

# The Pittsburgh Legal Journal

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www.PittsburghLegalJournal.org

## CIVIL DIVISION

### General Docket

**Kilbuck Township** vs Diethorn Corey Joseph, Diethorn Meghan; GD-25-002940; Municipal Lien; Certificate of Location; 1976.09; Atty(s): McCabe Michael G.

**Kilbuck Township** vs Faulkner Eric, Faulkner Stacey; GD-25-002941; Municipal Lien; Certificate of Location; 1054.62; Atty(s): McCabe Michael G.

**Kilbuck Township** vs Redding Mary Beth, Martin Linda H.; GD-25-002942; Municipal Lien; Certificate of Location; 1089.71; Atty(s): McCabe Michael G.

**Kilbuck Township** vs Thornridge Investments LP; GD-25-002943; Municipal Lien; Certificate of Location; 788.61; Atty(s): McCabe Michael G.

**Swankler Douglas** vs Mabold John William; GD-25-002944; Against Property Owner; Praeipce for Writ of Summons; Atty(s): Denton J. Patrick

**Crawford Lyanne, Crawford Donald E.** vs Life Giving Church-Braddock Inc.; GD-25-002945; Other Tort; Praeipce for Writ of Summons; Atty(s): Petrick Brendan Keith

**Delo James G.** vs Depew Jr. Wilbert C., Shults Ford Inc., Shults Ford Lincoln Inc., Shults Ford Harmarville; GD-25-002946; Motor Vehicle Accident; Complaint; Atty(s): Giuffre Paul J

**Clawney Johelen;** GD-25-002947; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Milloy Aubrey M

**Horick-Meyers Antoinette M., Meyers Russell W.** vs Kissel Sonea, Michael Facchiano Contracting Inc.; GD-25-002948; Motor Vehicle Accident; Complaint; Atty(s): Dipre Kyle A.

**Ingram Borough** vs McGrath Edward T, McGrath Sandra L; GD-25-002949; Municipal Lien; Certificate of Location; 1046.42; Atty(s): McCabe Michael G.

**Ringel Sr. Patrick G, Ringel Mary Ann** vs Kenmawr Car Wash Inc.; GD-25-002950; Against Property Owner; Complaint; Atty(s): Chiurazzi Wayne M, Wertman Edward W.

**Fields Darlene** vs Essex Square Partnership Ltd; GD-25-002951; Other Tort; Praeipce for Writ of Summons; Atty(s): Brumfield David

**Marshall Township Municipal Sanitary Authority** vs AAAR Mars LLC; GD-25-002952; Municipal Lien; Certificate of Location; 6950.76; Atty(s): McCabe Michael G.

**Pittsburgh Water and Sewer Authority** vs 2P110 Cares Inc.; GD-25-002953; Municipal Lien; Certificate of Location; 434.24; Atty(s): Walaan Monica Samir, Farley Conor D.

## CIVIL DIVISION

### Arbitration Awards

**Cole** vs Bergstein; LT-25-000076; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff based on End of lease term, Breach of lease condition, other than non-payment of rent. On Plaintiff's claim for Damages: Award for Plaintiff: in the amount of \$0. Total \$0. Dated 03/20/25. As per Rule 236 Notice, copies sent to all parties 03/20/25. Arbitration Board #40850

**BCJ Management, LP** vs Pelman; LT-25-000084; P-atty: Jason M. Plakosh; D-atty: Charles Roy Terwilliger; Award for Defendant On Plaintiff's claim for Possession: Award for Defendant. On plaintiff's claim for Damages, Award for Defendant. Dated 03/20/25. As per Rule 236 Notice, copies sent to all parties 03/20/25. Arbitration Board #40852

**Matrix Property Management** vs Sally; LT-25-000105; P-atty: Mark F. Haak; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff based on Non-payment of rent. On Plaintiff's claim for Damages: Award for Plaintiff: in the amount of \$4,178.92 for rent. Total \$4178.92. Dated 03/20/25. As per Rule 236 Notice, copies sent to all parties 03/20/25. Arbitration Board #40851

**Sorento, LLC** vs Smith; LT-25-000153; P-atty: Pro Se; D-atty: Stephen H. Lebovitz; Award On Plaintiff's claim for Possession: Award for Plaintiff based on End of Lease term. On Plaintiff's claim for Damages: 0 Total. Award for Defendant. Dated 03/20/25. As pe Rule 236 Notice, copies sent to all parties 03/20/25. Arbitration Board # 40850

**Platinum Home Real Estate** vs Walker; LT-24-001568; P-atty: D. Scott Lautner; D-atty: Pro Se; Award for Plaintiff on Plaintiff's claim for Possession: Award for Plaintiff based on: Non-payment of rent. On Plaintiff's claim for Damages: Award for Plaintiff: in the amount of \$7, 000.00 for rent. Total \$7,000.00. Dated 03/20/25. As per Rule 236 Notice, copies sent to all parties 03/20/25. Arbitration Board # 40850

**VB One, LLC** vs Johnson; LT-24-001749; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Award for Plaintiff On Plaintiff's claim for Possession: Award for Plaintiff: based on Non-payment of rent, End of lease term. On Plaintiff's claim for Damages: Award for Plaintiff: in the amount of \$5,781.94 for rent. \$643.94 for utilities, \$2,425.00 for Attorney fees. 0 for late fees. Total \$8,850.88. Dated 03/20/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40852

## ORPHANS' COURT

### Letters

**Michele L. Veney-Akins, deceased;** Elbert J. Akins, Admr.; Atty: Branden Anton Fulciniti; 01439 of 2025.

**Thomas Stephen Sladic, deceased;** Kathleen E. Sladic, Admrx.; 01443 of 2025.

**Dolores A. Matejko, deceased;** Robert M. Matejko, Admr.; Atty: William F. Dannhardt; 01454 of 2025.

**Michael Fayad, deceased;** Deanna Fayad, Admrx.; Atty: Joseph D. Silvaggio; 01467 of 2025.

**Mary Ann Nicastro, deceased;** Jill DeLuca, Admrx.; Atty: James J. Loll; 01469 of 2025.

**Chester C. Grabowski, deceased;** Mark Grabowski, Admr.; Atty: Joseph P. Nigro; 01471 of 2025.

**Thomas J. Callan, deceased;** Thomas A. Rybar, Admr.; Atty: Rebecca Ann Olds; 01478 of 2025.

**David Voigt Poling, deceased;** Nathan Poling, Admr.; Atty: Philip D. Luciano, II; 01491 of 2025.

**Jesse Ringeisen, deceased;** Steven Michael Ringeisen, Admr.; 01501 of 2025.

**Cynthia Payne, deceased;** Curtis L. Herbert, Admr.; Atty: Gary M. Zyra; 01509 of 2025.

**Elizabeth G. Loncaric, deceased;** Jeanne Marie Marquette, Admrx.; Atty: Jeanne Marie Marquette; 01519 of 2025.

**Sharyn Leah Chervon, deceased;** Ronald L. Chervon, Admr.; 01521 of 2025.

**James P. Koskoden, deceased;** Michael Leo Koskoden, Admr.; Atty: Domenic A. Bellisario; 07098 of 2024.

**Charles Richard Hartung, deceased;** Jaime Lynn Rearick, Admrx.; Atty: John D. Perkosky; 01527 of 2025.

**Mary Fisher, deceased;** Sharen Vernae Fisher-Winston, Admrx.; Atty: Barbara Ernsberger; 01534 of 2025.

**Beverly F. Phillips, deceased;** Kathleen M. Vecchione, Admr.; Atty: David A. Lovejoy; 01535 of 2025.

**Nancy L. Hayes, deceased;** John L. Hayes, IV, Admr.; 01536 of 2025.

**Deborah Miller, deceased;** Yolonda Murray, Admrx.; 01547 of 2025.

**Thomas Shaneyfelt, deceased;** Scott Shaneyfelt, Admr.; Atty: Christine B. Murphy; 01564 of 2025.

**Patricia L. Fletcher, deceased;** Brandon L. Richnafsky, Admr.; Atty: D. Scott Lautner; 01566 of 2025.

**Daniel E. Taylor, deceased;** William Taylor, Admr.; Atty: Howard F. Murphy; 01573 of 2025.

**Marianne Kenbok, deceased;** Roman Valletto, Admr.; Atty: Richard J. Federowicz; 01579 of 2025.

## BANKRUPTCY COURT

### Western District

**Stephanie Chanale Smith;** ALLEGHENY-PA; 25-20573; Atty: David J. Romito; Chapter: 7; Filed 03/06/2025; Judge Bohm

**Matthew Raymond Biller;** WEST-MORELAND-PA; 25-20574; Atty: Corey J. Sacca; Chapter: 7; Filed 03/06/2025; Judge Bohm

**Michelle A. Conaway;** ALLEGHENY-PA; 25-20575; Atty: Brian J. Bleasdale; Chapter: 7; Filed 03/06/2025; Judge Melaragno

**Joseph A. Maygar and Nathali A. Maygar;** WESTMORELAND-PA; 25-20576; Atty: Kenneth Steidl; Chapter: 7; Filed 03/06/2025; Judge Bohm

**ShuBrew, LLC;** BUTLER-PA; 25-20577; Atty: Brian C. Thompson; Chapter: 11; Filed 03/06/2025; Judge Melaragno

**Stephen Piper and Cheryl Piper;** WESTMORELAND-PA; 25-20578; Atty: Brian P. Cavanaugh; Chapter: 13; Filed 03/06/2025; Judge Bohm

**Alexandra Jeanette Spurgeon;** BUTLER-PA; 25-20579; Atty: Dai Rosenblum; Chapter: 7; Filed 03/06/2025; Judge Taddonio

**Jordan M. Russell;** ALLEGHENY-PA; 25-20580; Atty: Matthew M. Brennan; Chapter: 7; Filed 03/06/2025; Judge Bohm

**Jason M. Peoples;** MERCER-PA; 25-10124; Atty: Daniel P. Foster; Chapter: 13; Filed 03/07/2025; Judge Melaragno

**Whitney L. Stevenson;** CRAWFORD-PA; 25-10125; Atty: Daniel P. Foster; Chapter: 7; Filed 03/07/2025; Judge Melaragno

**Debora A. Zimmerman;** MERCER-PA; 25-10126; Atty: Daniel P. Foster; Chapter: 13; Filed 03/07/2025; Judge Melaragno

**Bernard D. Creedon;** BUTLER-PA; 25-20581; Atty: Lawrence Willis; Chapter: 13; Filed 03/07/2025; Judge Deller

**Brian J. Sullivan;** ALLEGHENY-PA; 25-20582; Atty: Lauren M. Lamb; Chapter: 7; Filed 03/07/2025; Judge Melaragno

**Dawn S. Matteo;** ALLEGHENY-PA; 25-20583; Atty: Kenneth Steidl; Chapter: 7; Filed 03/07/2025; Judge Melaragno

**EDL Foods, LLC;** ALLEGHENY-PA; 25-20584; Atty: Lawrence Willis; Chapter: 7; Filed 03/07/2025; Judge Melaragno

**Donald E. Moody, Jr.;** WASHINGTON-PA; 25-20585; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 03/07/2025; Judge Taddonio

**Linda A. Szymanski;** ALLEGHENY-PA; 25-20586; Atty: Michael C. Eisen; Chapter: 7; Filed 03/07/2025; Judge Deller

**Catherine E. Haywood;** ALLEGHENY-PA; 25-20587; Atty: Franklin L. Robinson, Jr.; Chapter: 7; Filed 03/07/2025; Judge Melaragno

**Robert J. Mikszan, Jr.;** ALLEGHENY-PA; 25-20588; Atty: Kenneth Steidl; Chapter: 13; Filed 03/07/2025; Judge Taddonio

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

**Pittsburgh Water and Sewer Authority** vs Avihay Gavriel, Haim Shamir Bar; GD-25-002954; Municipal Lien; Certificate of Location; 410.53; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Moustapha Diop; GD-25-002955; Municipal Lien; Certificate of Location; 358.42; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Hoffman Erik C.; GD-25-002956; Municipal Lien; Certificate of Location; 347.48; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Allegheny Preservation Trust; GD-25-002957; Municipal Lien; Certificate of Location; 343.53; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Pleska Thomas; GD-25-002958; Municipal Lien; Certificate of Location; 427.42; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs REM Hazelwood LLC; GD-25-002959; Municipal Lien; Certificate of Location; 25531.77; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs Stagno's Bakery Inc.; GD-25-002960; Municipal Lien; Certificate of Location; 4179.95; Atty(s): Walaan Monica Samir, Farley Conor D.

**Pittsburgh Water and Sewer Authority** vs 1731 East Carson Street Associates LLC; GD-25-002961; Municipal Lien; Certificate of Location; 4003.76; Atty(s): Walaan Monica Samir, Farley Conor D.

**Houck Chris, Houck Sara** vs Gould David, Chiseled Homes LLC; GD-25-002962; Contract - Other; Complaint; Atty(s): Castor Bruce

**Conrad I G LLC** vs Belich John, Belich Nancy A; MG-25-000228; Mortgage Foreclosure; Complaint; Atty(s): Shnyder Jennie C.

**Freedom Mortgage Corporation** vs Smiley Jeremiah, Smiley Elena F; MG-25-000229; Mortgage Foreclosure; Certificate of Location; 236299.58; Atty(s): Schweiger Karin Baltimore

**US Bank Trust National Association** vs Urbanek John S; MG-25-000230; Mortgage Foreclosure; Certificate of Location; 126792.21; Atty(s): Williams Robert W.

**Wells Fargo Bank N.A.** vs Hopson Kristy L.; MG-25-000231; Mortgage Foreclosure; Certificate of Location; 79498.65; Atty(s): Frank Eugene D

**Pennymac Loan Services LLC** vs Kunkel Douglas; MG-25-000232; Mortgage Foreclosure; Certificate of Location; 183549.00; Atty(s): Reese Harry B.

**Lakeview Loan Servicing LLC** vs Frantz Patricia; MG-25-000233; Mortgage Foreclosure; Complaint; 161128.87; Atty(s): Fliakos Chrisovalante P

**PNC Bank National Association** vs Rebel Richard; MG-25-000234; Mortgage Foreclosure; Certificate of Location; 181651.03; Atty(s): Riloff Heather

**Holloway Helen** vs HACP; GD-25-002963; Miscellaneous Petition; Order of Court; Atty(s): Self-Represented

**Elizabeth Township** vs Pomilio Gary V; GD-25-002964; Municipal Lien; Certificate of Location; 1219.54; Atty(s): Ries Jeffrey D

**Baldwin Borough** vs Yellow Goat Enterprises LLC; GD-25-002965; Municipal Lien; Certificate of Location; 2469.38; Atty(s): Ries Jeffrey D

**Avalon Borough** vs 336 S Home LLC; GD-25-002966; Municipal Lien; Certificate of Location; 985.67; Atty(s): McCabe Michael G.

**Avalon Borough** vs Abalsa Realty Management LLC; GD-25-002967; Municipal Lien; Certificate of Location; 1639.11; Atty(s): McCabe Michael G.

**Avalon Borough** vs Adams Sean; GD-25-002968; Municipal Lien; Certificate of Location; 1474.18; Atty(s): McCabe Michael G.

**Cardillo Carol** vs Alagar M.D. Ravikummar, Curahealth Pittsburgh LLC; GD-25-002969; Medical/Hospital Liability; Complaint; Atty(s): Perry Jon R, Metal Renee A, Perry Trevor

**Avalon Borough** vs Austin II Greg Eric Anderson, Harrison Rebecca A.; GD-25-002970; Municipal Lien; Certificate of Location; 1128.98; Atty(s): McCabe Michael G.

**Avalon Borough** vs Bryant Morgan, Flora Daniel; GD-25-002971; Municipal Lien; Certificate of Location; 1158.16; Atty(s): McCabe Michael G.

**Avalon Borough** vs Bussard Michael D., Bussard Shari S., Bussard Lake L.; GD-25-002972; Municipal Lien; Certificate of Location; 1253.36; Atty(s): McCabe Michael G.

**Avalon Borough** vs Ciccone Mary E.; GD-25-002973; Municipal Lien; Certificate of Location; 1807.09; Atty(s): McCabe Michael G.

**Avalon Borough** vs Cimicata Gwendolyn M.; GD-25-002974; Municipal Lien; Certificate of Location; 1267.23; Atty(s): McCabe Michael G.

**Avalon Borough** vs Daoud Realty Ltd.; GD-25-002975; Municipal Lien; Certificate of Location; 2944.75; Atty(s): McCabe Michael G.

**Avalon Borough** vs Evans William J.; GD-25-002976; Municipal Lien; Certificate of Location; 1103.17; Atty(s): McCabe Michael G.

**Avalon Borough** vs Fleming Michael J; GD-25-002977; Municipal Lien; Certificate of Location; 1105.15; Atty(s): McCabe Michael G.

**Monterra Falls LLC** vs Prudential Insurance Company of America; GD-25-002978; Petition for Review; Exhibits; Atty(s): Sophocles Mark Thomas

**Avalon Borough** vs Grieco Ross J.; GD-25-002979; Municipal Lien; Certificate of Location; 1658.51; Atty(s): McCabe Michael G.

**Avalon Borough** vs Herring Shanay Laquail; GD-25-002980; Municipal Lien; Certificate of Location; 1401.31; Atty(s): McCabe Michael G.

**US Foods Inc.** vs Coraopolis Rehabilitation and Wellness Center LLC; GD-25-002981; Contract - Debt Collection; Complaint; 85878.16; Atty(s): Sklar Andrew

**Estate of Mark Phillip Laquatra** vs Thomson Ashley; GD-25-002982; Ejectment; Complaint; Atty(s): Mick Ryan R

**Avalon Borough** vs JW Korn Properties LLC; GD-25-002983; Municipal Lien; Certificate of Location; 1161.59; Atty(s): McCabe Michael G.

**Avalon Borough** vs Livingston Robert E, Livingston Tyheshae S; GD-25-002984; Municipal Lien; Certificate of Location; 1809.71; Atty(s): McCabe Michael G.

**Avalon Borough** vs Los Lagos Properties Inc.; GD-25-002985; Municipal Lien; Certificate of Location; 748.58; Atty(s): McCabe Michael G.

**Avalon Borough** vs Nall Daniel A.; GD-25-002986; Municipal Lien; Certificate of Location; 1582.99; Atty(s): McCabe Michael G.

**Avalon Borough** vs Narcisi Michael J, Narcisi Mary Claire; GD-25-002987; Municipal Lien; Certificate of Location; 1000.65; Atty(s): McCabe Michael G.

**Avalon Borough** vs Neighborhood Homes LP; GD-25-002988; Municipal Lien; Certificate of Location; 3553.67; Atty(s): McCabe Michael G.

**Avalon Borough** vs Nolfi Alessandra Elizabeth; GD-25-002989; Municipal Lien; Certificate of Location; 1283.98; Atty(s): McCabe Michael G.

**Vann Joromous Dewayne;** GD-25-002990; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Self-Represented

**Avalon Borough** vs Norman Jr. John E, Norman Marla A; GD-25-002991; Municipal Lien; Certificate of Location; 1401.18; Atty(s): McCabe Michael G.

**Avalon Borough** vs Novak Lawrence C; GD-25-002992; Municipal Lien; Certificate of Location; 1381.65; Atty(s): McCabe Michael G.

**Avalon Borough** vs Parker Mark, Parker Shirley; GD-25-002993; Municipal Lien; Certificate of Location; 1083.46; Atty(s): McCabe Michael G.

**Avalon Borough** vs Paul Mark A., Akers Katherine B.; GD-25-002994; Municipal Lien; Certificate of Location; 2088.32; Atty(s): McCabe Michael G.

**Avalon Borough** vs Peanut Capital LLC; GD-25-002995; Municipal Lien; Certificate of Location; 1208.58; Atty(s): McCabe Michael G.

**Buchanan Sydney M.** vs Pennsylvania Fish and Boat Commission; GD-25-002996; Motor Vehicle Accident; Complaint; Atty(s): Bailey Jack

**IREIT Pittsburgh Settlers Ridge LLC** vs TLDS Robinson LLC, Sack David, Liang Tianni; GD-25-002997; Ejectment; Certificate of Location; Atty(s): Belmont III Albert M.

**Shaler Area School District** vs Hancock John H.; GD-25-002998; Sci Far sur Tax Lien; Certificate of Location; 15841.01; Atty(s): Vogel John T.

**Avalon Borough** vs Peanut Capital LLC; GD-25-002999; Municipal Lien; Certificate of Location; 1169.93; Atty(s): McCabe Michael G.

**Avalon Borough** vs RAAB Inc.; GD-25-003000; Municipal Lien; Certificate of Location; 848.84; Atty(s): McCabe Michael G.

**U.S. Bank Trust National Association** vs Reilly Alexis A., Tenants/Occupants; GD-25-003001; Ejectment; Certificate of Location; Atty(s): Tracy III Richard J.

**Harris Rodney S.** vs Equity Mortgage Resources Inc.; GD-25-003002; Mechanic's Lien; Certificate of Location; 8000.00; Atty(s): Self-Represented

**Avalon Borough** vs Rombach Richard R; GD-25-003003; Municipal Lien; Certificate of Location; 1866.00; Atty(s): McCabe Michael G.

**Avalon Borough** vs Sangail-Borlak William Joseph; GD-25-003004; Municipal Lien; Certificate of Location; 1206.89; Atty(s): McCabe Michael G.

**Avalon Borough** vs Schneider Real Estate Co.; GD-25-003005; Municipal Lien; Certificate of Location; 672.98; Atty(s): McCabe Michael G.

**Avalon Borough** vs SFR3-000 LLC, SFR3-050 LLC; GD-25-003006; Municipal Lien; Certificate of Location; 646.63; Atty(s): McCabe Michael G.

**Avalon Borough** vs Thomas Tamara; GD-25-003007; Municipal Lien; Certificate of Location; 471.59; Atty(s): McCabe Michael G.

**Avalon Borough** vs Sunset Capital LLC; GD-25-003008; Municipal Lien; Certificate of Location; 2819.05; Atty(s): McCabe Michael G.

**Sparrow Applied Designs LTD** vs Jake&Tylers Inc.; GD-25-003009; DSB (for possession commercial; Notice of Judgment & Documents; Atty(s): Darr Gary W, Scherer David L.

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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**

**Court of Common Pleas of Allegheny County**

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

**Week of**

- April 7 - Judge McCarthy
- April 14 - Judge McGough
- April 21 - Judge Marmo
- April 28 - Judge McGough

25-00977

**Court of Common Pleas of Allegheny County**

**JUVENILE COURT MOTIONS SCHEDULE**

**April 2025**

- April 1 - Judge Sizemore
- April 2 - Judge Sizemore
- April 3 - Judge Sizemore
- April 4 - Judge Sizemore
- April 7 - Judge Watson
- April 8 - Judge Watson
- April 9 - Judge Watson
- April 10 - Judge Watson
- April 11 - Judge Watson
- April 14 - Judge McCrady
- April 15 - Judge McCrady
- April 16 - Judge McCrady
- April 17 - Judge McCrady
- April 18 - Holiday
- April 21 - Judge Woodruff
- April 22 - Judge Woodruff
- April 23 - Judge Woodruff
- April 24 - Judge Woodruff
- April 25 - Judge Woodruff
- April 28 - Judge Sizemore
- April 29 - Judge Sizemore
- April 30 - Judge Sizemore

25-00963

25-00960

**Court of Common Pleas of Allegheny County**

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

**April 2025**

- April 1 - Spurgeon, J. in Courtroom 320 at 10:00 AM
- April 2 - Middleman, J. in Courtroom 425 at 2:00 PM
- April 3 - Sweeney, J. in Courtroom 425 at 2:00 PM
- April 4 - No Motions
- April 7 - Bubash, J. in Courtroom 425 at 2:00 PM
- April 8 - Watson, J. in Courtroom 320 at 9:30 AM and Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- April 9 - Korb, J. in Courtroom 425 at 2:00 PM
- April 10 - Woodruff, J. in Courtroom 320 at 9:30 AM and Costa, J. in Courtroom 425 at 2:00 PM
- April 11 - No Motions
- April 14 - McCrady, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM

- April 15 - Bush, J. in Courtroom 320 at 10:00 AM and Middleman, J. in Courtroom 425 at 2:00 PM
- April 16 - Cozza, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- April 17 - Sweeney, J. in Courtroom 425 at 2:00 PM
- April 18 - Court Holiday
- April 21 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM
- April 22 - Korb, J. in Courtroom 425 at 2:00 PM
- April 23 - Costa, J. in Courtroom 425 at 2:00 PM
- April 24 - Sizemore, J. in Courtroom 320 at 9:30 AM and Eaton, J. in 814 City-County Building at 2:00 PM
- April 25 - No Motions
- April 28 - Middleman, J. in Courtroom 425 at 2:00 PM
- April 29 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM
- April 30 - Sweeney, J. in Courtroom 425 at 2:00 PM

**Court of Common Pleas of Allegheny County**

**NOTICE TO ALL LAWYERS**

You are hereby notified that **MONDAY, APRIL 21, 2025**, is the last day to file Motions for Summary Judgment and Judgment on the Pleadings for listing on the **MONDAY, JUNE 2, 2025**, General Argument and Equity Argument List.

**PATRICK M. CONNELLY**  
**CALENDAR CONTROL JUDGE**  
25-00937

**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

25-00609

**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 SCHEDULES**

**Daily Jury and Non-Jury Trial List**

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

**Thursday March 27, 2025**

**Jury Trials**

(244A) 206022 GD-24-4121  
Kathleen Ward, et al vs A.O. Smith Corporation, et al; P-Atty: **Leif J. Ocheltree**; D-Atty: **Concetta Angela Silvaggio**; 1x

(246) AR-23-6573  
Courtney Clinkscales vs Marvel Holdings, et al; P-Atty: **Jesse Chen**; D-Atty: **Albert G. Reese, Jr.**; 1x

**Criminal Division**

**Allegheny County Courthouse**  
**9:00 a.m.**

**Monday March 31, 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-0001789-23**; Dioscar Almonte; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Robert Marc Gamborg**

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

**CR-0004009-22**; Raymontay Eltoro Green; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brian William Sichko**

**CR-0000596-22**; Raymontay Eltoro Green; Posses Firearm W/Manufacturer Number Altered, Etc; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Kevin L. Morris**

**CR-0005234-23**; Raymontay Eltoro Green; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Brian William Sichko**

**CR-0005526-20**; Raymontay Eltoro Green; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Joseph V. Luvara**

**CR-0006745-22**; Joseph Daniel Koller; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jacob Wesley Wyland**

**CR-0007718-24**; Nazair Macon; Inmate Procure Etc Self W Weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

**CR-0000414-23**; Nazair Macon; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Lisle Tyler Weaver**

**CR-0002297-24**; Nazair Macon; Aggravated Assault - Attempts to cause or causes BI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

**CR-0007720-24**; Brandon Orr; Assault of Law Enforcement Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

**CR-0006769-24**; Michael Rand Spencer Jr.; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Paul A. Ellis Jr.**

**CR-0005749-22**; Malik Terry; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Justin Thomas Romano**

**CR-0000415-23**; Malik Terry; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Randall H. McKinney**

**CR-0006039-22**; Malik Terry; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Justin Thomas Romano**

**CR-0006976-24**; Jacob Richard Wiegand; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Alexa Marie Glista**

**Judge Kelly Bigley**  
**Courtroom 525**

**CR-0007351-24**; Christopher Shawn Moran; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Matthew Ronald Makoski**

**CR-0007028-24**; Dorothy Jane Rajski; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Thomas William Sporrer Jr.**

**CR-0005511-23**; Shannon Quinn Welling; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Kenneth Nightingale**

**CR-0004547-24**; Shannon Quinn Welling; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Patrick Kenneth Nightingale**

**Judge Edward J. Borkowski  
Courtroom 514**

**CR-0006180-24;** Seth F. Williams; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**CR-0004346-23;** Seth F. Williams; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

**Judge Katherine B. Emery  
Courtroom 316**

**CR-0004013-24;** Kevin Tarod Crosby; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Ashley Marie Cagle**

**CR-0000509-23;** Dennis Martin Eror; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0006852-23;** Dennis Martin Eror; False Stmt To Induce Agreement for Home Improvement Services; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

**CR-0007985-24;** Anthony Harris; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kelsey Jordan Vita**

**CR-0005968-24;** Keith Allen Tate; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

**CR-0003697-24;** Trevor James Zuver; Indecent Assault Person Unconscious; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

**Judge Thomas Flaherty  
Courtroom 324**

**CR-0003880-24;** Stephen Donaldson; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**CR-0007391-24;** Dajuan Aubrey Millender; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**CR-0006301-24;** Ashlee Schwartz; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

**Judge Elliot Howsie  
Courtroom 533**

**CR-0007906-24;** Emanuel Abram; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

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

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

**CR-0008870-24;** Robert L. Evans; Resist Arrest/Other Law Enforce; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

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

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

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

**CR-0004942-24;** Kevin Lee Napper; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

**CR-0005004-24;** Ryan Patterson; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

**CR-0008718-23;** Marcio Jhazeel Rivera Castro; Rape Unconscious Victim; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**CR-0006355-22;** Shaun Scott; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elbert Richard Gray Jr.**

**CR-0008918-22;** Shaun Scott; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Frankie C. Walker II**

**CR-0006037-22;** Shaun Scott; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007176-24;** Shanequwa West; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

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

**CR-0004264-24;** Gregory Leon Stone; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Benjamin Matthew Jackson**

**Judge Jill E. Rangos  
Courtroom 327**

**CR-0007147-24;** Stephon Carpenter; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0006951-24;** Jamir James Carter; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**CR-0007520-23;** Om Darjee; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0007252-24;** Justice Hatzen; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

**CR-0002887-24;** Mark Antonio Rash; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0006789-23;** Dixon Rodriguez; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Leonard J. Berger Jr.**

**CR-0006987-23;** Ricardo Rodriguez; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Carissa Ann Davenport**

**CR-0007043-24;** Richard Wayne Young; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

**Judge Kevin G. Sasinoski  
Courtroom 506**

**CR-0006944-24;** Byron Lamont Christian; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William S. Flynn**

**CR-0003596-24;** Blake Leasure; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

**Judge Jennifer Satler  
Courtroom 530**

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

**CR-0003909-24;** Scott Braden; DUI: Gen Imp/Inc of Driving Safely - 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **George Lawrence Saba**

**CR-0007745-24;** Phillip Brown; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexa Marie Glista**

**CR-0007744-24;** Antoine Clark; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

**CR-0001193-24;** Essence Condon; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir George Hadeed**

**CR-0002602-24;** Essence Condon; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samir George Hadeed**

**CR-0005552-22;** Jonathan Nathan Dawson; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Seth Miller Barkley**

**CR-0007452-23;** Anthony Michael Gale; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0003986-23;** Amanda Giles; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Wendy Lynne Williams**

**CR-0003682-23;** Tyler James Haser; Recklessly Endangering Another Person; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

**CR-0003752-23;** Tyler James Haser; Aggravated Assault - Attempts to cause or causes SBI to designated individuals; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Joseph Machen**

**CR-0005418-24;** Latiya Demeaterce Hicks; Criminal Homicide; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arianna Santoriella**

**CR-0007732-24;** Raheim Jefferson-Heflin; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Alexa Marie Glista**

**CR-0008820-23;** Marcus Alan Kennedy; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

**CR-0005536-24;** Mark Lewis-Roseboro; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0004806-24;** Shadasia Nichale Little; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

**CR-0003389-24;** James R. McGregor Jr.; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

**CR-0004765-24;** Kyla McMillian; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

**CR-0003743-24;** Anthony Thomas McNerney; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Shannon Haupt**

**CR-0007612-24;** David Perez; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

**CR-0004925-23;** Allana Warren; Access Device Used To Obt Or Att Obt Prop/Service; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Reynolds**

**CR-0005004-22;** Sadie Watson; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Matthew Ronald Capan**

**Judge David L. Spurgeon  
Courtroom 321**

**CR-0007854-24;** Peter Joseph Blackwell; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Alexander Paletta**

**CR-0002764-22;** Ashley D. Bridges; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

**CR-0007667-24;** Richard James Catts; Indec Asslt-W/O Cons Of Other; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**CR-0008017-24;** Jess R. Mader; DUI: Highest Rte of Alc (BAC .16+) 3rd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Joel Shrager**

**CR-0007637-24;** Shaun Cedric McCarthy; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

**CR-0007559-24;** Walik Shabazz; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

**CR-0008022-24;** Tangela Marie Smith; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Vishal Bajpai**

**CR-0006498-21;** Jah Zhane Inifi Sutton; Hinder App/Prosec-Harbor Or Conceal; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

**AR-25-000004;** JPMorgan Chase Bank, N.A. vs Doubt; P-atty: **Ian M. Lauer**

**AR-24-008334;** JPMorgan Chase Bank, N.A. vs Gresik, Jr.; P-atty: **Michael Robert Lipinski;** D-atty: **Pro Se**

**AR-24-008332;** Bank of America, N.A. vs Sharp; P-atty: **Frederic I. Weinberg**

**AR-24-008329;** Wells Fargo Bank, N.A. vs Goff, III; P-atty: **Nicole M. Francese**

**AR-24-008328;** Velocity Investments, LLC vs Mann; P-atty: **Demetrios H. Tsarouhis**

**AR-24-008327;** Velocity Investments, LLC vs Morgan; P-atty: **Demetrios H. Tsarouhis**

**AR-24-008326;** JPMorgan Chase Bank, N.A. vs Ackman; P-atty: **Ian M. Lauer**

**AR-24-008323;** Ashton vs General Motors, LLC; P-atty: **Robert M. Silverman;** D-atty: **Alexander M. Shaen**

**AR-24-008321;** Thermo-Twin Industries, Inc. vs Patrick Homes, LLC; P-atty: **Matthew L. Kurzweg;** D-atty: **Vincent J. Krawiec**

**AR-24-008315;** Barclays Bank Delaware vs Lloyd; P-atty: **Frederic I. Weinberg**

**AR-24-008312;** Cohen, et al vs Evans Roofing and Gutters, Inc.; P-atty: **Elizabeth M. Tarasi;** D-atty: **Anthony L. Rosner**

**AR-24-008162;** Southside REH, LLC, et al vs Sunray Electric Supply Company; P-atty: **Robert E. Pendergast;** D-atty: **Amy R. Schrempf**

**AR-24-008110;** Shaginaw vs A. Merante Contracting; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-24-007978;** Scott vs Warfield; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-24-007963;** Burks vs Anderson; P-atty: **Pro Se;** D-atty: **Pro Se**

**AR-24-007946;** Mariner Finance, LLC vs Gagliardino; P-atty: **Craig H. Fox;** D-atty: **Pro Se**

**AR-24-007848;** Pitt vs Blockratize, Inc.; P-atty: **Pro Se;** D-atty: **Amie A. Thompson**

**AR-24-007771;** Zastawa vs Lavrich; P-atty: **Lawrence E. Bolind, Jr.;** D-atty: **Pro Se**

**AR-24-005124;** Seder vs 4507 Liberty Avenue Investors, LLC; P-atty: **Sloane B. O'Donnell;** D-atty: **Matthew J. Lautman**

**AR-24-004734;** T. N., et al vs Colaizzi, et al; P-atty: **Marc J. Reiter;** D-atty: **Andrew D. Shannon**

**AR-24-001900;** Troy Capital, LLC vs Moses; P-atty: **Demetrios H. Tsarouhis;** D-atty: **Pro Se**

## Department of Court Records

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

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

**9:30 a.m. Monday April 7, 2025**

### Audit Notice

All parties interested are hereby notified that an audit list will be prepared and the list will be called on **Monday, April 21, 2025 at 10:00 a.m.** and continue thereafter each day (Saturday and Sunday excepted) until completed.

**6491-2023;** Berecky, Helen T. a/k/a Helen Theresa Berecky; Acct: Mary T. Berecky, Extrx.; Acct-atty: **Raymond M. Roberts**

**453-2018;** Bovard, Patricia A.; Acct: Charles F. Perego, Extrx.; Acct-atty: **Charles F. Perego**

**6970-2023;** Brandell, Sue Ann; Acct: Martha Ann Clark, Extrx.; Acct-atty: **Slade R. Miller**

**680-2021;** Buncher, Bernita L. a/k/a Bernita Buncher a/k/a Bernita Lee Buncher a/k/a Bernita Balter; Acct: H. William Doring, Extrx.; Acct-atty: **Julia Varholla**

**4980-2019;** Caruso, Ralph; Acct: PA Guardianship Services, LLC, Guardian; Acct-atty: **Ashley M. Elias**

**3829-2016;** Cimino, Rose; Acct: Vincenzo Rullo, Admr.; Acct-atty: **Ronald F. Lawry**

**6494-2023;** Clair, Barbara A.; Acct: Lisa M. George, Extrx.; Acct-atty: **Daniel M. Flynn**

**907-2024;** Cusano, Robert J. a/k/a Robert James Cusano; Acct: James Cusano, Extrx.; Acct-atty: **Craig E. Wynn**

**4220-2023;** Deloe, Charles Newton a/k/a Charles N. Deloe; Acct: Charles Eugene Deloe, Extrx.; Acct-atty: **Alan I. Farber**

**2091-2024;** Grieb, Sr., Edward J.; Acct: Darlene A. Boyle, Agent; Acct-atty: **Caleb S. Dunn**

**2294-2022;** McKean, Margaret Ann Revoc. Trust; Acct: Bonnie L. Greenhouse, Trustee; Acct-atty: **Adam G. Anderson**

**225-2024;** Michalski, Ada Jean; Acct: Aligned Partners Trust Co., Guardian; Acct-atty: **Heidi Rai Stewart**

**8242-2021;** Rodish, Margarette M. a/k/a Margarette Rodish a/k/a Margarette Mary Rodish; Acct: Sharon Ann Fitzpatrick and Carolyn M. Rodish-Sims, Co-Extrxs.; Acct-atty: **Peggy Hooker**

**1849-2023;** Salerno, William J.; Acct: Suzanne Schupp, Extrx.; Acct-atty: **David Nagel**

**8173-2022;** Savage, Margaret M.; Acct: Michele M. Modrak, Admr.; Acct-atty: **Joseph M. Loy**

**183-2023;** Stevens, Donald Peter; Acct: John N. Kiselica, Extrx.; Acct-atty: **Joseph Cafaro, Jr.**

**1520-2015;** Styles, Nathaniel C.; Acct: Adrian Brett Styles and PNC Bank, N.A., Co-Guardians; Acct-atty: **Lauren C. Hadburg**

**4214-2024;** Wahlah, A.R. Tasir; Acct: Joyce T. Wahlah, Guardian; Acct-atty: **Gerri L. Sperling**

### Deeds of Trust

**27-1998;** Crawford, James S.; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Kristen M. Del Sole**

**1432-1998;** Crawford, James S.; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Kristen M. Del Sole**

**623-2025;** Kloss, Alton G.; Acct: PNC Bank, N.A., Trustee; Acct-atty: **Alison T. Smith**

**1496-2025;** Steinkamp, James C. Trust; Acct: Richard J. Dudiak and Bette Zrimsek, Co-Trustees; Acct-atty: **Julian E. Gray**

## Arbitration Trial List

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

**Monday March 31, 2025**

**GD-24-009281;** Buskirk vs Mower; P-atty: **Eric T. Chaffin;** D-atty: **Jennifer Lynn Deflitch**

**AR-25-000017;** American Express National Bank vs Bruno, et al; P-atty: **Jordan W. Felzer**

**AR-25-000016;** American Express National Bank vs Murphy; P-atty: **Jordan W. Felzer**

**AR-25-000015;** American Express National Bank vs Chambers; P-atty: **Jordan W. Felzer**

**AR-25-000013;** American Express National Bank vs Garlick; P-atty: **Jordan W. Felzer**

**AR-25-000008;** Ciner vs Arby's Restaurant Group, Inc.; P-atty: **Pro Se;** D-atty: **Phillip M. Sarnowski**

**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](https://www.acba.org/OfficerAssignments) for details.



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

**Post your employment opportunity on [jobs.acba.org](https://jobs.acba.org).**



Park, PA 15102 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202. 25-00939 Mar 12, 19, 26, 2025

Wynn, Powell, deceased, of Pittsburgh, PA. No. 01430 of 2025. Michelle Wynn, Extr., 212 Gilliland Place, Bellevue, PA 15202.

25-00472w Mar 12, 19, 26, 2025

Zablonty, Joseph, deceased, of Pittsburgh, PA. No. 01105 of 2025. Montrae Camp, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00461w Mar 12, 19, 26, 2025

Zeno, Grace L. a/k/a Grace Laura Zeno, deceased, of McKeesport, PA. No. 08200 of 2024. Lorraine Rippey, Extr., 305 Sunset Drive, Baden, PA 15005 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

25-00940 Mar 12, 19, 26, 2025

**Certificate of Organization Limited Liability Company**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is SmithMind, LLC.

25-00578w Mar 26, 2025

**Notice of Public Sale**

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:

EZ Storage  
810 Trumbull Drive  
Pittsburgh, PA 15205  
April 9th, 2025 at 11:00 a.m.

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

Tenant - Unit #  
132 - Robin Koffler  
3006 - Joshua Deyell  
3024A - Melissa Means  
4001 - Angela Rickerd  
4039 - Wendy Roedler  
5089C - Krystle Gavin  
5097C - Jeanette Desio

25-01085 Mar 26, 2025

**Notice of Public Sale**

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:

EZ Storage  
2654 Mossie Blvd.  
Monroeville, PA 15146  
April 9th, 2025 at 11:00 a.m.

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

Tenant - Unit #  
Solomon, Davonte - 125  
Eagle Industrial Group - 200  
Sibley, Tiana - 311  
Morrison, Jeffrey - 702  
Smith, Robert - 706C  
Sarti, David - 726A  
Sciullo, Ramona - 1017A  
Logan, Arthur - 1215

Talarico, Shannon - 1213B  
Tabb, Stephanie - 1355  
25-01089 Mar 26, 2025

**Notice of Public Sale**

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:

EZ Storage  
1003 Ross Park Mall Drive  
Pittsburgh, PA 15237  
04.09.2025 at 11:00 a.m.

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

Tenant - Unit #  
Jamiya Pickett - 105C  
Tia Taylor - 109C  
Tia Taylor - 115C  
Halima Salim - 624  
Joe Nevel - 635

25-01094 Mar 26, 2025

**Notice**

Propel Schools is now accepting bids for Painting, Carpet Installation and Parking Lot Resurfacing at various locations. Please visit [www.propelschools.org](http://www.propelschools.org) and click on 'Contact Us' then 'Contracting Opportunities' for bid information.

25-01016 Mar 19, 26; Apr 2, 2025

**Transfer of Title and/or Request to Issue Title**

A Hearing on the request of Petra Auto Sales LLC to Order Transfer of Title, and/or Request to Issue Title for 2006, Hummer, H3, 5GTDN136768319116 will be held 11:00 a.m., April 22, 2025, City-County Building, Room 703. For more information contact Mamdouh Elbakri, 412-509-7775. GD-25-150

25-01020 Mar 19, 26; Apr 2, 2025

**Notice of Action in Mortgage Foreclosure**

Court of Common Pleas  
Civil Division  
Allegheny County  
NO: MG-21-000223

Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1, Plaintiff

vs.  
Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony J. Falvo, deceased and Mary Dininno, Known Heir of Anthony J. Falvo, deceased, Defendants

To the Defendants, Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony J. Falvo, deceased: Take Notice That The Plaintiff, Wilmington Savings Fund Society, FSB, not individually but solely as trustee for Finance of America Structured Securities Acquisition Trust 2019-HB1 has filed an amended action Mortgage Foreclosure, as captioned above.

**Notice**

If You Wish To Defend, You Must Enter A Written Appearance Personally Or By Attorney And File Your Defense Or Objections 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 NOTICE 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 Bar Association  
400 Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555

LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Samantha Gable, PA I.D. No. 320695; Steven Palmer, PA I.D. No. 334553; Leslie J. Rase, PA I.D. No. 58365; Heather Riloff, PA I.D. No. 309906; Kevin T. Tonczyczyn, PA I.D. No. 332616; Elizabeth L. Wassall, PA I.D. No. 77788; Joseph L. LoCastro, IV, PA I.D. No. 314973, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, Telephone: (610) 278-6800, E-mail: [pahelp@logs.com](mailto:pahelp@logs.com), LLG File No. 20-064594.

25-01095 Mar 26, 2025

**Statement of Registration Foreign Business Corporation**

Notice is hereby given that Allied Skilled Care, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Illinois. The address of its principal office under the laws of said jurisdiction is 3201 N. Wilke Rd., Arlington Heights, IL 60004, and subject to section 109 (relating to name of commercial registered office provider in lieu of commercial address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 5149 Butler St., Suite 300, Pittsburgh, PA 15201.

25-00575w Mar 26, 2025

**Voluntary Dissolution Nonprofit Corporation**

Diana Bruce Bonino, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222-2315. Notice is hereby given by Releasing the River, 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.

25-01077 Mar 26; Apr 2, 2025

**ORPHANS' COURT**

**Letters**

(Continued from Page 1, Column 3)

**Connie L. Stecz, deceased;** Helen Roney, Admr.; 01581 of 2025.

**William Patrick Kinchloe, Sr., deceased;** Donna Kinchloe, Co-Admr., William P. Kinchloe, Jr., Co-Admr.; Atty: Linda C. Plum; 01584 of 2025.

**Max Quintin Schmitt, deceased;** Zenon E. Schmitt, Admr.; Atty: James Irwin; 01590 of 2025.

**Michael A. Trovato, deceased;** Karyn A. Pope, Admr.; Atty: Ryan L. Dansak; 01595 of 2025.

**Theodore Edward Hughes, Jr., deceased;** Maureen Bradley Hughes, Admr.; Atty: Joseph S. Bielecki; 01597 of 2025.

**Gregory Neal Carlson, deceased;** Marni N. Greenwald, Admr.; 01582 of 2025.

**Claire Cardinali, deceased;** Lori Hanasko, Admr.; 01601 of 2025.

**Eugene Francis Gorman, deceased;** Sally Leonatti, Admr.; Atty: John Eric Bumbaugh, Jr.; 03664 of 2024.

**Mildred Lawhorn, deceased;** Justine Kratofil, Admr.; Atty: Reganne M. McMichael; 01610 of 2025.

**Gail E. Cruise, deceased;** Gary A. Cruise, Admr.; Atty: Leonard A. Costa, Jr.; 01613 of 2025.

**Melissa C. Gierlack, deceased;** Ronald S. Gierlack, Admr.; Atty: Dean James Galitsis; 01614 of 2025.

**John Griffin, deceased;** Ramont Griffin, Admr.; 01616 of 2025.

**June Stopa-Dorsey, deceased;** William L. Kingsbury, Admr.; Atty: John R. Owen, III; 01625 of 2025.

**Davia Herrera, deceased;** Brian J. Herrera, Admr.; Atty: Patrick J. Felix, III; 06855 of 2024.

**Michael John Lucey, deceased;** Madeline Lucey, Admr.; Atty: Chelsea M. Magee; 01639 of 2025.

**Patricia Burkart, deceased;** Josef Niznik, Admr.; Atty: John William Ament; 01640 of 2025.

**Marion Horwatt, deceased;** Nancy Horwatt Rainey, Admr.; Atty: Dennis F. Scarpiniti; 01643 of 2025.

**Dannal J. Cardillo, deceased;** Carol Cardillo, Admr.; Atty: Andrew Rothey; 01645 of 2025.

**Amber Lynn Shane, deceased;** Patrick J. Felix, III, Admr.; Atty: Patrick J. Felix, III; 01650 of 2025.

**Anna Woodward, deceased;** Matthew Woodard, Admr.; 01657 of 2025.

**Francis M. Kos, deceased;** Stanley A. Kos, Admr.; Atty: Charles F. Perego; 01658 of 2025.

**Marsha Britt, deceased;** Tiffany Hawkins, Admr.; 01663 of 2025.

**Allan Richard Barrett, deceased;** Jennifer L. Dimaria, Admr.; Atty: Samuel R. Coury; 01666 of 2025.

**Sandra L. Arrigo, deceased;** Lisa E. Arrigo, Admr.; 01668 of 2025.

**Frances C. Fodi, deceased;** Vicki Fodi, Admr., Danielle Futey, Admr.; Atty: Harold A. English; 00237 of 2013.

**Loretta Lee Sutton, deceased;** David Rogers Sutton, Admr.; Atty: Barbara Ernsberger; 04758 of 2023.

**Michael David Gibson, deceased;** James E. Gibson, Admr.; Atty: James M. Herb; 01675 of 2025.

**Eric Ross Johnson, deceased;** Linda C. Johnson, Admr.; Atty: Larry D. Loperfito; 01678 of 2025.

**Ruth Ann Drexler, deceased;** David A. Drexler, Admr.; Atty: Frederick N. Gillespie; 01681 of 2025.

**William F. Charrie, deceased;** Charles W. Charrie, Jr., Admr.; Atty: Matthew Allen Bole; 01683 of 2025.

**Richard A. Hein, deceased;** Amanda N. Balla, Admr.; Atty: Ryan R. Mick; 01685 of 2025.

**Joy Obloma Chilaka, deceased;** Joseph N. Chilaka, Admr.; Atty: Jacob M. Fabian; 01688 of 2025.

**Thomas Stephen Cummings, deceased;** Melissa D. Impavido, Admr.; Atty: Lloyd A. Welling; 01691 of 2025.

**ALLEGHENY COUNTY BAR ASSOCIATION Annual Meeting Notice**

Thursday, March 27, 2025 | 12:00 p.m.

**Koppers Building Conference Center & by Zoom Web Conference call**Join Zoom Meeting: <https://us02web.zoom.us/j/87295646896> (Meeting ID: 872 9564 6896 | Passcode: 378639)

Or Phone Dial (by your location)

+1 309 205 3325 • +1 312 626 6799 (Chicago) • +1 646 558 8656 (New York) • +1 301 715 8592 (Washington DC)

**PRESIDENT-ELECT:** Daniel E. Fitzsimmons**SECRETARY:** Joseph R. Froetschel**BOARD OF GOVERNORS (Five to be Elected):**

Jessica K. Albert	Nicholas W. Kennedy
Kimberly M. Bennett	Renee D. Pietropaolo
Holly L. Deihl	Weldianne C. Scales
Judith A. Hale	Stephanie R. Reiss
Jacqueline B. Martinez	

**JUDICIARY COMMITTEE****At-Large Representatives (Two to be Elected):**

Kerri L. Cappella	Joan E. Owhe Ojo
M. Summer F. Carroll	Anthony D. Paolo
Harrison P. Graydon	Renee D. Pietropaolo
Aleksandra Kocelko	Genevieve G. Redd
Lauren R. Nichols	Matthew M. Roohollahi
Justin D. Okun	Weldianne C. Scales

**Appellate Court Representative (One to be Elected):** Renee D. Pietropaolo • Anthony D. Paolo**Civil Court Representative (One to be Elected):** Lauren R. Nichols**Criminal Court Representative (One to be Elected):** M. Summer F. Carroll • Matthew M. Roohollahi**Family Court Representative (One to be Elected):** Kerri L. Cappella • Aleksandra Kocelko**Elder/Probate and Trust Representative (One to be Elected):** Genevieve G. Redd**Diverse Representatives (Three to be Elected):** Joan E. Owhe Ojo • Yemi T. Olaiya • Weldianne C. Scales**Young Lawyer Representative (One to be Elected):** Harrison P. Graydon • Justin D. Okun

Nominations will be accepted from the floor with the following conditions:

- No candidate may nominate him or herself nor second the nomination. All candidates for nominations from the floor must be present to qualify or provide written confirmation to the ACBA Executive Director of their desire to seek office and authorization to be nominated prior to the Annual Meeting.
- No person shall be eligible for nomination for President-Elect unless that person shall have previously served as a member of the Board of Governors.
- Members of the Judiciary and Law Clerks are prohibited from serving on the Judiciary Committee.
- Any candidate seeking to be nominated from the floor for a Diverse Representative seat on the Judiciary Committee must self-identify as a member of a historically underrepresented racial or ethnic group, as LGBTQ+, or as an individual with a disability under the American with Disabilities Act.
- All candidates that are nominated from the floor must provide a bio and photo to the ACBA by Friday, March 29, 2024.

**All candidates must be active members of the Allegheny County Bar Association.**