty(s): Felzer Jordan W.

Discover Bank vs Schmidt Jr. John J; AR-24-008151; Contract - Debt Collection; Exhibits; 28340.20; Atty(s): Pomy Matthew Weston

Discover Bank vs Karlovitz Matthew A; AR-24-008152; Contract - Debt Collection; Exhibits; 13786.69; Atty(s): Pomy Matthew Weston

HS Financial Group LLC vs Gates Timothy; AR-24-008153; Contract - Debt Collection; Exhibits; 2417.15; Atty(s): Tsarouhis Demetrios H.

Discover Bank vs Anderson Elise A; AR-24-008154; Contract - Debt Collection; Exhibits; 23062.51; Atty(s): Pomy Matthew Weston

Portfolio Recovery Associates LLC vs Verner Michelle; AR-24-008155; Contract - Debt Collection; Exhibits; 2509.80; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James