

The Pittsburgh Legal Journal

THURSDAY
APRIL 10, 2025

Vol. 151 - No. 69

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CIVIL DIVISION

General Docket

Mortgage Research Center LLC vs Spencer Brooke M., Collins III Gary L.; GD-25-003674; Mortgage Foreclosure; Certificate of Location; 201879.35; Atty(s): Hunsberger Adrienna

Tri-Cog Land Bank vs Ruzich Frank, Clairton Municipal Authority, Pennsylvania American Water Company, Ruzich John J., Ruzich John, Ruzich Eva Marie, Commonwealth of PA Department of Revenue; GD-25-003675; Quiet Title; Complaint; Atty(s): Leyland Jacob, Gramc Joseph W

Shultz Jon Robert, Louder Elizabeth vs Topco Associates LLC, Giant Eagle Inc., John Doe 1, John Doe 2, John Doe 3; GD-25-003676; Product Liability; Complaint; Atty(s): Wilt Benjamin T.

Nationstar Mortgage LLC vs Trainor John; GD-25-003677; Mortgage Foreclosure; Certificate of Location; 136914.26; Atty(s): Zeron Kayleigh

Steel Valley School District vs M2 & M3 Capital Funding LLC; GD-25-003678; Sci Fa sur Tax Lien; Certificate of Location; 18478.74; Atty(s): Ries Jeffrey D

Regional Industrial Development Corporation of Southwest PA vs Arc Holdings LLC; GD-25-003679; Quiet Title; Certificate of Location; Atty(s): Killeen James P.

Fossati Caroline B., Fossati Michael vs Red Robin International Inc., Cadet 23 LLC; GD-25-003680; Against Property Owner; Complaint; Atty(s): Dipre Kyle A.

Planet Home Lending LLC vs Mochar John M., United States of America; MG-25-000265; Mortgage Foreclosure; Certificate of Location; 84005.52; Atty(s): Fein Jill M.

HSBC Bank USA N.A. vs Lees Jr. Robert, Lees III Robert, Lees Daniel, Unknown Heirs of Elizabeth Lees deceased; MG-25-000266; Mortgage Foreclosure; Certificate of Location; Atty(s): Schweiger Karin Baltimore

Amerihome Mortgage Company LLC vs Burk Barbara; MG-25-000267; Mortgage Foreclosure; Confidential Information Form; 234466.79; Atty(s): DiLeva Danielle

Pennymac Loan Services LLC vs Fest David J.; MG-25-000268; Mortgage Foreclosure; Complaint; 94151.78; Atty(s): Manuel-Coughlin Jill

Pristine Fields Extension Homeowners Association vs Matheson Nina, Matheson Cory; GD-25-003672; Exemplification of Record; Notice of Judgment & Documents; 4129.43; Atty(s): Jug Jr. Fred C.

Borland Frank vs Auto Owner's Insurance; GD-25-003683; Motor Vehicle Accident; Complaint; 100000.00; Atty(s): Self-Represented

CIVIL DIVISION

Arbitration Awards

Westlake Services, LLC vs Alexander; AR-25-000174; P-atty: Michael Ratchford; Award Ex Parte for Plaintiff in the amount of \$14,133.34 plus any costs. Defendant failed to appear at 10:08 a.m. Dated 04/04/25. As per Rule 236 Notice, copies sent to all parties 04/04/2025. Arbitration Board #40876

Westlake Services, LLC vs Todd; AR-25-000175; P-atty: Michael Ratchford; Award Ex Parte for Plaintiff in the amount of \$13,996.53 plus any costs. Defendant failed to appear at 10:09 a.m. Dated 04/04/25. As per Rule 236 Notice, copies sent to all parties 04/04/2025. Arbitration Board #40876

ACRI Commercial Realty, Inc. vs Abel, et al; AR-25-000177; P-atty: John Michael Steidle; D-atty: Gregory P. Diulus; Award for Plaintiff/Defendant. Award for the Plaintiff in the amount of \$9,022.00 as against Hemlocks II West Homeowners Association. Award against the Plaintiff as against all other Defendants. Dated 04/04/25. As per Rule 236 Notice, copies sent to all parties 04/04/2025. Arbitration Board #40875

Citibank, N.A. vs Brimage; AR-25-000204; P-atty: Michael Robert Lipinski; Award for Plaintiff and against Defendant in the amount of \$1,761.11. Dated 04/04/25. As per Rule 236 Notice, copies sent to all parties 04/04/2025. Arbitration Board #40876

Buehler vs Faletti; AR-24-005686; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff. Award in favor Defendant Robert Faletti, individually. Award in favor of Plaintiff and against Defendants Vino Valanidi, LLC, 3S Ventures, LLC, and Marci, L.P. in the amount of \$872.07. Dated 04/04/25. As per Rule 236 Notice, copies sent to all parties 04/04/2025. Arbitration Board #40876

Discover Bank vs Rezabeck; AR-25-000139; P-atty: Matthew Weston Pomy; Award for Plaintiff in the amount of \$13,998.80. Dated 04/04/25. As per Rule 236 Notice, copies sent to all parties 04/04/2025. Arbitration Board #40876

Bank of America, N.A. vs Schrott; AR-25-000234; P-atty: Jonathan Paul Cawley; Award Ex Parte for Plaintiff and against Defendant in the amount of \$8,865.60. Defendant failed to appear at 10:32 am. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Bank of America, N.A. vs Bost; AR-25-000235; P-atty: Jonathan Paul Cawley; Award Ex Parte for Plaintiff and against Defendant in the amount of \$10,742.06. Defendant failed to appear at 10:34 a.m. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

ORPHANS' COURT

Letters

Eileen L. Cortez, deceased; Joseph Anthony Nese, Jr., Admr.; Atty: Joseph Anthony Nese, Jr.; 00442 of 2023.

Jennifer A. Pfeifer, deceased; Lori Butler, Admrx.; Atty: Robert E. Pecori; 01753 of 2025.

Helen J. Green, deceased; Jason S. Green, Admr.; Atty: Elizabeth A. Burkett; 02038 of 2025.

Walter L. Bloom, deceased; Bernard M. Bloom, Admr.; Atty: Gary M. Zyra; 02039 of 2025.

Donna Lee Kisiel, deceased; Leonard A. Guerre, Admr.; Atty: David P. Siegel; 02042 of 2025.

Frank Stratton Cuspard, Jr., deceased; Brad Cuspard, Admr.; Atty: Max Feldman; 02044 of 2025.

Lee Ann Hetrick, deceased; Geraldine Johnson-Bassett, Admrx.; Atty: Catherine A. Conley; 02046 of 2025.

Susan E. Love, deceased; Julia J. Bauwin, Admrx.; Atty: Megan E. Loftis; 02048 of 2025.

Arnold D. Jones, Sr., deceased; Douglas Jones, Admr.; Atty: Robin L. Rarie; 02060 of 2025.

Patricia Solis, deceased; Mark Pasquarelli, Admr.; 02072 of 2025.

Thomas C. Gwillim, deceased; Keith B. Gwillim, Admr.; 02801 of 2024.

Chao Hsing Yeh, deceased; Admr: Neal Huang, Ancillary Administrator (rix)cta; Atty: Michael A. Nahas; 02087 of 2025.

Kirk Pollard, deceased; Deborah Pollard, Admrx.; 02093 of 2025.

Deborah Maizer, deceased; Brian J. Maizer, Co-Admr., Heidi Jo Fazio, Co-Admrx.; Atty: Maureen Kroll; 02097 of 2025.

David Hendrick, deceased; Luann Hendrick, Admrx.; Atty: Gregory P. Diulus; 02099 of 2025.

Shirley Lampl Goldstein, deceased; Terry T. Kirtz, Admrx.; Atty: Matthew M. Nichols; 02102 of 2025.

Rose M. Lantzy, deceased; George P. Lantzy, Jr., Admr.; 02104 of 2025.

Carol T. Karl, deceased; Alison K. Peters, Admrx.; Atty: Andrew G. Sykes; 04535 of 2024.

Marjory C. Dilmore, deceased; Karen Zack, Admr.; Atty: James M. Herb; 02123 of 2025.

Daniel R. Weisenmiller, deceased; Connie Mitchell, Admrx.; Atty: Holly Anne Hickman; 02126 of 2025.

Geraldine C. Hawk, deceased; Robert Hawk, Admr.; Atty: Rebecca Ann Olds; 02129 of 2025.

Falcha-Dean Barkley, deceased; Dmetrius Charles Cicchitto, Admr.; Atty: Peter Brandon Lewis; 02130 of 2025.

BANKRUPTCY COURT

Western District

Shane E. Sherer and Crystal L. Sherer; WESTMORELAND-PA; 25-20742; Atty: Suzanne M. Bash; Chapter: 7; Filed 03/25/2025; Judge Taddonio

Christina Renee Mays-Walker; ALLEGHENY-PA; 25-20743; Atty: Pro Se; Chapter: 7; Filed 03/25/2025; Judge Melaragno

John F. Kennedy and Denise Esther Kennedy; CAMBRIA-PA; 25-70104; Atty: Jann C. Washington; Chapter: 13; Filed 03/25/2025; Judge Deller

Timothy Juluis Filotei; CRAWFORD-PA; 25-10160; Atty: Daniel J. Boger; Chapter: 7; Filed 03/26/2025; Judge Melaragno

David A. Phillips; JEFFERSON-PA; 25-10161; Atty: Sharon L. Smith; Chapter: 7; Filed 03/26/2025; Judge Melaragno

Tabatha A. Beveridge; CLARION-PA; 25-10162; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2025; Judge Melaragno

Travis Aaron Corley; MERCER-PA; 25-10163; Atty: Lauren M. Lamb; Chapter: 13; Filed 03/26/2025; Judge Melaragno

Megan L. Cromwell; ALLEGHENY-PA; 25-20744; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2025; Judge Deller

Angelic Nicole Suisi; LAWRENCE-PA; 25-20745; Atty: William S. Creighton; Chapter: 13; Filed 03/26/2025; Judge Taddonio

Leah Renee Hall; ALLEGHENY-PA; 25-20746; Atty: Danielle Lynn Harrington; Chapter: 7; Filed 03/26/2025; Judge Melaragno

Yvonne R. Dickson; ALLEGHENY-PA; 25-20747; Atty: Christian M. Rieger; Chapter: 13; Filed 03/26/2025; Judge Taddonio

Steve E. Perdue and Sherry L. Perdue; BEAVER-PA; 25-20748; Atty: Rodney D. Shepherd; Chapter: 7; Filed 03/26/2025; Judge Bohm

Jeffrey S. Ingros and Anne H. Ingros; BEAVER-PA; 25-20749; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2025; Judge Melaragno

Nadine J. Hobeck; WESTMORELAND-PA; 25-20750; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2025; Judge Bohm

Earl T. Utterback, Jr. and Marjorie L. Utterback; ALLEGHENY-PA; 25-20751; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2025; Judge Taddonio

Michael D. Kopelic; ALLEGHENY-PA; 25-20752; Atty: Kenneth Steidl; Chapter: 7; Filed 03/26/2025; Judge Taddonio

Ronald Joseph Klein and Margaret Bernadette Klein; CAMBRIA-PA; 25-70105; Atty: Jeffrey Wayne Ross; Chapter: 7; Filed 03/26/2025; Judge Deller

Christopher M. Cox and Elaine C. Cox; SOMERSET-PA; 25-70106; Atty: Richard G. Allen; Chapter: 7; Filed 03/26/2025; Judge Deller

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Luciano Philip P. vs Lezark Angel L.; GD-25-003682; DSB (for possession commercial; Notice of Judgment & Documents; 48960.56; Atty(s): Goodermote Andrew C.

Allegheny County vs Bed Investments Partners LLC; GD-25-003685; Sci Fa sur Tax Lien; Certificate of Location; 1347.46; Atty(s): McCabe Michael G.

Lynx FBO Pittsburgh LLC vs Voyager Jet Center LLC; GD-25-003686; Petition - Rule to Show Cause; Petition for Rule to Show Cause; Atty(s): Kosir Jr. Frank, Rankin-Wahlers Jaden

Allegheny County vs Boeltz Linda K; GD-25-003687; Sci Fa sur Tax Lien; Certificate of Location; 1056.55; Atty(s): McCabe Michael G.

Allegheny County vs Lafrankie Daniel D; GD-25-003688; Sci Fa sur Tax Lien; Certificate of Location; 1245.15; Atty(s): McCabe Michael G.

Allegheny County vs Majula Nkhula, Majula Danyell M; GD-25-003689; Sci Fa sur Tax Lien; Certificate of Location; 1125.06; Atty(s): McCabe Michael G.

Allegheny County vs Andrews Douglas, Andrews Kayla Jo; GD-25-003690; Sci Fa sur Tax Lien; Certificate of Location; 1208.10; Atty(s): McCabe Michael G.

Allegheny County vs Callos David W.; GD-25-003691; Sci Fa sur Tax Lien; Certificate of Location; 1247.72; Atty(s): McCabe Michael G.

Allegheny County vs O'Donnell Vincent M; GD-25-003692; Sci Fa sur Tax Lien; Certificate of Location; 1254.30; Atty(s): McCabe Michael G.

Allegheny County vs Paul Joanna M.; GD-25-003693; Sci Fa sur Tax Lien; Certificate of Location; 1655.25; Atty(s): McCabe Michael G.

Allegheny County vs Eckert Jr. Edward C; GD-25-003694; Sci Fa sur Tax Lien; Certificate of Location; 9564.46; Atty(s): McCabe Michael G.

Skibinski Richard, Skibinski Terry vs Aldi Inc.; GD-25-003695; Against Property Owner; Complaint; Atty(s): Keller Brandon Russell

Reichle Kimberly A. vs Charter Oak Fire Insurance Company; GD-25-003696; Contract - Other; Complaint; Atty(s): Bailey Jack, Talarico Richard G.

Allegheny County vs Neal Alicia M; GD-25-003697; Sci Fa sur Tax Lien; Certificate of Location; 1392.32; Atty(s): McCabe Michael G.

Crouch Ronald W. vs Whiteford Taylor & Preston LLP; GD-25-003698; Employment Dispute - Other; Praecipe for Writ of Summons; Atty(s): Crouch Ronald W.

Criado Judith, Criado Guy vs Cryst Nicholas; GD-25-003699; Motor Vehicle Accident; Complaint; Atty(s): Murray Patrick W, Stewart Jonathan M, Baran Benjamin J.

SSB Bank vs Milly Logistics LLC, Miller Damarcus D.; GD-25-003701; DSB (for money commercial); Notice of Judgment & Documents; 66053.70; Atty(s): McCague J. Michael

Southwood Financial LLC vs Ford Demetri, Ford Cheryl; GD-25-003720; Contract - Other; Exhibits; Atty(s): Pomy Matthew Weston

Mills Barbara vs Southwestern Healthcare Operations LLC, Southwestern Nursing & Rehabilitation Center; GD-25-003721; Medical/Hospital Liability; Complaint; Atty(s): Greene Allison H.

Upper St. Clair Township vs 2610 Cedarvue Drive Trust; GD-25-003722; Municipal Lien; Certificate of Location; 2554.07; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Barnett Gretchen Raupp, Barnett Thomas Howard; GD-25-003723; Municipal Lien; Certificate of Location; 739.61; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Benonis Richard P., Benonis Helyn H.; GD-25-003724; Municipal Lien; Certificate of Location; 2023.22; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Blazek Dale L., Blazek Deborah R.; GD-25-003725; Municipal Lien; Certificate of Location; 2274.32; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Budak Ali; GD-25-003726; Municipal Lien; Certificate of Location; 1148.62; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Campbell Michael A., Campbell Diane R.; GD-25-003727; Municipal Lien; Certificate of Location; 1406.13; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Carter Robert N., Carter Henrietta S.; GD-25-003728; Municipal Lien; Certificate of Location; 1961.55; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Chakos Nicholas J., Chakos Heidi M.; GD-25-003729; Municipal Lien; Certificate of Location; 421.14; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Christ Megan Bauer, Christ Carl Michael; GD-25-003730; Municipal Lien; Certificate of Location; 1618.23; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Cokguler Sefer, Cokguler Dilek; GD-25-003731; Municipal Lien; Certificate of Location; 864.86; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Coyne Sean O, Coyne Samantha H; GD-25-003732; Municipal Lien; Certificate of Location; 1077.39; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Commercial Acquisitions LLC; GD-25-003733; Municipal Lien; Certificate of Location; 1833.14; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Dokku Srinivasa, Rudraboyina Posamma; GD-25-003734; Municipal Lien; Certificate of Location; 1259.37; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Dokku Srinivasa; GD-25-003735; Municipal Lien; Certificate of Location; 459.20; Atty(s): McCabe Michael G.

Shaler Area School District vs Chechak Enterprises; GD-25-003736; Sci Fa sur Tax Lien; Certificate of Location; 3280.34; Atty(s): Vogel John T.

Southwood Financial LLC vs Fife Roslyn F; GD-25-003737; Contract - Other; Exhibits; Atty(s): Pomy Matthew Weston

Upper St. Clair Township vs Dolan Sean P., Rademaker Carly J.; GD-25-003738; Municipal Lien; Certificate of Location; 1047.84; Atty(s): McCabe Michael G.

Upper St. Clair Township vs Dukich Ryan David, Dukich Karly Ann; GD-25-003739; Municipal Lien; Certificate of Location; 3643.24; Atty(s): McCabe Michael G.

ACBA Family Law Section Members are invited to the Section's Annual Meeting for food, beverages, networking and the election of Council Members for the 2025-2026 ACBA Year

The Annual Meeting will be held at Southern Tier Brewery on Tuesday, May 13 at 4:30 p.m. Registration is required to attend this event, and members can register at ACBA.org.

The following Members have been nominated by the Nominating Committee of the Family Law Section for the positions of Officers for the term beginning July 1, 2025 and continuing through June 30, 2026, and for the positions of Council Members for the term beginning July 1, 2025 and continuing through June 30, 2028:

Officers:

Chair: Julie Colton

Chair-Elect: Jessica Crown

Secretary: Nicole Kairys

Treasurer: Beth Boroumand

Council (Three-year terms) (Five to be elected):

Holly Glymour

Ashley Rundell

Jeff Ries

Antonio Paris

Aubrey Milloy

The final ballot contains those persons recommended by the Nominating Committee as well as those persons properly Nominated by Council or Section members.

No nominations from the floor will be accepted.

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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.

COURT NOTICES

**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

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happening in the
Pittsburgh Legal
Community**

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

ACBA.org/calendar

COURT SCHEDULES

Criminal Division

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

**Tuesday
April 15, 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-0004455-24; Darius Balthrop; Robbery-Threat Immed Ser Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Yavonne Hayden**

CR-0006698-24; Patrick Gaither; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey Patrick Mullen**

CR-0001816-24; Patrick Gaither; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Casey Patrick Mullen**

CR-0001189-24; Caleb Walker; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Natalie Lynn Snyder**

CR-0001188-24; Lakkia Nicole Walker; Loans On, Or Lending, Giving Firearms Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

CR-0001190-24; Lakkia Nicole Walker; Possession Of Firearm By Minor; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kristen A. Pauli**

**Judge Kelly Bigley
Courtroom 525**

CR-0009161-22; Coryn Mine Altmeyer; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0006911-22; Jessica Anne Earp; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0008094-20; Ashley Garrett; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0008055-24; Kyler Von Jackie King; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

CR-0007059-21; Jessica Marie McCarthy; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0008050-24; Raymeesha Rene McMiller; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0008056-24; Joseph Wofford; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

**Judge Simquita R. Bridges
Courtroom 527**

CR-0005455-22; Kedren Charles Broadus; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0003022-24; Jazmin Imani Miller; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas J. Michael**

CR-0007985-23; Demontre Rodgers; Possess Control Subs, Contraband/Inmate; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lacy Marie Scales**

CR-0005860-24; Demontre Rodgers; Aggravated Harassment By Prisoner; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0009242-22; Devaughn Ramier Sadik; Indecent Exposure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0005055-24; Tamos Tristin Salvatore; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Annelise Ruth Peters**

CR-0002035-24; George Henry Scott Jr.; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Daniel Hickton**

CR-0007385-24; Christopher L. Stewart; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0002493-24; Taylon Streeter; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

**Judge Katherine B. Emery
Courtroom 316**

CR-0008681-24; Ranell Fieds; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

CR-0004242-23; Kishauna Laree Rose; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lee M. Rothman**

**Judge Elliot Howsie
Courtroom 321**

CR-0002972-24; Kaley Elliott Carey; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004119-24; Terry Don Dixon; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lauren Marie Leiggi**

CR-0006341-24; James Keith Irwin; Make Repairs/Sell/Etc Offens Weap; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0008343-24; Michael P. Karadeema; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0008662-24; Wade Edward Laux; Fail to Register with PSP; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0005908-24; Jeffrey McGeary; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David D. Pardini**

CR-0008772-24; Darryl Pirl; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Nicholas Clark Weltz**

CR-0001910-24; Aumbrey Prysock; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Robert Shaffer Disney**

CR-0004038-24; Anthony Montae Reynolds; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0004039-24; Anthony Montae Reynolds; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Charles Phillip Hoebler**

CR-0004949-24; Angela Freya Scanio; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0007971-24; Richard Wyne; Evading Arrest or Detention on Foot; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

**Judge Jill E. Rangos
Courtroom 327**

CR-0008202-24; Gene Bomba; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0003934-24; Brandon Elijah May; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Melissa Ann Leech**

CR-0007749-23; Darryl Glenn Morgan; Theft By Decep-False Impression; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0003561-24; Donte Robinson-Vearnor; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

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

CR-0008072-24; Tameka Lee Wehner; Burglary - Overnight Accommodations; Person Present, Bodily Injury Crime; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **William H. Difenderfer**

**Judge Kevin G. Sasinowski
Courtroom 506**

CR-0005974-24; Raymarr Young; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Marie Mancuso**
CR-0006455-24; Natalie Marie Zaco; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office**

**Judge Jennifer Satler
Courtroom 530**

CR-0008136-24; Leon Anger; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William H. Difenderfer**

CR-0006255-23; Justin Michael Collins; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0009195-23; Roger Lee Hammond; Aggravated Assault - Attempts to cause or causes BI with deadly weapon; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Rodney D. Shepherd**

CR-0006462-24; Sean Paul Molyneaux; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **William S. Flynn**

CR-0008441-24; Dwayne Poindexter; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Cory Shane Ricci**

CR-0007496-24; Tyree Deshea Price; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

CR-0004276-24; Toniette Lynn Pucci; Statement Under Penalty; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Jacob Wesley Wyland**

**Judge Randal B. Todd
Courtroom 310**

CR-0007694-24; Perron D. Blakely; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Valerie Daigneault**

CR-0006855-24; Rafe Drummond; Poss Instrument Of Crime W/Int; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **George Lawrence Saba**

CR-0000345-25; Patrick J. Lucas; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0006788-24; Wilson Lee Perry; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Valerie Daigneault**

CR-0006787-24; Wilson Lee Perry; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Valerie Daigneault**

CR-0006786-24; Wilson Lee Perry; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Valerie Daigneault**

CR-0010058-12; Dewayne Lamond Saunders; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0005372-24; Trenton Ezell Simmons; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Carissa Ann Davenport**

CR-0008267-24; Charles Stender; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001051-22; Byron Stevens; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bruce A. Carsia**

CR-0005464-23; Byron Stevens; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Anne Parsons**

CR-0004373-24; Byron Stevens; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bruce A. Carsia**

CR-0005053-22; Byron Stevens; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Bruce A. Carsia**

CR-0003692-24; Christopher Le Williams; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Valerie Daigneault**

CR-0004491-24; Patrick Wilson; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**; D-atty: **Benjamin Jacob Steinberg**

Arbitration Trial List

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

**Tuesday
April 15, 2025**

GD-23-007637; Lewis, et al vs Holdings Acquisition Company, L.P.; P-atty: **Edward J. Balzarini, Jr.**; D-atty: **Bruce E. Rende**

AR-25-000567; Portfolio Recovery Associates, LLC vs Connolly; P-atty: **Robert N. Polas, Jr.**

AR-25-000566; Timberglenn Community Services Association, Inc. vs Rumski; P-atty: **Fred C. Jug, Jr.**

AR-25-000565; Velocity Investments, LLC vs Doubt-Swinton; P-atty: **Demetrios H. Tsarouhis**

AR-25-000564; Velocity Investments, LLC vs Brawner-Machen; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Joseph P. Nigro**

AR-25-000559; Velocity Investments, LLC vs Scott; P-atty: **Demetrios H. Tsarouhis**

AR-25-000558; Velocity Investments, LLC vs Allen; P-atty: **Demetrios H. Tsarouhis**

AR-25-000557; Gorzynski vs FCA US, LLC; P-atty: **Michael Power**; D-atty: **Jon B. Waldorf**

AR-25-000555; Wells Fargo Bank, N.A. vs Unrue; P-atty: **Michael H. Kaliner**

AR-25-000554; Midland Credit Management, Inc. vs Lista, Esq.; P-atty: **Dennis E. Shean**; D-atty: **Brian J. Fenters**

AR-25-000553; Midland Credit Management, Inc. vs Lucas; P-atty: **Dennis E. Shean**

AR-25-000552; Wells Fargo Bank, N.A. vs McCutcheon; P-atty: **Michael H. Kaliner**

AR-25-000551; Midland Credit Management, Inc. vs Kyte; P-atty: **Dennis E. Shean**

AR-25-000550; Wells Fargo Bank, N.A. vs Herd; P-atty: **Michael H. Kaliner**

AR-25-000549; Velocity Investments, LLC vs Seitz; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Gregory T. Artim**

AR-25-000548; Dollar Bank, F.S.B. vs Fisher, III; P-atty: **Shawn P. McClure**; D-atty: **Brittany Nicole Weston**

AR-25-000546; Progressive Advanced Insurance Company vs Sesay, et al; P-atty: **Travis L. McElhane**

AR-25-000544; Maronda Farms Homeowners Association vs Gerrich, et al; P-atty: **Lisa M. Burkhardt**

AR-25-000542; Maronda Farms Homeowners Association vs Nicholson; P-atty: **Lisa M. Burkhardt**; D-atty: **Pro Se**

AR-25-000538; Morrison vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-25-000537; Lesko vs FCA US, LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

AR-25-000529; Discover Bank vs Alozie; P-atty: **Matthew Weston Pomy**

AR-25-000528; Capital One, N.A. vs Borres; P-atty: **Robert L. Baroska, III**

AR-25-000526; Knight, et al vs Rippole, et al; P-atty: **Corey A. Leon**

AR-25-000096; Cookland Holdings vs Gentile, et al; P-atty: **Pro Se**

AR-24-008216; Short vs Ventrice; P-atty: **Nicholas Ray Dinardo**; D-atty: **Kathryn T. Olson**

AR-24-008211; B Wiles Property Resources Group, LLC vs ENK Real Estate Investments, LLC; P-atty: **Marlena N. Carlini**; D-atty: **Pro Se**

AR-24-007014; McAnallen vs Washington; P-atty: **Daniel H. Stoner**; D-atty: **Karen J. Anspaugh**

AR-24-000433; CKS Prime Investments, LLC vs Moore; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Pro Se**

AR-23-006734; Scarnati vs Jeep Chrysler Corp Stelantis, et al; P-atty: **Pro Se**; D-atty: **Jon B. Waldorf**

AR-23-004778; Forsythe Finance, LLC vs Homick; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Pro Se**

AR-23-003819; Accelerated Inventory Management, LLC vs Soback; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Pro Se**

Summary Appeals Branch

Judge Thomas Flaherty
City-County Building
Room 313

**Tuesday
April 15, 2025**

Hearings

SA-0001440-24; Comm. of PA vs Bakku LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000008-25; Comm. of PA vs Anthony Bentley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000007-25; Comm. of PA vs Anthony Bentley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000006-25; Comm. of PA vs Anthony Bentley, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001482-24; Comm. of PA vs David Howard Donalies; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000974-23; Comm. of PA vs Jean Dulacy; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001610-24; Comm. of PA vs Bruce Fox; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001595-24; Comm. of PA vs Homestead Homestead Slavs Club; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001436-23; Comm. of PA vs Mary Margaret Isabella; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000192-25; Comm. of PA vs JM Properties; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001465-24; Comm. of PA vs Surayyo Jumaeva; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001434-24; Comm. of PA vs Edward R. Kelly; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000030-25; Comm. of PA vs Inha Kotsur; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001598-24; Comm. of PA vs Laundry House LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001649-24; Comm. of PA vs Debra Martino; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000485-23; Comm. of PA vs Sean McLinden; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000033-25; Comm. of PA vs Zachary Taylor Nesta; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001225-24; Comm. of PA vs Adrienne Parkes; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000184-25; Comm. of PA vs Eric D. Peters; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000819-24; Comm. of PA vs RPKC Family LLC; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000203-25; Comm. of PA vs Thomas Taraba; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000863-24; Comm. of PA vs Gregory Ventrice; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000153-25; Comm. of PA vs Donna Wilson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

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:

Amrhein, Glenda J., deceased, of Castle Shannon, PA. No. 02006 of 2025. Gina M. Fornear, Admrx., 4103 Cloverlea Street, Pittsburgh, PA 15227 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.
25-00705w Apr 10, 17, 24, 2025

Bauer, Robert A., deceased, of Aspinwall, PA. No. 1661 of 2025. Joseph R. Brell, Jr., Extr., 607 Center Avenue, Pittsburgh, PA 15215 or to Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
25-01348 Apr 10, 17, 24, 2025

Block, Ina a/k/a Ina L. Block, deceased, of Bridgeville, PA. No. 02007 of 2025. Donald C. Riefner, Jr., Co-Extr., 512 Jennifer Lane, Gibsonsia, PA 15044 and Wendy Liepman, Co-Extr., 1030 Bluebell Way, San Luis Obispo, CA 93401 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.
25-01347 Apr 10, 17, 24, 2025

Cancilla, Joanne B., deceased, of Pittsburgh, PA. No. 1588 of 2025. Vicki Gudenburr, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
25-01346 Apr 10, 17, 24, 2025

DiMarco, Marisa M. a/k/a Marisa DiMarco, deceased, of Pittsburgh, PA. No. 02025 of 2025. Dion Kuzmanko, Extr., 995 Saxonburg Blvd., Glenshaw, PA 15116 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.
25-01342 Apr 10, 17, 24, 2025

Ivory, Anna A., deceased, of Pittsburgh, PA. No. 01498 of 2025. Ann Hersh, Extr., c/o Glynis A. Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
25-01344 Apr 10, 17, 24, 2025

Johan, Morton, deceased, of Pittsburgh, PA. No. 00255 of 2024. Andrea Johan, Extr., 658 Kensington Dr., Gahanna, OH 43230 or to Douglas L. Price, Esq., Price Legal Group, 227 Tech Road, Pittsburgh, PA 15205.
25-00714w Apr 10, 17, 24, 2025

Law, Patricia a/k/a Patricia C. Law a/k/a Patricia Elizabeth Law, deceased, of Oakdale, PA. No. 01902 of 2025. Gregory C. Moore, Extr., c/o Elizabeth A. Becker, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second Street, Greensburg, PA 15601.
25-01345 Apr 10, 17, 24, 2025

Miller, III, Tracy H., deceased, of Aleppo, PA. No. 1854 of 2025. Tracey Lynn Harris, Extr., 2408 Raymilton Road, Utica, PA 16362 or to Jeanine M. Franciscus, Esq.,

GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01349 Apr 10, 17, 24, 2025

Nil, Denis Robert a/k/a Denis R. Nil a/k/a Denis Nil, deceased, of Pittsburgh, PA. No. 02257 of 2025. David Nil, Extr., 5734 Janet Drive, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00703w Apr 10, 17, 24, 2025

Roderus, Eleanor T., deceased, of Franklin Park, PA. No. 01851 of 2025. Paul A. Roderus, Extr., 1189 Lake Wood Court, Lebanon, OH 45036 or to Stephen Capone, Esq., Capone and Associates, PO Box 81232, Pittsburgh, PA 15217.
25-00706w Apr 10, 17, 24, 2025

Sounik, David Frank, deceased, of Bethel Park, PA. No. 1739 of 2025. Diane Sounik, Co-Admrx. and Ofelia Sounik, Co-Admrx., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.
25-00704w Apr 10, 17, 24, 2025

Trovato, Michael A. a/k/a Michael Anthony Trovato, deceased, of Liberty Borough, PA. No. 01595 of 2025. Karyn A. Pope, Admrx., 2816 F St., McKeesport, PA 15133 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.
25-01341 Apr 10, 17, 24, 2025

Beckett, Sr., Paul W., deceased, of Pittsburgh, PA. No. 02096 of 2025. Paul W. Beckett, Jr., Extr., 2210 Los Angeles Avenue, Pittsburgh, PA 15216 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.
25-00650w Apr 3, 10, 17, 2025

Bergman, Debra A. a/k/a Debra Alice Bergman, deceased, of West View, PA. No. 00620 of 2025. Kevin Hansotte, Extr., 313 Bonniebrook Road, Butler, PA 16002 or to James P. Coulter, Esq., Dillon McCandless King Coulter & Graham LLP, 128 West Cunningham St., Butler, PA 16001.
25-01170 Apr 3, 10, 17, 2025

Bertone, Margaret L. a/k/a Louise Margaret Bertone, deceased, of White Oak, PA. No. 01731 of 2025. Michele Bruno, Extr., 1950 Stone Field Road, Walkinsville, GA 30677 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
25-01168 Apr 3, 10, 17, 2025

Blumer, Elizabeth J., deceased, of Pittsburgh, PA. No. 1971 of 2025. Alan Loskoch, Extr., 323 South Home Avenue, Apt. B2, Pittsburgh, PA 15202 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.
25-00649w Apr 3, 10, 17, 2025

Derbaum, Dolores E. a/k/a Dolores Elva Derbaum, deceased, of Pittsburgh, PA. No. 1712 of 2025. George M. Derbaum, Extr., 4 Hidden Lake Way, Palm Coast, FL 32137 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.
25-01172 Apr 3, 10, 17, 2025

Elek, Steve, deceased, of Pittsburgh, PA. No. 01264 of 2025. Stephanie Crowley, Extr. and Atty., 122 Brookhaven Blvd., Mars, PA 16046.
25-00645w Apr 3, 10, 17, 2025

Fullmer, Betty Jane a/k/a Betty J. Fullmer, deceased, of Pittsburgh, PA. No. 01230 of 2025. John P. Fullmer, Extr., 4540 Zane Place, Pittsburgh, PA 15214 or to A. Blane Volovich, Esq., McMeekin & Volovich, 555 Grant St., Ste. 120, Pittsburgh, PA 15219.
25-01175 Apr 3, 10, 17, 2025

Gardiner, Benjamin a/k/a Benjamin Hamilton Gardiner, deceased, of Pittsburgh, PA. No. 1847 of 2025. Mona Lenore Gardiner, Admrx., 31 Mt. Lebanon Blvd., Pittsburgh, PA 15228 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
25-01174 Apr 3, 10, 17, 2025

Hendrick, David, deceased, of Pittsburgh, PA. No. 02099 of 2025. Luann Hendrick, Admrx., 1000 Meredith Dr., Apt. 1002, Pittsburgh, PA 15205 or to Gregory P. Diulus, Esq., 4898 Campbell's Run Rd., Suite 3, Pittsburgh, PA 15205.
25-00651w Apr 3, 10, 17, 2025

Huebner, Sr., Fred A., deceased, of Pittsburgh, PA. No. 01674 of 2025. Susan L. Huebner, Admrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.
25-01173 Apr 3, 10, 17, 2025

Jenkins, Jeannie a/k/a Jeannie H. Jenkins, deceased, of Scott Township, PA. No. 01858 of 2025. Eric Schramm, Admrx., 510 Sandstone Court, Pittsburgh, PA 15239 or to Robert A. Zurich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
25-01171 Apr 3, 10, 17, 2025

Kastroll, Rosalie P. a/k/a Rosalie Kastroll, deceased, of Pittsburgh, PA. No. 02022 of 2025. Linda N. Thomas, Extr., 4613 Windbrook Drive, Murrysville, PA 15668 or to Jacob M. Fabian, Esq., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.
25-00644w Apr 3, 10, 17, 2025

Liba, Peter David, deceased, of Mt. Lebanon, PA. No. 1849 of 2025. Matthew Liba, Extr., 6 Tomasian Drive, Merrimack, NH 03054 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.
25-00647w Apr 3, 10, 17, 2025

Pegnato, John Anthony a/k/a John A. Pegnato, deceased, of Gibsonsia, PA. No. 01769 of 2025. Virginia P. Buzzelli, Extr., 603 Calais Drive, Apt. 2211, Pittsburgh, PA 15237 or to Molly M. Creenan, Esq., Creenan & Baczowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
25-01176 Apr 3, 10, 17, 2025

Swarner, Esther B., deceased, of Cheswick, PA. No. 1772 of 2025. Robert K. Swarner, Extr., c/o Blair N. Droskey, Esq., Sebring & Associates, 339 Old Haymaker Road, Ste. 1101, Monroeville, PA 15146.
25-01169 Apr 3, 10, 17, 2025

Szekely, Eric S., deceased, of Pitcairn, PA. No. 01780 of 2025. Mary Szekely, Admrx., 519 Fourth Street, Pitcairn, PA 15140 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.
25-00653w Apr 3, 10, 17, 2025

Welty, Frederick a/k/a Frederick H. Welty, deceased, of Pittsburgh, PA. No. 1836 of 2025. John R. Sullivan, Extr., 3313 Wallace Drive, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00652w Apr 3, 10, 17, 2025

Williams, James F., deceased, of Allison Park, PA. No. 1583 of 2025. Merlyn Williams, Extr., 2004 Audobon Ave., MC 224, Naperville, IL 60563 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
25-00646w Apr 3, 10, 17, 2025

Beisler, Jr., Francis P., deceased, of Pittsburgh, PA. No. 1869 of 2025. Gerard H. Beisler, Extr., 8931 Canal Place NW,

Massillon, OH 44647 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.
25-00583w Mar 27; Apr 3, 10, 2025

Cole, Sr., Marvin H., deceased, of McKeesport, PA. No. 01642 of 2025. Doris Shields, Extr., 641 Newport Dr., Penn Hills, PA 15235.
25-00587w Mar 27; Apr 3, 10, 2025

Edwards, George O., deceased, of Jefferson Hills, PA. No. 00301 of 2021. Keith Edwards, Extr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.
25-01081 Mar 27; Apr 3, 10, 2025

Fike, Ruth G., deceased, of Gibsonsia, PA. No. 01561 of 2025. Rebecca E. Ryan, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
25-00594w Mar 27; Apr 3, 10, 2025

Furge, Gloria A., deceased, of Allison Park, PA. No. 4616 of 2024. David Furge, Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.
25-00595w Mar 27; Apr 3, 10, 2025

Hein, Richard A., deceased, of Pittsburgh, PA. No. 01685 of 2025. Amanda N. Balla, Admrx., 22 Beyrleye Avenue, Pittsburgh, PA 15223 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
25-01091 Mar 27; Apr 3, 10, 2025

Johnson, Mark L. a/k/a Mark Laurence Johnson, deceased, of Pittsburgh, PA. No. 01697 of 2025. Robert W. Johnson, Admrx., 9050 State Rt. 736, Plain City, OH 43064 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
25-01092 Mar 27; Apr 3, 10, 2025

Kenbok, Marianne, deceased, of Pittsburgh, PA. No. 01579 of 2025. Roman Valletto, Admrx., 64 Parker Street, Pittsburgh, PA 15223 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Four Gateway Center, 444 Liberty Ave., Suite 1000, Pittsburgh, PA 15222.
25-01093 Mar 27; Apr 3, 10, 2025

Lackey, Jr., Robert James a/k/a Robert Lackey, deceased, of West Mifflin Borough, PA. No. 1036 of 2025. Janet Starcich, Extr., 336 Mohican Avenue, Pittsburgh, PA 15237 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.
25-01082 Mar 27; Apr 3, 10, 2025

Licata, Mary C., deceased, of Pittsburgh, PA. No. 00974 of 2025. Carol Mitchell, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.
25-00589w Mar 27; Apr 3, 10, 2025

Loncaric, Elizabeth G., deceased, of Pittsburgh, PA. No. 01519 of 2025. Jeanne Marie Marquette, Admrx. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
25-00593w Mar 27; Apr 3, 10, 2025

McClelland, Marilyn L., deceased, of Pittsburgh, PA. No. 00406 of 2025. Richard McClelland, Extr., c/o David J. Eckle, Esq., Law Office of David J. Eckle, 244 Center Road, Suite 202, Monroeville, PA 15146.
25-00585w Mar 27; Apr 3, 10, 2025

Messner, Richard H., deceased, of McKees Rocks, PA. No. 01883 of 2025. David A. Messner, Admrx., 1310 Pine Hollow Road, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at

Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00584w Mar 27; Apr 3, 10, 2025

Mihlfried, Gail M. a/k/a Gail Mihlfried, deceased, of McKnight, PA. No. 01520 of 2025. Jeanne Marie Marquette, Extr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00592w Mar 27; Apr 3, 10, 2025

Predis, Jacob, deceased, of Franklin Park, PA. No. 01188 of 2025. Molly Ann Predis, Extr., 1620 Meinert Farm Lane, Sewickley, PA 15143 or to Kenneth M. Ventresca, Esq., Goede Deboest & Cross PLLC, 5500 Brooktree Road, Suite 101, Wexford, PA 15090.

25-00580w Mar 27; Apr 3, 10, 2025

Raymond, Mark Chandler, deceased, of Pittsburgh, PA. No. 01254 of 2025. Adelaide Lippiello, Admrx., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00591w Mar 27; Apr 3, 10, 2025

Sawl, Jr., Joseph J., deceased, of West Homestead, PA. No. 1878 of 2025. Gregg Sawl, Extr., 809 Westchester Drive, North Huntingdon, PA 15642 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

25-00581w Mar 27; Apr 3, 10, 2025

Tobin, Mary M., deceased, of Moon Township, PA. No. 08179 of 2024. Margaret C. Tobin, Extr., 602 Locust Place, Sewickley, PA 15143 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

25-01080 Mar 27; Apr 3, 10, 2025

Van Buskirk, Amy Caird a/k/a Amy Van Buskirk, deceased, of Pittsburgh, PA. No. 1433 of 2025. Serena Van Buskirk, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01083 Mar 27; Apr 3, 10, 2025

Yates, Audrey M. a/k/a Audrey Marie Yates, deceased, of Turtle Creek, PA. No. 01155 of 2025. Ronald J. Yates, Extr., 14550 Winchester Road, Trafford, PA 15085 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

25-01079 Mar 27; Apr 3, 10, 2025

Zielinski, Verna Louise, deceased, of Pittsburgh, PA. No. 00419 of 2025. James Amorose, Co-Extr. and Nancy Amorose, Co-Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

25-00590w Mar 27; Apr 3, 10, 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, as amended. The name of the corporation is Alchemy Yoga, INC.

25-01340 Apr 10, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on March 21, 2025, with respect to a nonprofit corporation, Catholic Foundation for Greater Pittsburgh, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00708w Apr 10, 2025

Certificate of Organization Limited Liability Company

Jonathan T. Krassenstein, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. 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 Curative Journey LLC.

25-00709w Apr 10, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002568. In re: Petition of Nicole Elizabeth Klobuchir, for change of name to Nicole Adella Klobuchir. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 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. Amanda J. McCracken Raber, Bennington Law Firm, LLC, 5854 Ellsworth Avenue, Pittsburgh, PA 15232, Ph: 412-404-8776, Attorney for Petitioner.

25-00713w Apr 10, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-1338. In re: Petition of Debra Holz Nowlin, for change of name to Debra Holz. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 30, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-01388 Apr 10, 2025

Notice of Trust

The Amended and Restated Margaret W. Hendrix Living Trust dated September 12, 2014.

The Successor Trustee named below, gives notice of the death of Margaret W. Hendrix on March 12, 2025, late of South Fayette Township, Allegheny County, Pennsylvania having created the Amended and Restated Margaret W. Hendrix Living Trust dated September 12, 2014, and having appointed Holly L. Hendrix as Successor Trustee. Notice is hereby given to all persons indebted to said Trust and/or Decedent, to make immediate payment, and those having claims against said Trust and/or Decedent, to present them duly authenticated for settlement to Holly Hendrix at 101 Fries Lane, McDonald, PA 15057, or to her attorney at the following address: Robert J. Garvin, Esq., Goldberg, Kamin and Garvin LLP, 437 Grant Street, Suite 1806, Pittsburgh, PA 15219.

25-01350 Apr 10, 17, 24, 2025

Notice of Trust Administration

Notice is hereby given of the administration of The Smith Living Trust

Trust utd 6/30/1999. Ethel M. Smith a/k/a Ethel May Smith, Settlor of the Trust, of Monroeville, Allegheny County, Pennsylvania, died on January 9, 2024. All persons having claims against said Trust are requested to make the same known to Brian W. Smith, successor Trustee. All persons indebted to the Trust are requested to make payment without delay to Brian W. Smith, successor Trustee.

Brian W. Smith, successor Trustee c/o W. Robert Ament, Esquire
Ament Law Group, P.C.

3950 William Penn Highway, Suite 5
Murrysville, PA 15668
(724) 300-8024

kou@ament.law

25-01351 Apr 10, 17, 24, 2025

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
NO.: MG-25-000126

Wells Fargo Bank, N.A., Plaintiff

vs.
Shanika R. Bentley a/k/a Shanika Rae Alexander, as believed Heir to the Estate of Douglas M. Bentley; Unknown Heirs to the Estate of Douglas M. Bentley; Unknown Administrators to the Estate of Douglas M. Bentley, Defendants

TO: Unknown Heirs to the Estate of Douglas M. Bentley and Unknown Administrators to the Estate of Douglas M. Bentley

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. MG-25-000126, seeking to foreclose the mortgage secured by the real estate located at 7741 Mark Drive, Verona, PA 15147.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

25-01322 Apr 10, 2025

Voluntary Dissolution Business Corporation

Jonathan T. Krassenstein, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. Notice is hereby given by DBF Enterprises, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business 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.

25-00707w Apr 10, 17, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Wells Fargo Bank, N.A. vs Davit; AR-25-000239; P-atty: Michael H. Kaliner; Award Ex Parte for Plaintiff and against Defendant in the amount of \$18,586.16. Defendant failed to appear at 10:30 a.m. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Portfolio Recovery Associates, LLC vs Faulkner; AR-25-000242; P-atty: Robert N. Polas, Jr.; D-atty: Pro Se; Award for Defendant Stephanie Faulkner, and against Plaintiff, Portfolio recovery Associates, LLC. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Wells Fargo Bank, N.A. vs Varrati; AR-25-000248; P-atty: Michael H. Kaliner; Award Ex Parte for Plaintiff and against Defendant in the amount of \$15,150.38. Defendant failed to appear at 10:33 a.m. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Portfolio Recovery Associates, LLC vs Danyan; AR-25-000251; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff and against Defendant in the amount of \$4,799.98. Defendant failed to appear at 10:29 a.m. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Mejia vs Morgan II, et al; AR-25-000254; P-atty: Richard T. Haft; 1303 Non Jury Verdict Dated 04/07/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$10,675.00 plus costs. Defendant not appearing. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Cavalry SPV I, LLC vs Parker; AR-25-000259; P-atty: David J. Apothaker; D-atty: Jan Ira Medoff; Award for Defendant David Parker, and against Plaintiff, Cavalry SPV I LLC. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Discover Bank vs Vargo; AR-24-006593; P-atty: Kirsten R. Armstrong; D-atty: Stephen D. Fuegi; Award for Defendant James Vargo, and against Plaintiff, Discover Bank. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Performance Associates International, LLC vs Vetetr; AR-25-000228; P-atty: Anthony L. Rosner; D-atty: Brian D. Lipkin; Award for Plaintiff in the amount of \$19,629.00 and against Defendant. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40877

JPMorgan Chase Bank, N.A. vs Mojta; AR-24-004834; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$6,753.40. Defendant not appearing at 10:13 a.m. Dated 04/08/25. As per Rule 236 Notice, copies sent to all parties 04/08/25. Arbitration Board #40880A

Savel vs Pittsburgh Design Diva, LLC; AR-24-005466; P-atty: Anthony Werner; D-atty: Robert Paul Vincler; Award for Defendant and against the Plaintiff. Dated 04/08/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40880

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