

The Pittsburgh Legal Journal

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FEBRUARY 20, 2025

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CIVIL DIVISION

Arbitration Awards

Sadar vs Thein, et al; GD-23-009408; P-atty: Stephen P. Drexler; Non Jury Verdict. The court finds in favor of Plaintiff and against Defendants, jointly and severally, in the amount of \$319,795.58, comprised of the following damages. 1. Past Lost Wages: \$86,400.00; 2. Future Lost Wages: \$62,400.00; 3. Past Medical Expenses: \$20,995.58; 4. Pain and Suffering: \$150,000.00. Defendants failed to appear for the trial.

UHG I, LLC vs Powers; AR-21-000634; P-atty: Demetrios H. Tsarouhis; D-atty: Max C. Feldman; 1303 Non Jury Verdict

(Continued on Page 2, Column 1)

CIVIL DIVISION

Statutory Appeals

Commonwealth of PA Department of Transportation vs Laipple Alanna Marie; SA-25-000023; Operator License Suspension; Appeal from OLS; Atty(s): Sheaffer Christopher M., Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Planitzer William J.; SA-25-000024; Operator License Suspension; Appeal from OLS; Atty(s): Waltman Michael Edward, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Planitzer William J.; SA-25-000025; Operator License Suspension;

(Continued on Page 3, Column 1)

ORPHANS' COURT

Petitions & Motions

Judge Michael E. McCarthy Volunteer Hose Company No. 1 of Natrona, PA: non-profit; Petition and order for citation to compel accounting. Returnable April 3, 2025. Conference April 3, 2025 at 10:00 a.m.; Atty: M. A. Henry; 135 of 2025.

Butter Family Trust: trust; Order of court. Conference March 12, 2025 at 11:00 a.m.; Atty: J. W. Creenan, A. G. Anderson; 4861 of 2024.

Kevin S. Barnett: deceased; Order of court; Atty: W. Mariani, J. M. Silvestri, T. J. Dempsey, Jr., C. Mullen-Wilson, P. D. Luciano; 1712 of 2019.

Richard A. Mellick: deceased; Order of court. Conference rescheduled for March 12, 2025 at 11:30 a.m.; Atty: R. J. Maziarz, L. J. Maiello; 7613 of 2021.

Pittsburgh Promise Foundation: non-profit; Petition and order for approval of amendments of the articles of incorporation; Atty: M. Santilli, Jr.; 8063 of 2024.

Harriet Darlene Sigmund: deceased; Petition and order to identify personal property; Atty: B. S. Johns; 2546 of 2024.

Harriet Darlene Sigmund: deceased; Petition and order to sell personal property; Atty: B. S. Johns; 2546 of 2024.

Helen L. McKnight: deceased; Amended motion and order to approve compensation rate; Atty: W. Mariani; 7029 of 2021.

Helen L. McKnight: deceased; Motion to approve compensation. See order of February 4, 2025; Atty: W. Mariani; 7029 of 2021.

Judge Hugh F. McGough

Ronald Thompson: deceased; Order of court. Conference April 8, 2025 at 10:00 a.m.; Atty: B. S. Johns, J. O. Price; 4504 of 2021.

Tara Jones Farbacher: deceased; Petition and order for citation to remove and surcharge executor. Returnable March 7, 2025. Conference March 7, 2025 at 1:30 p.m.; Atty: J. Linkosky; 3049 of 2024.

Paula Eileen Shaffer: deceased; Petition and order for citation to remove executrix. Returnable March 12, 2025. Conference March 12, 2025 at 10:00 a.m.; Atty: A. M. Gross; 4257 of 2023.

Patricia D. Joyce: deceased; Petition and order for rule to file accounting. Returnable March 12, 2025. Conference March 12, 2025 at 1:00 p.m.; Atty: A. F. Beck, R. R. Mick; 5035 of 2023.

Jane C. Wharrey: deceased; Order of court. Conference April 28, 2025 at 11:00 a.m. Trial Mary 14, 15, 16, 2025 at 9:00 a.m.; Atty: J. C. Veres, A. Anderson, J. J. Edson; 4748 of 2023.

(Continued on Page 7, Column 3)

BANKRUPTCY COURT

Western District

Sean David Burns and Shelby Kay Burns; BLAIR-PA; 25-70028; Atty: Pro Se; Chapter: 7; Filed 01/29/2025; Judge Deller

Matthew L. Conklin; MERCER-PA; 25-10054; Atty: Dennis M. Sloan; Chapter: 7; Filed 01/30/2025; Judge Melaragno

Roger Dennis Bliley; ERIE-PA; 25-10055; Atty: Michael S. Jan Janin; Chapter: 13; Filed 01/30/2025; Judge Melaragno

Keith G. Allen and Doria L. Allen; ERIE-PA; 25-10056; Atty: Joseph B. Spero; Chapter: 7; Filed 01/30/2025; Judge Bohm

Joyce Lackey-Kanarr; FOREST-PA; 25-10057; Atty: Kenneth Steidl; Chapter: 7; Filed 01/30/2025; Judge Melaragno

Karen N. Pradines; WASHINGTON-PA; 25-20220; Atty: Richard J. Bedford; Chapter: 7; Filed 01/30/2025; Judge Melaragno

Laura L. Hill; ALLEGHENY-PA; 25-20221; Atty: Kenneth Steidl; Chapter: 7; Filed 01/30/2025; Judge Deller

Frank S. Bey; ALLEGHENY-PA; 25-20222; Atty: Christopher M. Frye; Chapter: 7; Filed 01/30/2025; Judge Taddonio

Kevin J. Farley and Nancy A. Farley; ALLEGHENY-PA; 25-20223; Atty: Kenneth Steidl; Chapter: 7; Filed 01/30/2025; Judge Bohm

Clifford L. McComas and Lisa E. McComas; WASHINGTON-PA; 25-20224; Atty: Kenneth Steidl; Chapter: 7; Filed 01/30/2025; Judge Melaragno

Mackenzie M. McMillin; BUTLER-PA; 25-20225; Atty: Shawn N. Wright; Chapter: 13; Filed 01/30/2025; Judge Melaragno

Courtney Lynne Mike-Wilson; ALLEGHENY-PA; 25-20226; Atty: Mary Bower Sheats; Chapter: 13; Filed 01/30/2025; Judge Deller

Emily A. Hersh; FAYETTE-PA; 25-20227; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 01/30/2025; Judge Melaragno

Sherry L. Hankey; WESTMORELAND-PA; 25-20228; Atty: Kenneth Steidl; Chapter: 7; Filed 01/30/2025; Judge Taddonio

Jaclyn Elich; WASHINGTON-PA; 25-20229; Atty: Brian C. Thompson; Chapter: 13; Filed 01/30/2025; Judge Deller

Beth A. Ferrarini; WESTMORELAND-PA; 25-20230; Atty: Kenneth Steidl; Chapter: 7; Filed 01/30/2025; Judge Bohm

Kimberly A. Sugden; ALLEGHENY-PA; 25-20231; Atty: Bryan P. Keenan; Chapter: 7; Filed 01/30/2025; Judge Bohm

Harriet Virginia Sutton; LAWRENCE-PA; 25-20232; Atty: Kenneth Steidl; Chapter: 7; Filed 01/30/2025; Judge Deller

Theresa M. Donnelly; ALLEGHENY-PA; 25-20233; Atty: Lauren M. Lamb; Chapter: 7; Filed 01/30/2025; Judge Deller

Melissa R. Turkal; ALLEGHENY-PA; 25-20234; Atty: Kenneth Steidl; Chapter: 13; Filed 01/30/2025; 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, March 4, 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 candidates will be interviewed by the Committee.

Amanda Green-Hawkins
Allegheny County Court of Common Pleas

Elizabeth Hughes
Allegheny County Court of Common Pleas

Daniel Miller
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 email to dblanser@acba.org.

Comments for candidates being interviewed on Tuesday, March 4, 2025, are due by Friday, February 28, 2025 at 4:00 p.m.

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 1)

Dated 02/12/25, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Wallace Brothers Real Estate, LLC vs Leonard, et al; AR-22-004243; P-atty: Jonathan P. Clunies; D-atty: C. Christopher Hasson; 1303 Non Jury Verdict Dated 02/12/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,800.00 plus costs. Defendant not appearing. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Grayson Court vs Cherwinko; LT-24-001783; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/13/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$215.06 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 3027 Grayson Ave., Apt. 3A, Pittsburgh, PA 15227. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties 02/13/25.

Fairfield Apartments / Liberty Park Phase vs Young; LT-24-001797; P-atty: Jason M. Plakosh; D-atty: Charles Terwilliger; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,363.99 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/13/25 Notice of award sent. Arbitration Board #40800

528 Evans Avenue LLC vs Evans, et al; LT-24-001819; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff against Letitia M. Stark only on claims: for possession based on non-payment of rent, for

damages in the amount of \$2,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40799

Stonecliffe Apartments vs Scott, et al; LT-24-001839; P-atty: Sean J. Carmody; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$4,800.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40801

Ferra vs Crist; LT-24-001873; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$2,086.92-\$750.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds), and \$1,336.92 for utilities (reflects less \$500.00 security deposit). Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40801

Gates vs Terrant; LT-24-001874; P-atty: Charles Hoebler; D-atty: Danielle Harrington; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,800.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40801

Kalichuk vs DeLancey, et al; LT-24-001880; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/13/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of

\$15,387.81 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 8068 Saltsburg Rd., Plum, PA 15239. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties 02/13/25.

Graham vs Watkins; LT-24-001881; P-atty: Pro Se; D-atty: Charles Roy Terwilliger; Award for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$3,838.05-\$3,500.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds), and \$338.05 for damages to real property. Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25 Notice of award sent. Arbitration Board #40800

Fairfield Apartments/ Liberty Park LP vs Covington; LT-24-001887; P-atty: Jason M. Plakosh; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$11,793.04 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Defendant not appearing at 10:40 a.m. Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40800

Timba, LLC vs Brown, et al; LT-24-001888; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$29,600.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25 Notice of award sent. Arbitration Board #40800

HACP vs Brown, et al; LT-24-001909; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$18,799.47 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/12/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40801

Hampton vs Mohamed; LT-24-001602; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/13/25, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Wagner, J. As per Rule 236 Notice, copies sent to all parties 02/13/25.

ACHA- General Braddock Towers vs Holmes; LT-24-001610; P-atty: John M. Daley, Rosalyn Guy-McCorkle; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/13/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$750.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: General Braddock Towers, 620 6th Street, Unit 714, North

Braddock, PA 15104. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Defendant has IFP status. Pounding and fees are waived. Wagner, J. As per Rule 236 Notice, copies sent to all parties 02/13/25.

Thompson 1 Properties, LLC vs Thomas; LT-24-001940; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,900.40 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40800

Wood Street Commons vs Cline; LT-24-001948; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/13/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,754.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 301 3rd Avenue, Unit 1502, Pittsburgh, PA 15222. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties 02/13/25

Gianni Properties vs Wilson; LT-24-001920; P-atty: Michael J. Pisarcik; D-atty: Pro Se; 1303 Non Jury Verdict Dated 02/13/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,409.12 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 601 Chess Street, Pittsburgh, PA 15219. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties 02/13/25.

Pirollo vs Bianchi; LT-24-001935; D-atty: Pro Se; Award for Plaintiff/Defendant. Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$10,350.00 for rent July thru February (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). \$15,200-\$3,000 rent paid-\$1,850 las month's rent = \$10,350. Award for Defendant for unpaid sewage only. Dated 02/13/25. As per Rule 236 Notice, copies sent to all parties 02/13/25. Notice of award sent. Arbitration Board #40799

Wozniak, et al vs Skrbin, et al; AR-24-006696; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant Dated 02/14/25. As per Rule 236 Notice, copies sent to all parties 02/14/25. Arbitration Board #40802

Credit Corp Solutions Inc. vs Dinapoli, et al; AR-24-006834; P-atty: Gregg L. Morris; D-atty: Brian J. Fenters; Award for Plaintiff and against Defendants, in the aggregate amount of \$21,989.44. Dated 02/14/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40802

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David Blaner, dblaner@acba.org.....Managing Editor
Chuck Faber, cfaber@acba.org.....Layout Specialist
Daniel Priore, dpriore@acba.org.....Editor/Graphic Artist
Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications
Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist
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The Pittsburgh Legal Journal has been designated by the Court of Common Pleas of Allegheny County, the Supreme Court of Pennsylvania, the United States District Court for the Western District of Pennsylvania, the Commonwealth Court of Pennsylvania, the Superior Court of Pennsylvania and the Bankruptcy Court for the Western District of Pennsylvania as the official newspaper for the publication of all notices in Allegheny County.

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

CIVIL DIVISION

Statutory Appeals

(Continued from Page 1, Column 2)

Appeal from OLS; Atty(s): Waltman Michael Edward, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Amri Gharib; SA-25-000026; Plates & Registration Susp; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Nesby Nikole; SA-25-000027; OLS - Breathalyzer Refusal; Appeal from OLS; Atty(s): Tuteria Ryan Matthew, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Diesing Shelley Lynn; SA-25-000028; Operator License Suspension; Appeal from OLS; Atty(s): Parise Carl A, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Suprek Jr. Russell John; SA-25-000031; Operator License Suspension; Appeal from OLS; Atty(s): Popojas Dennis P, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Bianco Dos Santos Renato; SA-25-000032; Operator License Suspension; Appeal from OLS; Atty(s): Zuckerman David Seth, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Murodullaev Azizbek Gappor Ugli; SA-25-000033; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs American Steel Processing & Systems Co. Inc.; SA-25-000034; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs McGee James J.; SA-25-000035; Operator License Suspension; Appeal from OLS; Atty(s): Valsamidis Steven, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Gillespie Stephanie Anne; SA-25-000036; Operator License Suspension; Appeal from OLS; Atty(s): Parise Carl A, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Simmons Laquasha Lashawn; SA-25-000037; Plates & Registration Susp; Appeal Plate Registration Suspension; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Higgs Adrian Vernon; SA-25-000038; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Fancher Erika M.; SA-25-000039; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Fancher Erika M.; SA-25-000040; Operator License Suspension; Petition to Proceed IFP; Atty(s): Self-Represented, Eshete Murphy Meron

Commonwealth of PA Department of Transportation vs Scarbrough Jordan Allen; SA-25-000041; Operator License Suspension; Appeal from OLS; Atty(s): Self-Represented, Eshete Murphy Meron

COURT NOTICES

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Daniel D. Regan

Beginning April 16, 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:

- Wednesday, April 16, 2025 at 12:30 PM
- Wednesday, May 14, 2025 at 12:30 PM
- Wednesday, June 18, 2025 at 12:30 PM

25-00468

Court of Common Pleas of Allegheny County

CIVIL DIVISION

GENERAL ASBESTOS MOTIONS

Honorable Arnold I. Klein

Beginning Thursday, April 3, 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, April 3, 2025 at 9:30 a.m.
- Thursday, May 8, 2025 at 9:00 a.m.
- Thursday, June 5, 2025 at 9:30 a.m.

25-00610

Court of Common Pleas of Allegheny County

Orphans' Court Judges Motions Schedule for the Month of March 2025

Week of

- March 3 - Judge Evshavik DiLucente
- March 10 - Judge McCarthy
- March 17 - Judge Marmo
- March 24 - Judge McGough
- March 31 - Judge Evshavik DiLucente

25-00469

Court of Common Pleas of Allegheny County

JUVENILE COURT MOTIONS SCHEDULE

March 2025

- March 3 - Judge McCrady
- March 4 - Judge McCrady
- March 5 - Judge McCrady

25-00491

- March 6 - Judge McCrady
- March 7 - Judge McCrady
- March 10 - Judge Bush
- March 11 - Judge Bush
- March 12 - Judge Bush
- March 13 - Judge Bush
- March 14 - Judge Bush
- March 17 - Judge Cozza
- March 18 - Judge Cozza
- March 19 - Judge Cozza
- March 20 - Judge Cozza
- March 21 - Judge Cozza
- March 24 - Judge Woodruff
- March 25 - Judge Woodruff
- March 26 - Judge Woodruff
- March 27 - Judge Woodruff
- March 28 - Judge Woodruff
- March 31 - Judge Sizemore

Court of Common Pleas of Allegheny County

FAMILY DIVISION MOTIONS SCHEDULE FOR THE MONTH OF

March 2025

- March 3 - Middleman, J. in Courtroom 425 at 2:00 PM
- March 4 - No Motions
- March 5 - No Motions
- March 6 - Costa, J. in Courtroom 425 at 2:00 PM
- March 7 - No Motions
- March 10 - Eaton, J. in 814 City-County Building at 2:00 PM and Sweeney, J. in Courtroom 425 at 2:00 PM
- March 11 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- March 12 - Middleman, J. in Courtroom 425 at 2:00 PM
- March 13 - Woodruff, J. in Courtroom 320 at 9:30 AM and Korbelt, J. in Courtroom 425 at 2:00 PM
- March 14 - No Motions
- March 17 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- March 18 - Bush, J. in Courtroom 320 at 10:00 AM and Costa, J. in Courtroom 425 at 2:00 PM
- March 19 - Cozza, J. in Courtroom 320 at 10:00 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- March 20 - Sweeney, J. in Courtroom 425 at 2:00 PM
- March 21 - No Motions
- March 24 - Middleman, J. in Courtroom 425 at 2:00 PM
- March 25 - Bubash, J. in Courtroom 425 at 2:00 PM
- March 26 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM and Korbelt, J. in Courtroom 425 at 2:00 PM
- March 27 - Sizemore, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- March 28 - No Motions
- March 31 - Eaton, J. in 814 City-County Building at 2:00 PM

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.

Tuesday
February 25, 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-0004366-24; Gage A. Burke; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0008613-23; Lateesmontae Cobbs; Fail to Provide Accurate Registration Info; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William S. Flynn**

CR-0005880-23; Joseph L. Doughty; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0002132-24; Joseph L. Doughty; Make Repairs/Sell/Etc Offens Weap; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0002403-23; Andre Johnson; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Matthew Jackson**

CR-0004442-24; Ann Marie Mastele; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rachel Kathryn Crosby**

CR-0004215-24; Aubrey Rose Panella; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Shannon Haupt**

CR-0002880-24; Charha Kamil Polk; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Andrew Michael Sherman**

Judge Kelly Bigley
Courtroom 525

CR-0006889-24; John Michael Badgis; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bobby Joe Chambers Jr.**

CR-0003043-24; Emily Jane Cottrill; DUI: Gen Imp/Inc of Driving Safely - 4th Off & Sub Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Casey David White**

CR-0006067-24; Cortez Damone McKinney; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Tirza Ann Kyes**

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at ACBA.org/LivingWill.

CR-0008019-22; Lee C. Pascoe; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0006644-24; Anthony Rector; DUI: Controlled Substance - Combination Alcohol/Drugs - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

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

CR-0007099-24; Nar Bahadur Subedi; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**Judge Edward J. Borkowski
Courtroom 514**

CR-0005869-24; Michelle D. Saunders; Aggravated assault by vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elbert Richard Gray Jr.**

CR-0005341-24; Glendale Allen Smith; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Jane Krolkowski**

CR-0006651-24; Pierre Lamont Watkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

**Judge Katherine B. Emery
Courtroom 316**

CR-0002486-23; Davon Gabriel Flewellen-Belton; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Eileen Linder Marx**

CR-0007093-22; Davon Gabriel Flewellen-Belton; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Eileen Linder Marx**

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

**Judge Thomas Flaherty
Courtroom 324**

CR-0002365-24; Rocci Cosentino; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

CR-0005042-24; Rocci Cosentino; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

CR-0002633-24; Rocci Cosentino; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jeffrey R. Wasak**

CR-0006200-24; Theodore Fields; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0006282-24; Tyler Cooper McQuaid; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Aaron Scott Klavon**

CR-0006220-24; Alexander Edward Sampson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0006383-24; Patsy Michael Seneca; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0006100-24; Don Tyler; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

**Judge Elliot Howsie
Courtroom 533**

CR-0006272-24; Walter Breitenbach; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

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

CR-0002133-24; Melynnay Daniels; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Nelson Zuckerman**

CR-0006665-24; Reginald AnToni Freeman; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0006125-24; Phillip Miller; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0003660-24; Desajia Rhodes; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0005455-24; Daniel John Stickley; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

CR-0002828-24; Rashawn Ward; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0008171-24; Tiej Phillip West; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0005862-24; Tiej Phillip West; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

CR-0005198-24; Tiej Phillip West; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Mason John Cook**

**Judge Jill E. Rangos
Courtroom 327**

CR-0005900-24; Reynaldo Dubon; Agg. Ind. Assault W/O Consent; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0005901-24; Reynaldo Dubon; Invasion of Privacy - photograph, view, etc., intimate parts of other person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

CR-0005850-23; Sofion Moore; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Tyler Wils DeLuco, Anthony J. Erlain**

CR-0006601-24; Orlando Duane Russell; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelsey Jordan Vita**

**Judge Kevin G. Sasinoski
Courtroom 506**

CR-0005699-24; Douglas Schramm; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir Sarna**

CR-0005019-24; Nathaniel Weatherspoon; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0005299-24; Nathaniel Weatherspoon; Unlawful Body Armor; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

CR-0006261-24; Nathaniel Weatherspoon; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Cory Shane Ricci**

**Judge David L. Spurgeon
Courtroom 321**

CR-0001012-24; Shaimar Da Bailey-Bush; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

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

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

CR-0006402-23; Martell Lynn Herriot; Possession Of Firearm Prohibited; ADA: **Kara Marie Rice;** D-atty: **Bruce A. Carsia**

CR-0007679-24; Martell Lynn Herriot; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

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

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

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

CR-0008365-23; Alfred Smith; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jacob Wesley Wyland**

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

**Judge Randal B. Todd
Courtroom 310**

CR-0008815-23; Mario Banegas; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0003297-24; Malik Bibb; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Coblenz McGuire**

CR-0002973-24; Rachel Lynn Bodnar; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Eric A. Jobe**

CR-0007442-22; Wilford Brown; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

CR-0006393-24; Zymon Lavelle Campbell; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Edward Owens**

CR-0006206-24; Steven Harpool; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelsey Jordan Vita**

CR-0004729-23; Montay King; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0004605-23; Montay King; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bobby Joe Chambers Jr.**

CR-0004539-23; Michael McKee; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0006589-24; Chad Renfro-Narduzzi; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0004862-24; Damien Daesean Robinson; Flight To Avoid Appreh/Trial/Punish; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Albert Green Reese Jr.**

CR-0007458-24; Damien Daesean Robinson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0008554-22; Damien Daesean Robinson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

CR-0002628-24; Monttel Lanair Scott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Amita Maram**

CR-0006788-23; Jamone Lamont Watson; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

Arbitration Trial List

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

**Tuesday
February 25, 2025**

AR-24-007208; Velocity Investments, LLC vs Stevens; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brittany Nicole Weston**

AR-24-007207; Eatmon vs Eatmon; P-atty: **Pro Se;** D-atty: **Stephanie Anderson**
AR-24-007205; Velocity Investments, LLC vs Scott; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Pro Se**

AR-24-007203; Velocity Investments, LLC vs Tafel; P-atty: **Demetrios H. Tsarouhis**

AR-24-007202; Velocity Investments, LLC vs Zielinski; P-atty: **Demetrios H. Tsarouhis**

AR-24-007201; Velocity Investments, LLC vs Boggs; P-atty: **Demetrios H. Tsarouhis**

AR-24-007197; Westlake Services, LLC vs Carson, et al; P-atty: **Michael Ratchford**

AR-24-007195; Velocity Investments, LLC vs Saylor; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brian J. Fenters**

AR-24-007193; Westlake Services, LLC vs Lord; P-atty: **Michael Ratchford**

AR-24-007190; Velocity Investments, LLC vs Clybourn; P-atty: **Demetrios H. Tsarouhis**

AR-24-007187; Velocity Investments, LLC vs Jackson; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Brian J. Fenters**

AR-24-007186; Velocity Investments, LLC vs Service; P-atty: **Demetrios H. Tsarouhis**

AR-24-007181; Velocity Investments, LLC vs Farris; P-atty: **Demetrios H. Tsarouhis**

AR-24-007180; Westlake Services, LLC vs Taylor; P-atty: **Michael Ratchford**

AR-24-007175; Jefferson Capital Systems, LLC vs Ivory; P-atty: **Ian M. Lauer**

AR-24-007173; Velocity Investments, LLC vs Stevens; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Gregory T. Artim**

AR-24-007171; Velocity Investments, LLC vs Lea; P-atty: **Demetrios H. Tsarouhis**

AR-24-007170; Velocity Investments, LLC vs Tener; P-atty: **Demetrios H. Tsarouhis**

AR-24-007169; Velocity Investments, LLC vs Centurion; P-atty: **Demetrios H. Tsarouhis**

AR-24-007164; Velocity Investments, LLC vs Eyles; P-atty: **Demetrios H. Tsarouhis**

AR-24-007163; Velocity Investments, LLC vs McKenzie; P-atty: **Demetrios H. Tsarouhis**

AR-24-007162; Velocity Investments, LLC vs Wolf; P-atty: **Demetrios H. Tsarouhis**

AR-24-007160; Velocity Investments, LLC vs Gilberg; P-atty: **Demetrios H. Tsarouhis**

AR-24-007158; Zarra vs Bunting; P-atty: **Laura E. Balzarini;** D-atty: **Casey J. Hemphill**

AR-24-007157; Discover Bank vs Martin; P-atty: **Danielle Berger Kramer**

AR-24-007156; Stepke vs 8500 Brooktree, LLC; P-atty: **Kenneth G. Fawcett;** D-atty: **Phoebe A. Gilmore**

AR-24-007152; Discover Bank vs Washabaugh; P-atty: **Danielle Berger Kramer**

AR-24-007151; Discover Bank vs Shelton; P-atty: **Danielle Berger Kramer**

AR-24-007150; Discover Bank vs Love; P-atty: **Danielle Berger Kramer**

AR-24-007149; Discover Bank vs Locke; P-atty: **Danielle Berger Kramer**

AR-24-007147; Discover Bank vs Chulack; P-atty: **Danielle Berger Kramer**

AR-24-007146; JPMorgan Chase Bank, N.A. vs Mingone; P-atty: **Ian M. Lauer**

AR-24-007144; Westlake Services, LLC vs Gillison; P-atty: **Ian M. Lauer**

AR-24-006669; Alghazi vs Davis, et al; P-atty: **Pro Se**

AR-24-006152; Eisler Landscapes, Inc. vs 528 Camp Horne, LLC; P-atty: **Ryan O. Hemminger;** D-atty: **Charles A. Merchant**

AR-24-005999; Ford Motor Credit Company, LLC vs Boston; P-atty: **Paul Klemm;** D-atty: **Shawn N. Wright**

AR-24-005998; Hartford Fire Insurance Company vs Romane Rankins; P-atty: **Paul E. Pongrace, III;** D-atty: **Travis L. McElhaney**

AR-24-005982; First Commonwealth Bank vs Hazlett, Jr.; P-atty: **Andrew G. Dittoe**

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:

Barns, Jane Louise, deceased, of Coraopolis, PA. No. 00625 of 2025. William R. Barns, Extr., 101 Nottingham Drive, Coraopolis, PA 15108 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
25-00598 Feb 20, 27; Mar 6, 2025

Benson, Mary Ellen, deceased, of Monroeville, PA. No. 00887 of 2025. Carl Joseph Benson, Extr., 421 Middlesex Road, McKeesport, PA 15135.
25-00313w Feb 20, 27; Mar 6, 2025

Bluemle, William G., deceased, of Kennedy Township, PA. No. 00967 of 2025. Wren Elaine Bluemle, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.
25-00307w Feb 20, 27; Mar 6, 2025

Botte, Marilyn E., deceased, of South Park, PA. No. 00745 of 2025. Rick Salvo, Extr., 6510 Zupancic Drive, Pittsburgh, PA 15236 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
25-00325w Feb 20, 27; Mar 6, 2025

Charlton, Kathleen Jane, deceased, of Pittsburgh, PA. No. 937 of 2025. Scott A. Basilone, Extr., 124 Evans Road, Zelienople, PA 16063 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.
25-00311w Feb 20, 27; Mar 6, 2025

Downey, Anthony, deceased, of Pittsburgh, PA. No. 00833 of 2025. Heather Downey, Extr., 401 Bluefield Drive, Oakdale, PA 15071.
25-00306w Feb 20, 27; Mar 6, 2025

Drotar, Cherie A. a/k/a Cherie Aber Drotar, deceased, of Ross Township, PA. No. 00611 of 2025. John A. Drotar, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
25-00312w Feb 20, 27; Mar 6, 2025

Frank, Lynda M., deceased, of Wexford, PA. No. 00722 of 2025. Nancy L. Graf, Extr., 9101 Mary Avenue, Pittsburgh, PA 15237 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
25-00600 Feb 20, 27; Mar 6, 2025

Harding, Linda M. a/k/a Linda Mary Harding, deceased, of McKeesport, PA. No. 00481 of 2025. Jason R. Irwin, Extr., 6225 Jenks Drive, Gulf Breeze, FL 32563 or to James T. Benedek, Esq., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.
25-00324w Feb 20, 27; Mar 6, 2025

Hutcheson, Patricia a/k/a Patricia J. Hutcheson a/k/a Patricia Joan Hutcheson,

deceased, of Scott Township, PA. No. 07899 of 2024. BNY Mellon, N.A., Extr., 500 Grant Street, Suite 3700, Pittsburgh, PA 15258 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
25-00603 Feb 20, 27; Mar 6, 2025

Labarthe, Carroll O., deceased, of Verona, PA. No. 00617 of 2025. Leslie L. Coyle, Extr., 300 North Market Street, Ligonier, PA 15658 or to J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.
25-00305w Feb 20, 27; Mar 6, 2025

Maletic, Olga Caralene, deceased, of Pittsburgh, PA. No. 00944 of 2025. Sandra M. Chicko, Admrx., 309 Buckingham Road, Pittsburgh, PA 15215 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
25-00320w Feb 20, 27; Mar 6, 2025

Marini, Carol S. a/k/a Carol Ann Schaub Marini, deceased, of Pittsburgh, PA. No. 00803 of 2025. Lynn M. Dubois, Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.
25-00326w Feb 20, 27; Mar 6, 2025

Milas, Linda L., deceased, of Elizabeth, PA. No. 00213 of 2025. Harlie L. Democko, Extr., 8955 Roberts Hollow Road, Elizabeth, PA 15037 or to James T. Benedek, Esq., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.
25-00322w Feb 20, 27; Mar 6, 2025

Nicotero, Charles, deceased, of Pittsburgh, PA. No. 00192 of 2025. Brian Nicotero, Admrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
25-00309w Feb 20, 27; Mar 6, 2025

Reed, Kenneth Edwin a/k/a Ken Reed a/k/a Kenny Reed, deceased, of McKees Rocks, PA. No. 07339 of 2024. Julie Reed, Admrx., 415 Woodward Avenue, Pittsburgh, PA 15136 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
25-00308w Feb 20, 27; Mar 6, 2025

Rodibaugh, Debra, deceased, of Monroeville, PA. No. 00693 of 2025. Gordon I. Judge, Extr., 2805 Manor Oak Lane, Gibsonia, PA 15044 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.
25-00601 Feb 20, 27; Mar 6, 2025

Rothrock, Richard C., deceased, of Greentree Borough, PA. No. 00946 of 2025. Richard M. Rothrock, Extr., 629 Meadowcroft Avenue, Pittsburgh, PA 15216 or to Robert B. Keddie, Esq., Keddie Law Office, 3935 Washington Road, Suite 1392, McMurray, PA 15317.
25-00317w Feb 20, 27; Mar 6, 2025

Shields, William, deceased, of Pittsburgh, PA. No. 05623 of 2024. Tina Shields, Admrx., 1809 Indian River Road, Virginia Beach, VA 23456 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.
25-00323w Feb 20, 27; Mar 6, 2025

Vakulick, Daniel R., deceased, of Tarentum, PA. No. 00786 of 2025. Amanda B. Anderson, Admrx., 119 Grimm Road, Sarver, PA 16055 or to Albert J. Evans, Esq., Fanelli Evans & Patel PC, 1 Mahantongo Street, Pottsville, PA 17901.
25-00315w Feb 20, 27; Mar 6, 2025

Walton, Janis L., deceased, of Upper St. Clair Township, PA. No. 00409 of 2025. Thomas T. Walton, Extr., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.
25-00602 Feb 20, 27; Mar 6, 2025

OATH OF OFFICE CEREMONY FOR

THE HONORABLE SIMQUITA R. BRIDGES

The public is invited to attend the Oath of Office Ceremony for Simquita R. Bridges, a newly appointed Judge of the Court of Common Pleas of Allegheny County, Fifth Judicial District of Pennsylvania.

Friday, February 28, 2025, 11:00 a.m.
700 City-County Building
414 Grant Street
Pittsburgh, PA 15219

Webb, Marjorie a/k/a Marjorie L. Webb a/k/a Marjorie Lynn Webb, deceased, of Brackenridge Borough, PA. No. 00553 of 2025. Christina M. Webb, Co-Admr. and Mark A. Webb, Co-Admr., 5619 Crestmont Avenue, Verona, PA 15147 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
25-00599 Feb 20, 27; Mar 6, 2025

Yobbi, Jr., Louis Nicholas, deceased, of Pittsburgh, PA. No. 941 of 2025. Michele Alexander, Admr., 509 S. 3rd Avenue, Elizabeth, PA 15037 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.
25-00310w Feb 20, 27; Mar 6, 2025

Bachman, Francis C., deceased, of Imperial, PA. No. 00832 of 2025. Stephanie Bachman, Admr., 392 Birch Street, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
25-00283w Feb 13, 20, 27, 2025

Barchfeld, Charles J. a/k/a Charles Joseph Barchfeld, deceased, of Brentwood, PA. No. 07914 of 2024. Richard W. Snyder, Extr., 26 Dogwood Lane, Grove City, PA 16127.
25-00503 Feb 13, 20, 27, 2025

Breletic, Lawrence Ramon a/k/a Larry Breletic a/k/a Lawrence R. Breletic, deceased, of McKeesport, PA. No. 00769 of 2025. Donald C. Wobb, Extr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.
25-00286w Feb 13, 20, 27, 2025

Cleaver, Charlotte Elizabeth a/k/a Charlotte Cleaver, deceased, of South Park, PA. No. 00424 of 2025. Jessica E. Allard, Admr., 6378 Crestview Dr., South Park, PA 15129 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
25-00505 Feb 13, 20, 27, 2025

Culbertson, Charles L., deceased, of Pittsburgh, PA. No. 00715 of 2025. Nancy Simpronio, Extr., 5723 Kentucky Ave., Pittsburgh, PA 15232 or to Keith A. Woerner, Esq., 1910 Cochran Road, Manor Oak Two, Suite 103, Pittsburgh, PA 15220.
25-00285w Feb 13, 20, 27, 2025

Denne, Margaret M., deceased, of Monroeville, PA. No. 00615 of 2025. Donald K. Denne, Extr., 260 Heather Drive, Monroeville, PA 15146 or to Robert A. Zunich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
25-00508 Feb 13, 20, 27, 2025

Dusch, Margaret A., deceased, of Pittsburgh, PA. No. 00240 of 2025. Staci L. Saunders, Extr., 2512 Franklin Street, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
25-00504 Feb 13, 20, 27, 2025

Mularski, Holly Ann, deceased, of Pittsburgh, PA. No. 00592 of 2025. Martin A. Perz, Admr., 1981 Park Hill Road, North Huntingdon, PA 15642.
25-00507 Feb 13, 20, 27, 2025

Petach, Gary A., deceased, of South Park, PA. No. 00656 of 2025. Justin J. Petach, Admr. c.t.a., 103 Hidden Oak Drive, Mars, PA 16046 or to Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
25-00281w Feb 13, 20, 27, 2025

Zangrilli, Philip M., deceased, of Pittsburgh, PA. No. 00788 of 2025. Alma Pasquarelli, Admr., 6927 Standish Street,

Pittsburgh, PA 15206 or to Gusty Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.
25-00282w Feb 13, 20, 27, 2025

Zeiler, Adele A. a/k/a Adele Zeiler, deceased, of Baldwin, PA. No. 05315 of 2024. Arthur N. Zeiler, Extr., 199 Rader School Road, Renfrew, PA 16053 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.
25-00506 Feb 13, 20, 27, 2025

Alaimo, Jacqueline A. a/k/a Jackie Alaimo a/k/a Jacqueline Ann Alaimo, deceased, of Jefferson Hills, PA. No. 00402 of 2025. Susan Radcliffe, Extr., 5117 Lantern Hill Dr., Pittsburgh, PA 15236.
25-00423 Feb 6, 13, 20, 2025

Barmak, Marilyn Colton, deceased, of Pittsburgh, PA. No. 00536 of 2025. Stuart K. Barmak, Extr., 1230 Firwood Drive, Pittsburgh, PA 15243-1827 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.
25-00231w Feb 6, 13, 20, 2025

Basista, Dorothy R., deceased, of Turtle Creek, PA. No. 00241 of 2025. Edmund J. Basista, Admr., 603 Boden Street, Turtle Creek, PA 15145 or to Adam J. Long, Esq., Long & Long, LLC, 305 W. Pittsburgh St., Greensburg, PA 15601.
25-00211w Feb 6, 13, 20, 2025

Beard, Philip E., deceased, of O'Hara Twp., PA. No. 00228 of 2025. N. Beaumont Beard, Co-Extr. and Philip E. Beard, II, Co-Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.
25-00420 Feb 6, 13, 20, 2025

Burtch, Nancie Carole a/k/a Nancie C. Burtch a/k/a Nancie K. Burtch, deceased, of Pittsburgh, PA. No. 00544 of 2025. Sean Burtch, Extr., 223 Laveton Avenue, Pittsburgh, PA 15227 or to Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419.
25-00238w Feb 6, 13, 20, 2025

Curry, Janice Marie a/k/a Janice M. Curry, deceased, of Sutersville, PA. No. 0383 of 2025. Joel Andrew Minjock, Extr., 37 Harrison Road, Elizabeth, PA 15037 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
25-00421 Feb 6, 13, 20, 2025

Erfort, Mary Lynn, deceased, of Pittsburgh, PA. No. 00576 of 2025. John Harris, Jr., Admr., 429 Ganlet Drive, Pittsburgh, PA 15277 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.
25-00236w Feb 6, 13, 20, 2025

Ferguson, Donna Lynn, deceased, of Neville Township, PA. No. 477 of 2025. Charles J. O'Neill, Jr., Admr., c/o Jocelyn M. Sudar, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.
25-00419 Feb 6, 13, 20, 2025

Hickenboth, Audrey L., deceased, of Pittsburgh, PA. No. 00347 of 2025. Mark A. Hickenboth, Extr., 2587 Hawthorne Dr., Oakdale, PA 15071 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
25-00416 Feb 6, 13, 20, 2025

Hietsch, Kathleen P., deceased, of Town of McCandless, PA. No. 00616 of 2025. Gary F. Punzak, Sr., Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
25-00239w Feb 6, 13, 20, 2025

Macchione, Giovanni, deceased, of Sewickley Borough, PA. No. 00356 of 2025. Rosetta Campisano, Extr., 801 Blackburn Road, Sewickley, PA 15143 or to Samuel S. Floro, Esq., 306 Fifth St., P.O. Box 588, Ellwood City, PA 16117.
25-00418 Feb 6, 13, 20, 2025

Mascaro, Darlene J., deceased, of Verona, PA. No. 0392 of 2025. Daniel J. Mascaro, Extr., 301 Repp Road, New Kensington, PA 15068 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
25-00422 Feb 6, 13, 20, 2025

Poremski, Nancy K., deceased, of Pittsburgh, PA. No. 00646 of 2025. James J. Poremski, Extr., 4677 Norma Drive, Pittsburgh, PA 15236 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
25-00234w Feb 6, 13, 20, 2025

Sakach, Sylvia L., deceased, of Pittsburgh, PA. No. 00655 of 2025. Lynn R. Nizan, Extr., 4023 Edge Road, Pittsburgh, PA 15227.
25-00240w Feb 6, 13, 20, 2025

Schillaci, Ralph a/k/a Ralph E. Schillaci, deceased, of Elizabeth, PA. No. 06964 of 2024. Stacy M. Schillaci, Extr., 500 High Street, McKeesport, PA 15132 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.
25-00415 Feb 6, 13, 20, 2025

Slopye, James K., deceased, of Pittsburgh, PA. No. 00593 of 2025. Tamara B. Ribar, Extr., 527 North Fairmount Street, Pittsburgh, PA 15206 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
25-00235w Feb 6, 13, 20, 2025

Testa, Joanne E., deceased, of Verona, PA. No. 00276 of 2025. Anthony J. Testa, Extr., 117 Painter Street, Level Green, PA 15085 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
25-00417 Feb 6, 13, 20, 2025

Totaro, Ida Jean, deceased, of Pittsburgh, PA. No. 00619 of 2025. Wendy Totaro, Co-Admr., 174 Vetter Drive, Pittsburgh, PA 15235 and Michael Totaro, Co-Admr., 146 Southern Valley Court, Mars, PA 16046 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.
25-00232w Feb 6, 13, 20, 2025

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is LunaSolis & Company.
25-00321w Feb 20, 2025

Bankruptcy Notice

United States Bankruptcy Court for the Western District of Pennsylvania
In Re: Freda D. Montgomery, Debtor
Freda D. Montgomery, Movant
Vs.
Ronda J. Winneccour, Trustee, Respondent
Bankruptcy No.: 23-20578
Chapter 13

Notice of Sale

Notice Is Given That Freda D. Montgomery has filed a Motion to Sell Real Property Free and Clear of All Mortgages, Liens and Encumbrances located at 314 Glick Avenue, Clairton, Allegheny County, PA 15025, Block & Lot No. 878-N-371 and is to be sold for \$54,500.

Terms of the Sale Are: Buyer must post a non-refundable deposit of \$1,000.00 and closing by April 12, 2025. Higher/better offers will be considered at the sale hearing.

A hearing will be held on March 12, 2025 at 10 a.m. in the U.S. Bankruptcy Court before Judge Gregory Taddonio in Court Room "A", 5400 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219.

If more information is needed, contact Ty Allen, Unity Concorde Real Estate, Phone (412) 600-1250.

25-00625 Feb 20, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-000142. In re: Petition of Ryann Victoria Heffley, for change of name to Ryann Victoria Steele. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 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. Rebecca L. Shearer, GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219, Ph: 412-281-0587, Attorney for Petitioner.
25-00645 Feb 20, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-000141. In re: Petition of Jaiden Daniel Heffley, for change of name to Jaiden Daniel Steele. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 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. Rebecca L. Shearer, GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219, Ph: 412-281-0587, Attorney for Petitioner.
25-00646 Feb 20, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-012839. Notice is hereby given to Michael B. Florentine, All unknown heirs of Albert M. Florentine and Charlene D. Florentine, deceased, and all other parties of interest that an Argument for Rule to Show Cause Why Property Should Not Be Sold has been scheduled for March 29, 2025 at 9:45 a.m. in Room 703 of the Allegheny County Courthouse for the property located at 18-20 Oak Street, Russellton, Allegheny County, Pennsylvania 15076, known as lot/block 1361-M-257. This notice acts as service of the Argument for Rule to Show Cause pursuant to the April 25, 2023 Order of Court.
25-00626 Feb 20, 2025

Notice of Action in Mortgage Foreclosure

Civil Action
Court of Common Pleas
Allegheny County, PA
Civil Action-Law
NO. MG-22-000569

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II, Plaintiff
v.
Amy K. Egli a/k/a Amy K. Blakemore, in Her Capacity as Heir of Rosemarie Blakemore; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Rosemarie Blakemore Defendant(s), 830 Lillian Street, Pittsburgh, PA 15210-1665
Complaint in Mortgage Foreclosure

You are hereby notified that Plaintiff, Wilmington Savings Fund Society, FSB d/b/a Christiana Trust as Trustee for PNPMS Trust II, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-22-000569, seeking to foreclose the mortgage secured on your property located, 830 Lillian Street, Pittsburgh, PA 15210-1665.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE 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
400 Koppers Building
436 Seventh Avenue, Pittsburgh, PA 15219
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Troy Freedman, Esq. ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

25-00611 Feb 20, 2025

Notice of Action in Mortgage Foreclosure

Court of Common Pleas - Allegheny County, PA - No. MG-24-000975 - Civil Action - Law Mortgage Foreclosure - U.S. Bank National Association, as Trustee for The Pennsylvania Housing Finance Agency, Plaintiff vs. Amy Deshetler, Michael Shaw and Mary Beth Shaw, Known Heirs of Bernard R. Shaw, Deceased, The Unknown Heirs of Bernard R. Shaw, Deceased and The Secretary of Housing and Urban Development, Defendants - To: The Unknown Heirs of Bernard R. Shaw, Deceased, Defendant(s) - You are hereby notified that on 12/20/24, Plaintiff filed a Complaint in Mortgage Foreclosure with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-24-000975, wherein Plaintiff seeks to foreclose its mortgage securing your property located at 117 Catskill Ave., Pittsburgh, PA 15227, whereupon the Sheriff of Allegheny County would sell your property. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Allegheny County Lawyer Referral Service, 400 Koppers Bldg., 436 7th Ave., 4th Fl., Pittsburgh, PA 15219, 412.261.5555. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717-234-4178.

25-00651 Feb 20, 2025

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Washington County, Pennsylvania
Orphans' Court Division

In Re: Ka'Saruh Amoure' Beatty a/k/a Ka'Saruh Beatty

Child of Keith Beatty a/k/a Keith Beatty II a/k/a Keith A. Beatty a/k/a Keith Allen Beatty a/k/a Keith Allen Beatty, II and any Unknown Father
NO: 63-24-1698

Take notice that a Petition for Involuntary Termination of Parental Rights of Keith Beatty, a/k/a Keith Beatty II, a/k/a Keith A. Beatty a/k/a Keith Allen Beatty a/k/a Keith Allen Beatty, II and Any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on March 25, 2025 at 9:30 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact Summit Legal a/k/a Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Cassandra Casella-Kass, Caseworker, Washington County Children & Youth Social Service Agency, 95 West Beau Street, Ste. 300, Washington, PA 15301, Telephone: (724) 228-6884.

25-00263 Feb 20, 2025

ORPHANS' COURT

Petitions & Motions

(Continued from Page 1, Column 3)

Beverly C. Morrow: deceased; Order of court. Conference March 20, 2025 at 10:00 a.m.; Atty: M. F. Santicola, Pro Se; 302 of 2023.

Lena L. Torchia: deceased; Order of court. Conference April 8, 2025 at 1:30 p.m.; Atty: B. S. Johns, D. P. Joyce; 2716 of 2019.

Sarah Mellon Scaife: trust; Order of court; Atty: R. M. Barnes, J. W. Freiberg, P. A. Napolitano, L. Ermej, E. J. Strassburger, D. C. Lasota, S. R. Ott, D. A. Watson, J. A. Guernsey, E. J. Herne; 2506 of 2020.

James E. Brose: deceased; Consent order of court; Atty: B. B. McMorrow, D. G. Keller; 6627 of 2022.

Judge Susan Evashvik DiLucente D. G. Bhagwanani: deceased; Order of court. Hearing February 20, 2025 at 1:00 p.m.; Atty: M. M. Taylor, S. Pillai; 2514 of 2012.

L. Richard Chase, Jr.: trust; Petition and order to appoint trustee. Returnable March 3, 2025. Conference March 27, 2025 at 10:00 a.m.; Atty: E. C. Spontak; 654 of 2025.

Kenneth Eugene Dorsey, III: deceased; Order of court; Atty: T. J. Dempsey, Pro Se; 5972 of 2023.

Kenneth Eugene Dorsey, III: deceased; Order of court. Returnable March 11, 2025. Conference March 11, 2025 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., Pro Se; 5972 of 2023.

Elias Michael Abdou: deceased; Order of court. Conference March 11, 2025 at 10:00 a.m.; Atty: R. A. Olds, P. St. Tienne Wolff; 7545 of 2023.

Michael J. Janesko: deceased; Order of court. Hearing and conference rescheduled. Hearing March 25, 2025 at 10:00 a.m. Conference March 6, 2025 at 10:00 a.m.; Atty: T. J. Dempsey, Jr., E. DeLong; 4864 of 2022.

Ralph A. Chippich: deceased; Order of court. Conference February 25, 2025 at 10:00 a.m.; Atty: B. A. Meanor, Pro Se; 3835 of 2024.

Hope Marie Derry: deceased; Petition and order to compromise claim; Atty: J. D. Ries; 176 of 2023.

Katelin Li Xin Lorch: deceased; Petition and order to approve settlement; Atty: P. D. Giglione; 7653 of 2023.

Ann Cutuli: deceased; Petition and order for approval of settlement; Atty: M. D. Troyan; 5336 of 2023.

Judge Michael F. Marmo

Edward J. Spahr, III: power of attorney; Order of court. Hearing March 17, 2025 at 11:00 a.m.; Atty: E. J. Strassburger, J. C. Voelker; 5025 of 2024.

Michael J. Damico: deceased; Order of court; Atty: K. Orlando; 4653 of 2022.

Patrick Fawcett: deceased; Order of court. Conference February 21, 2025 at 10:30 a.m.; Atty: J. Herb, T. DeAngelo; 3032 of 2023.

Barton S. Weaver: trust; Order of court. Conference April 22, 2025 at 11:30 a.m.; Atty: P. F. Lawlor, J. Orie; 2507 of 2021; 2509 of 2021.

Judge Michael E. McCarthy

Michael Stanley Zombek, Jr.: deceased; Petition and order to confirm trust; Atty: J. W. Creenan; 1415 of 2024.

Darryl Zdenek: deceased; Petition and order for small estate; Atty: E. Zdenek; 570 of 2025.

Kevin S. Barnett: deceased; Motion for contempt of court denied without prejudice; Atty: W. Mariani; 1712 of 2019.

John C. Hughes: deceased; Petition and order for small estate; Atty: S. N. Wright; 8361 of 2023.

Kevin S. Barnett: deceased; Order of court; Atty: W. Mariani, J. M. Silvestri, T. J. Dempsey, Jr., C. Mullen-Wilson, P. D. Luciano, Pro Se; 1712 of 2019.

Deborah A. Wyzkoski: deceased; Motion and order to withdraw as counsel; Atty: R. R. Mick; 7531 of 2024.

Ettorino G. DeFelice and Giovanna DeFelice: trust; Memorandum; Atty: A. M. Zampogna, K. Orlando; 6369 of 2024.

Ettorino G. DeFelice and Giovanna DeFelice: trust; Order of court; Atty: A. M. Zampogna, K. Orlando; 6369 of 2024.

Dwayne Haskins, Jr.: deceased; Order of court; Atty: M. A. Bole, T. J. Dempsey, Jr.; 2841 of 2022.

Dwayne Haskins, Jr.: deceased; Motion and order for summary judgment; Atty: M. A. Bole; 2841 of 2022.

Bradley Street Trust: trust; Order of court; Atty: M. A. Bole, T. J. Dempsey, Jr.; 7470 of 2022.

Judge Hugh F. McGough

Barbara Kulasa: adult; Order of court; Atty: L. C. Blauth, Jr., J. T. Papciak; 4178 of 2022.

Michael Koral, Jr.: deceased; Order of court. Conference March 3, 2025 at 9:30 a.m.; Atty: T. M. Mazzocca, S. M. Farino, M. J. Bruzzese; 7434 of 2018.

Mary Elizabeth Flanagan: deceased; Order of court. Argument April 7, 2025 at 1:30 p.m.; Atty: B. A. Dillion, C. McKelvey; 1539 of 2021.

Yvonne M. Burns: deceased; Petition and order to sell real estate; Atty: A. McCauley; 479 of 2024.

Helmut Zeuner: deceased; Motion and order to strike; Atty: B. S. Johns; 6217 of 2024.

Mary J. Saar: deceased; Petition and order for grant of letters 21 years after death; Atty: A. McCauley; 5021 of 2002.

William Bingham, Jr.: deceased; Motion and order to waive bond; Atty: P. D. Luciano; 4885 of 2000.

Lynn M. Carr: deceased; Petition and order for waiving additional bond; Atty: E. L. Davidson; 4430 of 2024.

Pittsburgh Comprehensive Municipal Pension Trust Fund

Notice of Availability of Proposal for Professional Services

February 14, 2025

The Pittsburgh Comprehensive Municipal Pension Trust Fund (the "CMPTF") has issued a Request for Proposal ("RFP") for a Core Plus Fixed Income Manager to advise the CMPTF on fixed income investments. The specifications related to the services requested are set forth further in the RFP which is available at the City of Pittsburgh's website at www.pittsburghpa.gov/City-Government/Finances-Budget/Announcements (or by scanning the QR Code below). In order to successfully compete for the professional services, a proposer must complete all required attachments and disclosures set forth in the RFP.



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