

The Pittsburgh Legal Journal

MONDAY

APRIL 21, 2025

Vol. 151 - No. 75

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

www.PittsburghLegalJournal.org

CIVIL DIVISION

General Docket

LHome Mortgage Trust 2023-RTL1 vs East Side Real Estate Holdings LLC; GD-25-004062; Mortgage Foreclosure; Certificate of Location; 121334.50; Atty(s): Miller William E

Jackson Dante vs Port Authority of Allegheny County, McQuade Jr. Thomas; GD-25-004063; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Hollis Todd J

Septak Michael vs Washington's Landing Marina Inc.; GD-25-004064; Declaratory Judgment; Motion; Atty(s): Gaul Jr. Stuart C

Ross Joyce vs Burger Stephen, County Hauling LLC, Noble Environmental Inc., Westmoreland Sanitary Landfill LLC; GD-25-004065; Motor Vehicle Accident; Praeipce for Writ of Summons; Atty(s): Watt Ian, Ogg Gary J., Houck David K

Leech Tishman Fuscaldio & Lampi LLC vs Middleton John P.; GD-25-004066; Contract - Debt Collection; Complaint; Atty(s): Giancola Russell D.

U.S. Bank National Association vs Giesin Mary J; MG-25-000302; Mortgage Foreclosure; Certificate of Location; 119037.90; Atty(s): Fein Jill M.

Rocket Mortgage, LLC vs Hill Patrick J.; MG-25-000303; Mortgage Foreclosure; Complaint; Atty(s): Schweiger Karin Baltimore

RHP Partners Capital LLC vs Feitt Lynnette G, Feitt Glenn W, Unknown Occupants and/or Tenants; GD-25-004067; Replevin; Affidavit; 50344.75; Atty(s): Demers David J.

Ritter Thomas, Ritter Christina vs Nguyen Bruce; GD-25-004068; Motor Vehicle Accident; Complaint; Atty(s): Dipre Kyle A.

Hawk Krysty vs Unger Jesse L; GD-25-004069; Partition; Certificate of Location; Atty(s): Petrun Adam T, Wyrick William J, Scully Patrick

Allegheny County vs Unknown Heirs of Charles R. Federoff; GD-25-004070; Petition - Rule to Show Cause; Certificate of Location; 15578.16; Atty(s): Gramc Joseph W, Monti Richard A.

Goldie Robert, Goldie Mary Ann vs Wendy's Company, Primary Aim LLC; GD-25-004071; Against Property Owner; Complaint; Atty(s): Dipre Kyle A.

Allegheny County vs Rush Richard; GD-25-004072; Petition - Rule to Show Cause; Certificate of Location; 3208.75; Atty(s): Gramc Joseph W

Allegheny County vs Witherow Oneita; GD-25-004073; Petition - Rule to Show Cause; Certificate of Location; 2053.94; Atty(s): Gramc Joseph W, Monti Richard A.

CIVIL DIVISION

Arbitration Awards

VB Ten, LLC vs Williams; LT-25-000083; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$8,544.60-\$7,344.60 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$1,200.00 atty fees. Dated 04/10/24. As per Rule 236 Notice, copies sent to all parties 04/10/25. Notice of award sent. Arbitration Board #40884

Dever vs Guardalabene, Jr.; LT-25-000183; P-atty: Pro Se; D-atty: Pro Se; 1303 Non Jury Verdict Dated 04/10/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$8,400.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 3203 Central Ave., Pittsburgh, PA 15212. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Jorja Peach Realty & Property Management, LLC vs Hoy; LT-25-000235; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,815.15 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 04/10/24. As per Rule 236 Notice, copies sent to all parties 04/10/25. Notice of award sent. Arbitration Board #40884

McNally Bonn Master Tenant, LLC vs Bradley; LT-25-000247; P-atty: Robyn Beth Eisen; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$10,990.63-\$10,140.63 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$850.00 attorney fee. Dated 04/10/24. As per Rule 236 Notice, copies sent to all parties 04/10/25. Notice of award sent. Arbitration Board #40883

Pittsburgh Factors, LP vs Spratley; LT-25-000250; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term (pay and stay), for damages in the amount of \$6,021.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 04/10/24.

ORPHANS' COURT

Letters

Marcella B. Glaser, deceased; Lawrence Bill, Admr.; Atty: Matthew A. Fiscus; 02138 of 2025.

Harry Emil Yochum, III, deceased; Jo Ann Yochum, Admr.; 02142 of 2025.

Mario John Venditti, deceased; Anthony Venditti, Admr.; 02143 of 2025.

Jane Mina Moskowitz, deceased; Tracey D. Beiriger, Admr.; 02148 of 2025.

Jon C. DiLucia, deceased; Anthony DiLucia, Admr.; Atty: Alan I. Farber; 02159 of 2025.

Jeffry Noel Parker, deceased; Mary Katherine Parker, Admr.; 02168 of 2025.

Larry Fabrizi, deceased; G. Robert Cooper, Admr.; Atty: G. Robert Cooper; 02177 of 2025.

John C. Pekich, deceased; Deborah L. Pekich, Admr.; Atty: Catherine A. Conley; 02179 of 2025.

Lynn A. Peters, deceased; Allison Malkos, Admr.; Atty: Edward J. Bilik; 02182 of 2025.

Vanessa Tedesco, deceased; Terraseita Jones, Admr.; 02183 of 2025.

Doris Rosenberg, deceased; Jeanne Marie Marquette, Admr.; Atty: Jeanne Marie Marquette; 02186 of 2025.

Ralph Kenneth Watters, Jr., deceased; Jennifer L. Hayes, Admr.; Atty: Michael D. Flynn; 01501 of 2024.

Joseph Vogel, deceased; John Albert Vogel, Admr.; Atty: Amanda E. McMillen; 02210 of 2025.

Vincent Grant Krayvo, deceased; Jennifer L. Krayvo, Admr.; Atty: Adam Hans Andrae; 02216 of 2025.

Geraldine Lisanti, deceased; Diane Byrne, Admr.; Atty: Joseph D. Silvaggio; 02219 of 2025.

Joanne Marie Hulin, deceased; Camilie Hulin, Admr.; 02222 of 2025.

Gregory Hannon, deceased; Kimberly A. Tevis, Admr.; Atty: Michael C. George; 02228 of 2025.

Richard Bennie, deceased; Mary Ann Prokopec, Admr.; 02236 of 2025.

Kathleen F. Bluett, deceased; Clarence Porter, Admr.; Atty: Matthew James Scanlon; 02238 of 2025.

Brenda Chrisman, deceased; Todd T. Zwikl, Admr.; Atty: Deborah R. Erbstein; 02246 of 2025.

Patricia Thomas, deceased; Carol Thomas, Admr.; 01946 of 2023.

James R. Thomas, deceased; Carol Thomas, Admr.; 02367 of 2023.

Arlene E. Williams, deceased; Todd Williams, Admr.; Atty: Franklin L. Robinson, Jr.; 02253 of 2025.

Sandra L. Swogger, deceased; James W. Swogger, Admr.; Atty: Christine M. Long; 02256 of 2025.

BANKRUPTCY COURT

Western District

Carrie Jean Francis; ALLEGHENY-PA; 25-20814; Atty: Dennis Paul Zawacki; Chapter: 7; Filed 04/02/2025; Judge Deller

Rachael M. Bush; WESTMORELAND-PA; 25-20815; Atty: Kenneth Steidl; Chapter: 13; Filed 04/02/2025; Judge Taddonio

Crane Room Limited Partnership; LAWRENCE-PA; 25-20816; Atty: Ryan J. Cooney; Chapter: 11; Filed 04/02/2025; Judge Melaragno

Katie Weaver Torock; WESTMORELAND-PA; 25-20818; Atty: Corey J. Sacca; Chapter: 7; Filed 04/02/2025; Judge Deller

Zechariah Vanzo; ALLEGHENY-PA; 25-20819; Atty: Brian C. Thompson; Chapter: 7; Filed 04/02/2025; Judge Bohm

Jokima Asante Brown; ALLEGHENY-PA; 25-20820; Atty: Daniel J. Boger; Chapter: 7; Filed 04/02/2025; Judge Taddonio

Michael S. Bell and Andrea E. Bell; ALLEGHENY-PA; 25-20821; Atty: Kenneth Steidl; Chapter: 7; Filed 04/02/2025; Judge Deller

Sean D. Stiveson; WESTMORELAND-PA; 25-20822; Atty: Kenneth Steidl; Chapter: 7; Filed 04/02/2025; Judge Bohm

Hiawatha L. Hudson and Veronica A. Hudson; ALLEGHENY-PA; 25-20823; Atty: Franklin L. Robinson, Jr.; Chapter: 7; Filed 04/02/2025; Judge Melaragno

Anthony Ernest Donato and Kristine Lee Donato; SOMERSET-PA; 25-70117; Atty: Daniel J. Boger; Chapter: 7; Filed 04/02/2025; Judge Deller

Thomas D. Cornell and Erica L. Cornell; CLARION-PA; 25-10185; Atty: Lawrence Willis; Chapter: 13; Filed 04/03/2025; Judge Melaragno

David S. Horning; ELK-PA; 25-10186; Atty: Kenneth P. Seitz; Chapter: 7; Filed 04/03/2025; Judge Melaragno

Cody J. George; CRAWFORD-PA; 25-10187; Atty: Kevin M. Monahan; Chapter: 13; Filed 04/03/2025; Judge Melaragno

Kevin P. Stephenson; ERIE-PA; 25-10188; Atty: Daniel P. Foster; Chapter: 7; Filed 04/03/2025; Judge Melaragno

George Novotny and Theresa Dawn Novotny; GREENE-PA; 25-20824; Atty: David A. Rice, Scott R. Lowden; Chapter: 13; Filed 04/03/2025; Judge Bohm

James R. Foster; FAYETTE-PA; 25-20825; Atty: Charles O. Zebley, Jr.; Chapter: 7; Filed 04/03/2025; Judge Taddonio

Sharon D. Farley; ALLEGHENY-PA; 25-20826; Atty: Christian M. Rieger; Chapter: 13; Filed 04/03/2025; Judge Deller

Nicholas J. Kempka and Maya E. Kempka; WESTMORELAND-PA; 25-20827; Atty: Lawrence Willis; Chapter: 7; Filed 04/03/2025; Judge Bohm

(Continued on Page 2, Column 1)

(Continued on Page 3, Column 1)

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Allegheny County vs Fedorski Joseph; GD-25-004074; Petition - Rule to Show Cause; Certificate of Location; 3968.34; Atty(s): Gramc Joseph W, Monti Richard A.

Allegheny County vs Unknown Heirs of Darlene Sinagra; GD-25-004075; Petition - Rule to Show Cause; Certificate of Location; 1347.95; Atty(s): Gramc Joseph W, Monti Richard A.

Landy Ina S., Landy Joseph B. vs Concord Hospitality Enterprises Company LLC, Concord Sierra DA Shadyside LP; GD-25-004076; Against Property Owner; Affidavit of Service; Atty(s): Manson-Webb Amber L., Trust Brad D

Allegheny County vs Kopcho John, Kopcho Mary; GD-25-004077; Petition - Rule to Show Cause; Certificate of Location; 6420.00; Atty(s): Gramc Joseph W, Monti Richard A.

Allegheny County vs Unknown Heirs of David Fairley; GD-25-004078; Petition - Rule to Show Cause; Certificate of Location; 6013.17; Atty(s): Gramc Joseph W, Monti Richard A.

Sewickley Borough vs Randall Adam; GD-25-004079; Sci Fa sur Tax Lien; Certificate of Location; 6973.74; Atty(s): McCabe Michael G.

Dean Linda J vs A.O. Smith Corporation, A.R. Wilfley & Sons Inc., A.W. Chesterton Company, Abb Inc., Acco Material Handling Solutions Inc., Aecom Energy & Construction Inc., Aecom Energy & Construction Inc., Air & Liquid Systems Corporation, Airtex Inc., Ajax Magnethermic Corporation, Alfa Laval Inc., American Electric Power Service Corporation, Ameron International Corporation, Ametek Inc., Applied Industrial Technologies Inc., Armstrong International Inc., Armstrong Pumps Inc., Atlas Industries Inc., Aurora Pump Company, Baker Hughes Holdings LLC, Beazer East Inc., Bechtel Corporation, Bloom Engineering Company Inc., Blue M Corporation, Borgwarner Morse Tec LLC, Brand Insulations Inc., Bryan Steam LLC, Burnham LLC, BW/IP Inc., Cameron

International Corporation, Canvas CT LLC, Carmeuse Lime Inc., Carrier Corporation, Carver Pump Company, Cashco Inc., Cemline Corporation, Chicago Pneumatic Tool Company LLC, Civil & Environmental Consultants of New York Inc., Clark Reliance Corporation, Cleaver-Brooks, Clyde Union Inc., Columbus McKinnon Corporation, Corning Incorporated, DCO LLC, Dap Inc., Dezurik Inc., Dick Corporation, Donald McKay Smith Inc., Eaton Corporation, Ecodyne Corporation, Efco Inc., Eichleay Corporation, Electrolux Home Products Inc., Elliott Company, Erialoe Incorporated, Evoqua Water Technologies LLC, Flowserve Corporation, Flowserve International Inc., Flowserve US Inc., Flowserve US Inc., Flsmidth Dorr-Oliver Inc., Flsmidth Inc., Fluor Constructors International, Fluor Corporation, Fluor Enterprises Inc., FMC Corporation, Fort Kent Holdings, Forterra Pipe & Precast LLC, Fosco Inc., Foster Wheeler LLC, G. Denver and Co. LLC, General Electric Company, Gentex Corporation, Genuine Parts Company, GG of Florida Inc., Gould Electronics Inc., Goulds Pumps LLC, Graybar Electric Company Inc., Greene Tweed & Company, Grinnell LLC, Guard Line Inc., Honeywell Inc., Honeywell International Inc., Honeywell International Inc., Duquesne Light Company, Howden North America Inc., Hunter Sales Corporation, I.U. North America Inc., IMO Industries Inc., Inductotherm Industries Inc., Industrial Holdings Corporation, Industrial Rubber Products, ITT LLC, Joy Global Underground Mining LLC, Kec Cosco Inc., Laars Heating Systems Company Inc., LGG Industrial Inc., Limbach Facility Services LLC, Lindberg, M.S. Jacobs & Associates Inc., Magnetek Inc., McCarls Inc., McMaster Carr Supply, McNeil Ohio Corporation, McWane Inc., Met-Pro Technologies Inc. LLC, Milwaukee Valve Company LLC, Mine Safety Appliances Company LLC, Mine Respirator Company LLC, Monongahela Power Company, Morgan Engineering Systems Inc., MRC Global US Inc., Mueller Steam Specialty, MW Custom Papers LLC, Nagle Pumps Inc., Neles-Jamesbury Inc., Nooter Construction Company, North American

Manufacturing Co., Ohio Power Company, Osram Sylvania Inc., P.F. Sherman Company, Paramount Global, Parker-Hannifin Corporation, PIC Electric Inc., Pneumo Abex LLC, Pollock Research & Design Inc., Power Piping Company, PPG Industries Inc., Rain Bird Corporation, Redco Corporation, Resco Holdings LLC, Research-Cottrell Inc., Reunion Industries Inc., Riley Power Inc., Robbins & Myers Inc., Robinson Fans Inc., Rust Engineering & Construction Inc., Santa Fe Braun Inc., Sargent Electric Company, Sauer Construction LLC, Schneider Electric USA Inc., Sealing Specialists & Service Co., Shenango LLC, Siemens Industry Inc., Simakas Company Inc., Spirax Sarco Inc., Sterling Fluid Systems USA LLC, Sunbeam Products Inc., Sundyne LLC, Surface Combustion, Tenova Inc., Gorman-Rupp Company, Spencer Turbine Company, William Powell Company, Pfäudler Inc., Thiem Corporation, Tutthill Corporation, UB West Virginia Inc., Union Carbide Corporation, United States Steel Corporation, Valves and Controls US Inc., Velan Valve Corporation, Viking Pump Inc., Virginia Electric and Power Company, WACO Inc., Warren Pumps LLC, Weil-McLain Company, West End Contracting Corporation, West Penn Power Company, Wheelabrator Air Pollution Control Inc., Wheelabrator Group Inc., Whiting Corporation, WT/HRC Corporation, WTI Rust Holdings Inc., York International Corporation, Zurn Industries; GD-25-004080; Asbestos Silicas; Complaint; Atty(s): Ocheltree Leif J.

Shaler Township vs Gilbert Jenna E; GD-25-004081; Sci Fa sur Tax Lien; Certificate of Location; 1342.37; Atty(s): McCabe Michael G.

Shaler Township vs Hart Edward E; GD-25-004082; Sci Fa sur Tax Lien; Certificate of Location; 1069.37; Atty(s): McCabe Michael G.

Allegheny County vs Unknown Heirs of Robert D. Saunders, Saunders Akhira, Saunders Nura, Saunders Jamia, Saunders Jawad; GD-25-004083; Petition - Rule to Show Cause; Certificate of Location; 1072.28; Atty(s): Gramc Joseph W, Monti Richard A.

Shaler Township vs Linn Jr. Joseph H; GD-25-004084; Sci Fa sur Tax Lien; Certificate of Location; 1320.26; Atty(s): McCabe Michael G.

Allegheny County vs Ganzy Robert; GD-25-004085; Petition - Rule to Show Cause; Certificate of Location; 1542.63; Atty(s): Gramc Joseph W, Monti Richard A.

Costello Keith, Costello Christa vs First Hospitality Group Inc., Hampton Inn Pittsburgh/Monroeville, Hilton Worldwide Holdings Inc.; GD-25-004086; Other Tort; Complaint; Atty(s): Leger Jr. Andrew J.

Shaler Township vs Massucci David M; GD-25-004087; Sci Fa sur Tax Lien; Certificate of Location; 1170.99; Atty(s): McCabe Michael G.

Allegheny County vs Unknown Heirs of Mary M. McGuire, Unknown Heirs of Kennan V. McGuire, McGuire III Kenneth, McGuire Thomas, Rick Deborah, Unknown Heirs of Michael D. McGuire, Unknown Heirs of Kevin P. McGuire; GD-25-004088; Petition - Rule to Show Cause; Certificate of Location; 3507.26; Atty(s): Gramc Joseph W, Monti Richard A.

Kyle Jessamy, Kyle Robert vs Srodes M.D. Michael, Metropolitan Ear Nose & Throat Associates, UPMC Community Medicine Inc.; GD-25-004089; Medical/Hospital Liability; Complaint; Atty(s): Fardo Noah P, Rogel William F., DiPaola Jaclyn Marie

Timber Lake Community Services Association Inc. vs Mullet James D., Mullet Jodi C.; GD-25-004090; Exemplification of Record; Notice of Judgment Mailed; 3677.08; Atty(s): Jug Jr. Fred C.

Allegheny County vs Vidunas Michael F; GD-25-004091; Petition - Rule to Show Cause; Certificate of Location; 6005.94; Atty(s): Gramc Joseph W, Monti Richard A.

Shaler Township vs Oliver Paul; GD-25-004092; Sci Fa sur Tax Lien; Certificate of Location; 1781.60; Atty(s): McCabe Michael G.

Shaler Township vs Weiss Nicholas J.; GD-25-004093; Sci Fa sur Tax Lien; Certificate of Location; 1657.44; Atty(s): McCabe Michael G.

Hampton Township School District vs Barber Jeanne Marie; GD-25-004094; Sci Fa sur Tax Lien; Certificate of Location; 22097.23; Atty(s): McCabe Michael G.

Hampton Township School District vs Conley Joell R.; GD-25-004095; Sci Fa sur Tax Lien; Certificate of Location; 5007.88; Atty(s): McCabe Michael G.

Established 1853

The Pittsburgh Legal Journal is published five days each week, except for holidays

400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219

412-261-6255 | www.PittsburghLegalJournal.org

©Allegheny County Bar Association 2025

To place a legal advertisement contact PLJads@acba.org / 412-261-6255.

For questions regarding the Pittsburgh Legal Journal website or Allegheny Lawyers Online contact dvez@acba.org / 412-402-6687.

David Blaner, dblaner@acba.org.....Managing Editor
 Chuck Faber, cfaber@acba.org.....Layout Specialist
 Daniel Priore, dpriore@acba.org.....Editor/Graphic Artist
 Jennifer Pulice, jpulice@acba.org.....Director of Communications and Publications
 Meredith Shumsky, mshumsky@acba.org.....Billing and Receivables Specialist
 Jim Spezialetti, jspezialetti@acba.org.....Copy Specialist
 Jessica Wysocki Valesky, jvalesky@acba.org.....Graphic Artist Supervisor
 Denise Velez, dvez@acba.org.....Daily PLJ Supervisor

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.

PUBLIC NOTICE FOR REAPPOINTMENT OF A BANKRUPTCY JUDGE

The current term of office of the Honorable Carlota M. Böhm, United States Bankruptcy Judge for the Western District of Pennsylvania at Pittsburgh, Pennsylvania, is due to expire on November 27, 2025. The United States Court of Appeals for the Third Circuit is considering the reappointment of Judge Böhm to a new 14-year term of office. Members of the bar and the public are invited to submit comments for consideration by the Court of Appeals regarding the reappointment of the Honorable Carlota M. Böhm.

All comments will be kept confidential and should be directed to one of the following addresses: by email at Bohm_Reappointment@ca3.uscourts.gov or by mail to Margaret A. Wiegand, Circuit Executive, 22409 U.S. Courthouse, 601 Market Street, Philadelphia, PA 19106.

Comments must be received not later than May 15, 2025.

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

As per Rule 236 Notice, copies sent to all parties 04/10/25. Notice of award sent. Arbitration Board #40885

Ette-Umoh vs Stevenson, Jr.; LT-24-001095; P-atty: Kaitlin J. Wiggins; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$5,330.00-\$2,830.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$2,500.00 atty fees. Dated 04/10/24. As per Rule 236 Notice, copies sent to all parties 04/10/25. Notice of award sent. Arbitration Board #40885

ACHA-Sheldon Park vs Austin; LT-24-001910; P-atty: J. Deron Gabriel; D-atty: Pro Se; 1303 Non Jury Verdict Dated 04/10/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$728.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 232 Park Ave., Unit 260232, Natrona Heights, PA 15065. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Donegal Mutual Insurance Company vs Eberhardt; AR-25-000399; P-atty: Eugene Bederman; 1303 Non Jury Verdict Dated 04/11/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,250.00 plus costs. Defendant not appearing. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

PNC Bank National Association vs Bishoff, et al; AR-25-000460; P-atty: Michael F. McGuigan; Award Ex Parte for Plaintiff and against Defendants in the amount of \$11,945.41. Defendants failed to appear at 10:05 a.m. Dated 04/11/25. As per Rule 236 Notice, copies sent to all parties 04/11/25. Arbitration Board #40887

JPMorgan Chase Bank, NA vs Michelucci; AR-25-000467; P-atty: Michael Robert Lipinski; Award Ex Parte for Plaintiff in the amount of \$17,083.12. Defendant failed to appear by 10:05 a.m. Dated 04/11/25. As per Rule 236 Notice, copies sent to all parties 04/11/25. Arbitration Board #40886

O'Block vs Cavallaro, et al; AR-24-006088; P-atty: John Paul Senich, Jr.; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 04/11/25. As per Rule 236 Notice, copies sent to all parties 04/11/25. Arbitration Board #40886

Abbott vs Mercado; AR-24-007199; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$17,500.00. Dated 04/11/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40886

ODK Capital, LLC vs Brooks, et al; AR-24-007078; P-atty: Erin Grady, Michael F. McGuigan, Kirsten R. Armstrong; Award Ex Parte for Plaintiff in the amount of \$8,516.82. Defendant failed to appear at 10:30 a.m. Dated 04/14/25. As per Rule 236 Notice, copies sent to all parties 04/14/25. Arbitration Board #40888

COURT NOTICES

Pennsylvania
Supreme CourtIN RE: ORDER AMENDING RULE
1910.16-6 OF THE PENNSYLVANIA
RULES OF CIVIL PROCEDURENO. 765
CIVIL PROCEDURAL
RULES DOCKET

ORDER

PER CURIAM

AND NOW, this 15th day of April, 2025, upon the recommendation of the Domestic Relations Procedural Rules Committee, the proposal having been published for public comment at 52 Pa.B. 7807 (December 17, 2022):

It is Ordered pursuant to Article V, Section 10 of the Constitution of Pennsylvania that Rule 1910.16-6 of the Pennsylvania Rules of Civil Procedure are amended.

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

To view rule change please visit <http://www.pacourts.us/courts/supreme-court/court-opinions/>.

25-01480

Court of Common Pleas
of Allegheny CountyOrphans' Court Judges Motions
Schedule for the Month of May 2025

Week of

May 5 - Judge Evashavik DiLucente

May 12 - Judge McGough

May 19 - Judge Marmo

May 26 - Judge McCarthy

25-01358

Court of Common Pleas
of Allegheny CountyJUVENILE COURT
MOTIONS SCHEDULE

May 2025

May 1 - Judge Sizemore

May 2 - Judge Sizemore

May 5 - Judge Woodruff

May 6 - Judge Woodruff

May 7 - Judge Woodruff

May 8 - Judge Woodruff

May 9 - Judge Woodruff

May 12 - Judge Cozza

May 13 - Judge Cozza

May 14 - Judge Cozza

May 15 - Judge Cozza

May 16 - Judge Cozza

May 19 - Judge Watson

May 20 - Judge Watson

May 21 - Judge Watson

May 22 - Judge Watson

May 23 - Judge Watson

May 26 - Holiday

May 27 - Judge McCrady

May 28 - Judge McCrady

May 29 - Judge McCrady

May 30 - Judge McCrady

25-01236

Court of Common Pleas
of Allegheny CountyFAMILY DIVISION MOTIONS
SCHEDULE FOR THE MONTH OF

May 2025

May 1 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

May 2 - No Motions

May 5 - Eaton, J. in 814 City-County Building at 2:00 PM

May 6 - Watson, J. in Courtroom 320 at 9:30 AM and Korb, J. in Courtroom 425 at 2:00 PM

May 7 - Costa, J. in Courtroom 425 at 2:00 PM

May 8 - Woodruff, J. in Courtroom 320 at 9:30 AM and Middleman, J. in Courtroom 425 at 2:00 PM

May 9 - No Motions

May 12 - McCrady, J. in Courtroom 320 at 9:30 AM and Bubash, J. in Courtroom 425 at 2:00 PM

May 13 - Bush, J. in Courtroom 320 at 10:00 AM

May 14 - Cozza, J. in Courtroom 320 at 9:30 AM and Sweeney, J. in 710 City-County Building at 2:00 PM

May 15 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

May 16 - No Motions

May 19 - Costa, J. in Courtroom 425 at 2:00 PM

May 20 - Eaton, J. in 814 City-County Building at 2:00 PM

May 21 - Korb, J. in Courtroom 425 at 2:00 PM

May 22 - Sizemore, J. in Courtroom 320 at 9:30 AM and Middleman, J. in Courtroom 425 at 2:00 PM

May 23 - No Motions

May 26 - Court Holiday

May 27 - Spurgeon, J. in Courtroom 320 at 10:00 AM and Bubash, J. in Courtroom 425 at 2:00 PM

May 28 - Eaton, J. in 814 City-County Building at 2:00 PM

May 29 - Henry-Taylor, J. in 712 City-County Building at 2:00 PM

May 30 - No Motions

25-01407

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 CountyCIVIL 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

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

Post your employment
opportunity on
jobs.acba.org.

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Thursday
April 24, 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-0008744-24; Karvonn Cassius Coles; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0008643-24; Robert Lindse Davis III; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

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

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

CR-0001300-24; Jeremy M. Flatt; Def Tres Actual Communication To; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

CR-0008595-24; Larinzo Lamar Johnson; Robbery-Inflct Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

CR-0008599-24; Larinzo Lamar Johnson; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

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

CR-0008602-24; Kiarah Diamond Mitchell; Robbery-Inflct Serious Bodily Injury; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anthony John Christmas**

CR-0008496-24; Rondell Williams; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachel Kathryn Crosby**

Judge Kelly Bigley
Courtroom 525

CR-0003449-22; David Anderson; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0005865-24; Chance Bailey; Escape; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0008510-24; Darrell Elliot Dixon; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0008543-23; Justin Martin; DUI: Controlled Substance - Impaired Ability - 3rd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

CR-0008741-24; Tyshawn Morton; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kyle Domenic Donovan**

Judge Simquita R. Bridges
Courtroom 321

CR-0008324-24; David Chavarrie III; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

CR-0002499-24; Freddy Nicolina; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jonathan Coumes**

CR-0005489-24; Andrew Palmer; Corruption Of Minors; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Howard F. Murphy IV**

CR-0005496-24; Linda Marie Powell; Corruption Of Minors; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Howard F. Murphy IV**

CR-0008428-24; John Stepovich; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sean Thomas Logue**

Judge Thomas P. Caulfield
Courtroom 516

CR-0003647-22; Derring Carter; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0004210-24; Robert Shannon Dodds; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0005409-24; Edward Dudley III; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Celia Dicarolo**

CR-0008793-22; Arthur Homer Jackson Jr.; Retail Theft-Take Mdse; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0001567-24; Tamar Latrice King; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Daniel Nanovic;** D-atty: **Theresa Jane McEvoy**

CR-0005573-23; John O. Leary; DUI: Controlled Substance or Metabolite 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Danielle Lyndsay McNabb**

CR-0007696-23; Brian Earl Linn; DUI: High Rte of Alc (BAC .10 - <.16) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Louis W. Emmi**

CR-0005228-22; Brayan Lopez; DUI: High Rte of Alc (Bac.10 - <.16) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Theresa Jane McEvoy**

CR-0008006-24; Brayan Lopez; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Theresa Jane McEvoy**

CR-0004890-24; James Michaels; Drg Lic Sus/Rev Purs to Sec 3802/1547B1-3rd or Subs. Violation; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Theresa Jane McEvoy**

CR-0006442-24; Justin Lee Moultrie; DUI: Gen Imp/Inc of Driving Safely - 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Megan Marie Shanklin**

CR-0005216-24; Louis Tarabrella; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Celia Dicarolo**

Judge Katherine B. Emery
Courtroom 316

CR-0000613-23; Kevin Derrick Crew; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rachael C. Arieanna Santoriella**

CR-0000683-23; Kevin Derrick Crew; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Finn L. Skovdal**

CR-0005479-24; Beebek Kharel; Lure Child Into Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

Judge Elliot Howsie
Courtroom 321

CR-0007571-24; Eric D. Simmons; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office**

Judge Jill E. Rangos
Courtroom 327

CR-0007529-24; Jessica Leigh Bookser; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0008462-24; Trey Fosnaught; Burglary - Overnight Accommodations; Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0008579-24; Tiarre Henderson-Floyd; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0008530-24; Kameron Lee Morrissey; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

CR-0008398-24; Isaiah Rivers; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0008400-24; Isaiah Rivers; Indec Asslt-W/O Cons Of Other; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0008399-24; Isaiah Rivers; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0008397-24; Isaiah Rivers; Stalking - Repeatedly Commit Acts To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Max James Iverson**

CR-0008346-24; Giavanna Lynn Rizzo; Theft By Unlaw Taking-Movable Prop; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0008345-24; Giavanna Lynn Rizzo; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

CR-0007019-24; Eric Jerome Walker-Goines; Crim Tres-Enter Structure; ADA: **Peyton Eileen Myers;** D-atty: **Kevin Vance Horne**

CR-0007795-24; Neil Yackovic; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin Vance Horne**

Judge Kevin G. Sasinoski
Courtroom 506

CR-0004202-24; Jeremiah Lee Brower; Strangulation - Applying Pressure to Throat or Neck; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

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

CR-0005204-21; Madalynn Justine Delaney; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael B. Kalocay**

CR-0000667-23; Jackie R. Ejaz; Burglary - Not Adapted for Overnight Accommodation, No Person Present; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0008048-24; Dominic Scarpone III; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0002547-21; Bryce Christopher Shutack; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0005203-21; Bryce Christopher Shutack; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Justin John-Earl Ketchel**

CR-0007829-24; Devin Romeke Springs; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

CR-0006470-23; Taylor C. Watson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **David Andrew Obara**

Judge Randal B. Todd
Courtroom 310

CR-0005360-24; John Burgess; Criminal Mischief - Damage Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

CR-0005653-22; India Burks; Endangering Welfare of Children - Parent/Guardian/Other Commits Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Andrew Michael Sherman**

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:

Bertini, Cecilia B., deceased, of Pittsburgh, PA. No. 01568 of 2025. John Bertini, Extr., c/o D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

25-01442 Apr 21, 28; May 5, 2025

Betlyn, Dan A. a/k/a Dan Betlyn, deceased, of Findlay Township, PA. No. 05889 of 2024. Lori Beaumont, Extr., 94 Escalon Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00788w Apr 21, 28; May 5, 2025

Bevan, Janice M., deceased, of Upper St. Clair, PA. No. 02155 of 2025. James P. Bevan, Jr., Extr., c/o D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

25-01441 Apr 21, 28; May 5, 2025

Budzik, Carol L., deceased, of Pittsburgh, PA. No. 02469 of 2025. Jeffrey C. Budzik, Extr., 503 Walden Way, Oakdale, PA 15071 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00785w Apr 21, 28; May 5, 2025

Cherap, Mary Ann, deceased, of Munhall, PA. No. 2369 of 2025. Steven F. Cherap, Admr., 1084 Dutch Hollow Rd., Jeannette, PA 15644 or to Jeffrey D. Ries, Esq., 381 Daily Drive, North Huntingdon, PA 15642.

25-01449 Apr 21, 28; May 5, 2025

Creech, Elaine M. a/k/a Elaine Mary Creech a/k/a Elaine Creech, deceased, of Pittsburgh, PA. No. 00980 of 2025. Leane C. Staab, Extr., 211 Unity Road, Harrisville, PA 16038 or to Amy E. Molloy, Esq., Molloy Law, LLC, 15 Woodland Center Drive, Grove City, PA 16127.

25-00787w Apr 21, 28; May 5, 2025

Croyle, Aleen M., deceased, of Pittsburgh, PA. No. 02162 of 2025. Susan Lynn Macurak, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01438 Apr 21, 28; May 5, 2025

Ditoro, Ellen W., deceased, of Moon Township, PA. No. 01266 of 2025. Mark L. Ditoro, Extr., 125 Lang Dr., Moon Twp., PA 15108 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.

25-01453 Apr 21, 28; May 5, 2025

Evans, June M., deceased, of Moon Township, PA. No. 01112 of 2025. Edward Novak, Jr., Extr., 298 Moon Clinton Rd., Moon Twp., PA 15108 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.

25-01455 Apr 21, 28; May 5, 2025

Fenyus, Martha K. a/k/a Martha Fenyus a/k/a Martha Karen Fenyus, deceased, of

CR-0004488-24; Charles Eli Colburn IV; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0005949-24; Kapila Mani Dhaurali; Terroristic Threats W/Int To Terrorize Another; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Valerie Daigneault**

CR-0003209-20; Neal Earl Lancey; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0006227-24; Stephen Pritchard; Harassment - Comm. Lewd, Threatening, Etc. Language; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Anne Parsons**

CR-0000268-25; Stephen Pritchard; Stalking - Repeatedly Comm. To Cause Fear; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001809-24; Jerri Michelle Weaver; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bruce A. Carsia**

CR-0001810-24; Stephon Darnell Weaver; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph V. Luvara**

CR-0007514-24; Steven Winsor; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Rakeisha Jennise Foster**

LT-25-000189; Hazelwood Towers vs Larkin; P-atty: **John P. Sieber;** D-atty: **Pro Se**

LT-25-000181; ACHA- Prospect Terrace vs Jackson, et al; P-atty: **J. Deron Gabriel;** D-atty: **Pro Se**

LT-25-000139; Pishon Properties vs Wallace; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-25-000072; Towne North Tower vs Wade, et al; P-atty: **Jason M. Plakosh;** D-atty: **Pro Se**

LT-25-000030; VB One, LLC vs Owens; P-atty: **Kaitlin J. Wiggins;** D-atty: **Pro Se**

LT-24-002005; New Direction Ventures, LLC vs Foster; P-atty: **Gregory W. Bevington;** D-atty: **Pro Se**

LT-24-001956; KNE, LP vs Shelton; P-atty: **Andrew C. Goodermote;** D-atty: **Pro Se**

LT-24-001681; Sheraden Park D evelopment, Inc. vs Rutkowski; P-atty: **Lisa M. Burkhardt;** D-atty: **Pro Se**

LT-23-001626; ACHA - Pleasant Ridge Office vs Summers; P-atty: **Rosalyn L. Guy-McCorkle;** D-atty: **Pro Se**

GD-23-004983; Eichhorn vs Dombrowski; P-atty: **Wayne M. Chiurazzi;** D-atty: **Andrew D. Shannon**

CT-24-000004; 1204 Corporation vs KJK Hospitality, LLC; P-atty: **Jonathan M. Kamin**

AR-25-000026; Jones, et al vs Post Road Management; P-atty: **Pro Se;** D-atty: **Chad M. DiFelice**

Summary Appeals Branch

Judge Jennifer Satler
Courthouse
Room 313

Thursday
April 24, 2025

Appeal Cases

SA-21-000025; Comm. of PA Dept. of Transportation vs Natalie Scott; D-atty: **Samir Sarna**

SA-22-000599; Comm. of PA Dept. of Transportation vs Maryann Oleniacz; D-atty: **Pro Se**

SA-23-000561; Comm. of PA Dept. of Transportation vs Meghan Marie Skully; D-atty: **Patrick J. Thomassey**

SA-24-000047; Comm. of PA Dept. of Transportation vs Raheem Yaseen Allen; D-atty: **Pro Se**

SA-24-000190; Comm. of PA Dept. of Transportation vs Lynden James Goehring; D-atty: **Carl A. Parise**

SA-24-000222; Comm. of PA Dept. of Transportation vs Terrance Derron Bray; D-atty: **Pro Se**

SA-24-000343; Comm. of PA Dept. of Transportation vs Milton Darnell Stroud; D-atty: **Pro Se**

SA-24-000361; Comm. of PA Dept. of Transportation vs Paul G. Shovel; D-atty: **Pro Se**

SA-24-000389; Comm. of PA Dept. of Transportation vs Catherine E. Cannon; D-atty: **Pro Se**

SA-24-000442; Comm. of PA Dept. of Transportation vs Anthony John Rector; D-atty: **Leonard J. Berger**

SA-24-000449; Comm. of PA Dept. of Transportation vs Rajep Arazmuratov Mukhammedov; D-atty: **Pro Se**

SA-24-000577; Comm. of PA Dept. of Transportation vs Matthew Patrick Kacey; D-atty: **G. Christopher Apossos**

SA-24-000609; Comm. of PA Dept. of Transportation vs Donna J. Pietrzyk; D-atty: **Pro Se**

SA-24-000615; Comm. of PA Dept. of Transportation vs Nick's Service Station; D-atty: **Eric J. Randolph**

SA-24-000622; Comm. of PA Dept. of Transportation vs Thomas Kubicek; D-atty: **David Shrager**

SA-24-000626; Comm. of PA Dept. of Transportation vs Thomas Robert Lee Tyson; D-atty: **Pro Se**

SA-24-000633; Comm. of PA Dept. of Transportation vs Roney Christopher Bunyan; D-atty: **Pro Se**

SA-24-000634; Comm. of PA Dept. of Transportation vs Shaneka Michelle Chavone Butler; D-atty: **Pro Se**

SA-24-000636; Comm. of PA Dept. of Transportation vs Ava Lily Chizmar; D-atty: **Pro Se**

SA-24-000769; City of Pittsburgh Parking Authority vs Eric Lynn Smith; D-atty: **Pro Se**

SA-24-000770; Comm. of PA Dept. of Transportation vs Adrianna Lopaczynski; D-atty: **Beth M. Tibbott**

SA-24-000772; Comm. of PA Dept. of Transportation vs Brian K. Lovell; D-atty: **Shawn M. Stevenson**

SA-24-000773; Comm. of PA Dept. of Transportation vs James Daniel Knight; D-atty: **Pro Se**

SA-24-000774; Comm. of PA Dept. of Transportation vs Richard C. Nemcsik; D-atty: **Patrick J. Thomassey**

SA-24-000775; Comm. of PA Dept. of Transportation vs Jahmari Malachi McKinley Watkins; D-atty: **Pro Se**

SA-24-000776; Comm. of PA Dept. of Transportation vs Monique Lanae Faulk; D-atty: **Pro Se**

SA-24-000777; Comm. of PA Dept. of Transportation vs Gary Charles Burrell, Jr.; D-atty: **Pro Se**

SA-24-000778; Comm. of PA Dept. of Transportation vs Monique Lanae Faulk; D-atty: **Pro Se**

SA-24-000779; Comm. of PA Dept. of Transportation vs Genevieve W. Houck; D-atty: **Pro Se**

SA-24-000788; Comm. of PA Dept. of Transportation vs Susan Sheila Wilson; D-atty: **Jacob W. Wyland**

SA-24-000789; Comm. of PA Dept. of Transportation vs Destiny Lynn Craig; D-atty: **Pro Se**

SA-24-000790; Comm. of PA Dept. of Transportation vs Humza Malik; D-atty: **Samir Sarna**

SA-24-000791; Comm. of PA Dept. of Transportation vs Calvin Byrd; D-atty: **Pro Se**

SA-24-000792; Comm. of PA Dept. of Transportation vs Claudette Elizabeth Johnson-Frye; D-atty: **Pro Se**

SA-24-000793; Comm. of PA Dept. of Transportation vs Sausha Monaye Martin; D-atty: **Pro Se**

SA-24-000796; Comm. of PA Dept. of Transportation vs Travis Tarrell Green-Webb; D-atty: **Pro Se**

SA-24-000797; Comm. of PA Dept. of Transportation vs Bahaa Senator Mostafa Kamel Shaaban; D-atty: **Pro Se**

SA-24-000801; Comm. of PA Dept. of Transportation vs Henry Gaston; D-atty: **Pro Se**

SA-24-000802; Comm. of PA Dept. of Transportation vs Chad Aaron Smith; D-atty: **Albert G. Reese, Jr.**

Arbitration Trial List

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

Thursday
April 24, 2025

LT-25-000353; Housing Authority City of Pittsburgh vs Seegars; P-atty: **Ralph J. Ruggiero**

LT-25-000313; William Penn Heights vs Evans; P-atty: **Kenneth G. Scholtz;** D-atty: **Pro Se**

LT-25-000289; JPM Liberty Properties, LLC vs Lawson; P-atty: **Kimberly J. Kisner;** D-atty: **Pro Se**

LT-25-000270; Santucci vs Clark; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-25-000265; Forest Green Commons Limited Partnership vs Jones; P-atty: **Robyn B. Eisen;** D-atty: **Pro Se**

LT-25-000251; Reach Tall2, LLC vs Oswald; P-atty: **Maximilian F. Beier;** D-atty: **Pro Se**

LT-25-000248; Forest Green Commons Limited Partnership vs Lewis; P-atty: **Robyn B. Eisen;** D-atty: **Pro Se**

LT-25-000228; ACHA-Negley Gardens vs Branch; P-atty: **J. Deron Gabriel;** D-atty: **Pro Se**

LT-25-000214; VB Six, LLC vs Brown, et al; P-atty: **Marc V. Taiani;** D-atty: **Pro Se**

LT-25-000210; SMT Management, LLC vs O'Dell; P-atty: **Maximilian F. Beier;** D-atty: **Pro Se**

LT-25-000193; ACHA-Commerce Plaza Mgt. Office vs Bey; P-atty: **Rosalyn L. Guy-McCorkle;** D-atty: **Pro Se**

Pittsburgh, PA. No. 01682 of 2025. Stephen Fenysus, Extr., 245 Rochelle Street, Pittsburgh, PA 15210-2047 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

25-01440 Apr 21, 28; May 5, 2025

Fletcher, Patricia L., deceased, of Jefferson Hills, PA. No. 01566 of 2025. Brandon L. Richnafsky, Admr., c/o D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

25-01443 Apr 21, 28; May 5, 2025

Gallup, Daniel C., deceased, of Gibsonia, PA. No. 02189 of 2025. Richard L. Gallup, Extr., P.O. Box 21, Millheim, PA 16854 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

25-01452 Apr 21, 28; May 5, 2025

Graham, Marc H., deceased, of Pittsburgh, PA. No. 02506 of 2025. Molly E. Graham, Extr., c/o Elizabeth W. Altman, Esq., EW Altman Law, LLC, P.O. Box 395, Oakmont, PA 15139.

25-00790w Apr 21, 28; May 5, 2025

King, Paul a/k/a Paul Jerome King, deceased, of Baldwin, PA. No. 07101 of 2023. Carolyn Manley, Admr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-01451 Apr 21, 28; May 5, 2025

Knaus, Georgiana B., deceased, of Pittsburgh, PA. No. 02327 of 2025. Deedra Knaus, Extr., c/o Frederick N. Frank, Esq., Frank, Gale, Bails & Pocrass, PC, 437 Grant Street, The Frick Building, Suite 1601, Pittsburgh, PA 15219.

25-01437 Apr 21, 28; May 5, 2025

Lecce, Carolyn P. a/k/a Carolyn Pivrotto Lecce, deceased, of Verona, PA. No. 02229 of 2025. Amy L. Elias, Extr., 705 Copeland St., Apt. 2, Pittsburgh, PA 15232 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

25-01450 Apr 21, 28; May 5, 2025

Mikolay, Josephine M. a/k/a Josephine Mikolay, deceased, of Pittsburgh, PA. No. 02267 of 2025. Michele Kozlowski, Extr., 395 Sun Ridge Drive, Freedom, PA 15042 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-01444 Apr 21, 28; May 5, 2025

Montibeller, Victor, deceased, of Coraopolis, PA. No. 1333 of 2025. Judith Montibeller, Admr., 607 5th Ave., Coraopolis, PA 15108 or to Brock Meador, Esq., Law Office of Brock A. Meador, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00793w Apr 21, 28; May 5, 2025

Peters, Lynn A., deceased, of Pittsburgh, PA. No. 02182 of 2025. Allison Malkos, Admr., 308 Manor Harrison City Road, Harrison City, PA 15636 or to Edward J. Bilik, Esq., Bilik Law, LLC, 126 S. Pennsylvania Ave., P.O. Box 38, Greensburg, PA 15601.

25-00786w Apr 21, 28; May 5, 2025

Sabol, Helen Alice, deceased, of North Versailles, PA. No. 02378 of 2025. Regis Paul Sabol, Extr., 200 Katherine Drive, North Huntingdon, PA 15642 or to Timothy P. Dawson, Esq., Law Office of Timothy P. Dawson, Esq., 189 Main Street, P.O. Box 430, Adamsburg, PA 15611.

25-00789w Apr 21, 28; May 5, 2025

Sherwood, Marjorie, deceased, of Bethel Park, PA. No. 02314 of 2025. Julie A. Duda, Extr., 1206 Woodcock Court, Bethel Park, PA 15102.

25-00791w Apr 21, 28; May 5, 2025

Solomon, Joyce K. a/k/a Joyce K. Solomon-Bernard, deceased, of Green Tree, PA. No. 01233 of 2025. Joyce Belculfine, Extr., 217 Cowpath Rd., Aliquippa, PA 15001 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.

25-01454 Apr 21, 28; May 5, 2025

Staub, Linda Lee a/k/a Linda L. Staub, deceased, of Pittsburgh, PA. No. 02122 of 2025. Carrie L. Fossick, Co-Extr. and Melissa J. Katich, Co-Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01436 Apr 21, 28; May 5, 2025

Walsh, Lee Mary, deceased, of Pittsburgh, PA. No. 02139 of 2025. James L. Taylor, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01439 Apr 21, 28; May 5, 2025

Bloom, Walter L., deceased, of Scott Township, PA. No. 02039 of 2025. Bernard M. Bloom, Admr., 1268 Cook School Road, Bridgeville, PA 15017 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

25-01369 Apr 14, 21, 28, 2025

Brunetti, James Michael a/k/a James M. Brunetti, deceased, of Pittsburgh, PA. No. 08440 of 2023. Cherie L. Brunetti, Extr., 5129 Morningrise Drive, Pittsburgh, PA 15236 or to John F. Hooper, Esq., John F. Hooper, P.C., 4712 Clairton Blvd., Pittsburgh, PA 15236.

25-01372 Apr 14, 21, 28, 2025

Cindric, Eugene W. a/k/a Eugene Cindric, deceased, of North Versailles, PA. No. 01362 of 2025. Heather M. LaRotonda, Extr., 458 Penn Avenue, North Versailles, PA 15137 or to John F. Hooper, Esq., John F. Hooper, P.C., 4712 Clairton Blvd., Pittsburgh, PA 15236.

25-01373 Apr 14, 21, 28, 2025

Dodge, David L., deceased, of Munhall, PA. No. 04784 of 2024. James T. Benedek, Admr. and Atty., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.

25-00742w Apr 14, 21, 28, 2025

Dudas, Ariel Jill, deceased, of Monroeville, PA. No. 02117 of 2025. Aaron D. Dudas, Co-Extr. and Steven L. Harris, Co-Extr., c/o Blair N. Droskey, Esq., Sebring & Associates, 339 Old Haymaker Road, Ste. 1101, Monroeville, PA 15146.

25-01378 Apr 14, 21, 28, 2025

Elliott, Jacqueline B. a/k/a Jacqueline Beth Elliott, deceased, of Pittsburgh, PA. No. 07026 of 2024. Kathryn F. Martinez, Extr., 1545 Tretter Drive, Pittsburgh, PA 15227 or to John F. Hooper, Esq., John F. Hooper, P.C., 4712 Clairton Blvd., Pittsburgh, PA 15236.

25-01371 Apr 14, 21, 28, 2025

Galuska, Patricia a/k/a Patricia A. Galuska, deceased, of Hampton Township, PA. No. 0875 of 2025. Amy L. Leya, Extr., 2631 Middle Road, Glenshaw, PA 15116 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

25-01361 Apr 14, 21, 28, 2025

Granberg, Thelma Ruth a/k/a Thelma R. Granberg, deceased, of Pittsburgh, PA. No. 02040 of 2025. Marleen Doyle, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

25-01370 Apr 14, 21, 28, 2025

Greenberg, Jack K., deceased, of Pittsburgh, PA. No. 02121 of 2025. Diana R. Greenberg, Extr., c/o Alyssa M. Zottola, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

25-00735w Apr 14, 21, 28, 2025

Haraburda, Michael Anthony a/k/a Michael A. Haraburda, deceased, of Penn Hills, PA. No. 1898 of 2025. Christine Jennifer Bossung, Extr., 1006 Blackhawk Drive, Valencia, PA 16059 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

25-01375 Apr 14, 21, 28, 2025

Hritz, Mary Ellen, deceased, of Bethel Park, PA. No. 02140 of 2025. Michael Hritz, Extr., 652 Rosslyn Ave., Springdale, PA 15144 or to Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-01377 Apr 14, 21, 28, 2025

Jones, Sr., Arnold D., deceased, of Coraopolis, PA. No. 02060 of 2025. Douglas Jones, Admr., 45 Glenburn Drive, Pittsburgh, PA 15236 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

25-01363 Apr 14, 21, 28, 2025

Kelley, Ella M., deceased, of Pittsburgh, PA. No. 01947 of 2025. Katrina Organ, Co-Extr., 524 Delmont Avenue, Pittsburgh, PA 15210 and Adaryll Kelley, Co-Extr., 330 Sylvania Avenue, Pittsburgh, PA 15210 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.

25-01365 Apr 14, 21, 28, 2025

Kildare, Catherine C., deceased, of Pittsburgh, PA. No. 01507 of 2025. Kathleen G. Gleeson, Extr., 5142 Cherryvale Drive, Pittsburgh, PA 15236 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

25-00738w Apr 14, 21, 28, 2025

Kisiel, Donna Lee a/k/a Donna L. Kisiel a/k/a Donna Kisiel, deceased, of Gibsonia, PA. No. 02042 of 2025. Leonard A. Guerre, Admr., 4650 Gibsonia Avenue, Allison Park, PA 15101 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

25-01359 Apr 14, 21, 28, 2025

Matteo, Violet C. a/k/a Violet Matteo, deceased, of Monroeville, PA. No. 02023 of 2025. David J. Matteo, Extr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-01364 Apr 14, 21, 28, 2025

Muto, Ronald Anthony, deceased, of Pittsburgh, PA. No. 00644 of 2025. Roc Muto, Extr., 421 Marzolf Road, Pittsburgh, PA 15209.

25-00744w Apr 14, 21, 28, 2025

Parkinson, Russell J. a/k/a Russell Jay Parkinson, deceased, of McKees Rocks, PA. No. 02365 of 2025. Briceland P. Farrell, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

25-00737w Apr 14, 21, 28, 2025

Payne, Cynthia a/k/a Cynthia A. Payne, deceased, of Dormont, PA. No. 01509 of 2025. Curtis L. Herbert, Admr., 2704 Philadelphia Avenue, Pittsburgh, PA 15216 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

25-01368 Apr 14, 21, 28, 2025

Roth, Carolyn R. a/k/a Carolyn Reola Roth, deceased, of Whitehall, PA. No. 01907 of 2025. Peter F. Roth, Extr., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

25-01367 Apr 14, 21, 28, 2025

Smith, Patricia A. a/k/a Patricia Anne Smith, deceased, of Elizabeth Township, PA. No. 01776 of 2025. Kenneth C. Smith, Admr.,

127 Finney Road, Elizabeth, PA 15037 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

25-01376 Apr 14, 21, 28, 2025

Smosna, Anna, deceased, of Upper St. Clair, PA. No. 02012 of 2025. Linda Smosna, Extr., 188 Lincoln Avenue, Portsmouth, NH 03801 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

25-01360 Apr 14, 21, 28, 2025

Wood, Richard S., deceased, of Pittsburgh, PA. No. 1948 of 2025. David Harouse, Extr., 341 Cedar Boulevard, Pittsburgh, PA 15228 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

25-01374 Apr 14, 21, 28, 2025

Yochum, III, Harry Emil, deceased, of Pittsburgh, PA. No. 02142 of 2025. Jo Ann Yochum, Admr., 4700 Jewel Drive, Pittsburgh, PA 15236.

25-01379 Apr 14, 21, 28, 2025

Aurin, Margaret, deceased, of Bell Acres, PA. No. 2090 of 2025. David C. Thomas, Extr., 601 Silver Brook Ct., Baden, PA 15005 or to Brock Meador, Esq., Law Office of Brock A. Meador, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

25-00675w Apr 7, 14, 21, 2025

Barnhart, Raymond J., deceased, of Pittsburgh, PA. No. 01267 of 2025. Christina Kubala, Extr., 79 Martsolf Ave., Pittsburgh, PA 15229 or to Ronald F. Lawry, Esq., 8306 Ohio River Blvd., Pittsburgh, PA 15202.

25-01240 Apr 7, 14, 21, 2025

Binduga, Rose A. a/k/a Rose Ann Binduga, deceased, of Pittsburgh, PA. No. 01791 of 2025. Gary E. Binduga, Extr., 1003 Clearview Court, Murrysville, PA 15668 or to Patrick J. Shannon, Esq., 4350 Old William Penn Hwy., Murrysville, PA 15668.

25-01241 Apr 7, 14, 21, 2025

Braisted, Doris K. a/k/a Doris Kay Braisted a/k/a D. Kay Braisted, deceased, of North Fayette Township, PA. No. 04041 of 2024. Phyllis D. Gregord, Extr., 114 Pointe West Drive, McDonald, PA 15057 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

25-01243 Apr 7, 14, 21, 2025

Grzes, Sylvia J. a/k/a Sylvia Grzes, deceased, of West Mifflin, PA. No. 0263 of 2025. Timothy Grzes, Extr., c/o Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00682w Apr 7, 14, 21, 2025

Halsted, III, Walter Douglas, deceased, of Pittsburgh, PA. No. 06577 of 2024. Sarah M. Walker, Extr., c/o Emily N. Masotto, Esq., Sechler Law Firm, LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

25-00680w Apr 7, 14, 21, 2025

Hilton, Rose Marie, deceased, of Pittsburgh, PA. No. 01440 of 2025. Debra A. Jablonski, Extr., 2218 Spring St., Pittsburgh, PA 15210 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-01244 Apr 7, 14, 21, 2025

Inghram, Sharon, deceased, of Upper St. Clair, PA. No. 01901 of 2025. Jamie Meighen Sei, Extr., 220 Segovia Avenue, San Gabriel, CA 91775.

25-00681w Apr 7, 14, 21, 2025

Karl, Carol T., deceased, of Bethel Park, PA. No. 04535 of 2024. Alison K. Peters, Admr., 34 Castle Shannon Boulevard, Pittsburgh, PA 15228 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

25-00671w Apr 7, 14, 21, 2025

Katic, John M., deceased, of Pittsburgh, PA. No. 06829 of 2024. Suzanne Katic, Admr., 4423 Laurel Oak Dr., Allison Park, PA 15101 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-01239 Apr 7, 14, 21, 2025

Markovich, Rita M., deceased, of Allison Park, PA. No. 06626 of 2024. Robert J. Markovich, Extr., c/o Emily N. Masotto, Esq., Sechler Law Firm, LLC, 20206 Route 19, Suite 300, Cranberry Township, PA 16066.

25-00679w Apr 7, 14, 21, 2025

Sacco, Jr., John A., deceased, of Pittsburgh, PA. No. 1976 of 2025. Kathy Hays, Co-Extr., 48 Wheeler Ave., Pittsburgh, PA 15205 and Judy Sacco, Co-Extr., 65 Lorraine Dr., Pittsburgh, PA 15205 or to Dennis W. Trohaugh, Esq., 5305 Steubenville Pike, McKees Rocks, PA 15136.

25-01242 Apr 7, 14, 21, 2025

Wastchak, Elliott W., deceased, of Pittsburgh, PA. No. 01949 of 2025. David E. Wastchak, Extr., 420 Thomas Road, Canonsburg, PA 15317 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

25-00670w Apr 7, 14, 21, 2025

Wilson, Frances H. a/k/a Frances Wilson, deceased, of Pittsburgh, PA. No. 01991 of 2025. Edwin P. Wilson, Jr., Admr., c/o Joseph P. Rewis, Esq., Rewis & Yoder, P.C., 234 Shiloh Street, Pittsburgh, PA 15211.

25-00672w Apr 7, 14, 21, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Audrey Lyle. Docket CS-24-000072. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Audrey Lyle, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 621 N. Euclid Avenue, Pittsburgh, PA 15206; Block and Lot No. 83-G-28.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

25-01446 Apr 21, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division.

In Re: Charles Hopkins (Deceased), Martha Hopkins (Deceased), unknown heirs executors, administrators and assigns of the Estate of Martha L. Hopkins. Docket CS-24-000074. Notice of Filing of the Petition for the Appointment of a Conservator.

To: Charles Hopkins (Deceased), Martha Hopkins (Deceased), unknown heirs

executors, administrators and assigns of the Estate of Martha L. Hopkins, A Petition for the Appointment of a Conservator has been filed under the Abandoned and Blighted Property Conservatorship Act, 68 P.S. §1101-1111 to take possession of and rehabilitate or demolish the property located at 119 Auburn Street, Pittsburgh, PA 15206; Block & Lot No. 124-N-35.

You are receiving this notice because Public Records reveal that you may be the Owner of the subject property or have an ownership interest. If you are the Owner or an Owner claiming a right to Title to the premises and want to be heard in this matter, you must file an Answer as required by the Court Order referenced above. If you do not file an Answer as required, the Court may proceed without you, and you may lose your rights to the property. A Conservator may be appointed to take possession of the property, incur expenses that will be a lien against the property, and sell the property. You will still be responsible for your obligations as the Owner, including expenses incurred by the Conservator.

Wayne B. Cobb, II, PA ID# 209628, Attorney For Petitioner, Cobb Counsel, LLC, 204 Golf View Dr., #181, Monaca, PA 15061, 724-252-2003 (Office), 1-866-416-2481 (Fax), wayne@cobbcounsel.com.

25-01447 Apr 21, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-000522. Notice is hereby given to John Olowu and all other parties of interest, that the tax sale scheduled for May 5, 2025 has been continued to July 7, 2025 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse, via virtual technology, for the property located at 611 Shaw Avenue, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 307-K-133. This notice acts as service of the Rule 3129.3 pursuant to the August 10, 2023 Order of Court.

25-01472 Apr 21, 2025

Notice

In accordance with Section 707 of the Public School Code, 24 P.S. §7-707, notice is hereby given that a hearing will be conducted before the Court of Common Pleas of Allegheny County, Pennsylvania, on May 8, 2025, at 9:45 a.m., in Court Room No. 703 regarding a Petition for Court Approval of the Sale of Property filed by Allegheny Valley School District at Case No. GD-25-003571, concerning the proposed sale of the vacant land, designated as Tax Parcel No. 622-P-030. Objections to such petition must be filed on or before May 1, 2025, and served upon Matthew Hoffman, Esquire, Tucker Arensberg, P.C. 1500 One PPG Place, Pittsburgh, PA 15222.

25-01352 Apr 7, 14, 21, 2025

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of North Braddock, Rankin, Tarentum, Wilkinsburg, Bellevue and the

City of Clairton, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-25-003979

Glenn C. Mills and Paula K. Mills their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Bellevue, Allegheny County, PA, located at 226 Grant Avenue, Being designated as Block and Lot No. 113-G-178 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-003978

Estate of Frank Dohmen a/k/a Frank Dohman, Deceased, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Tarentum, Allegheny County, PA, located at East Street, Being designated as Block and Lot No. 1223-K-249 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-003981

Sarah M. Seagriff, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Tarentum, Allegheny County, PA, located at 616 E. 9th Ave., Being designated as Block and Lot No. 1223-H-238 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-003982

Estate of Martha M. Locke, Deceased (178-S-334) Estate of Alexander Dempster, Deceased (178-S-337), their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Rankin, Allegheny County, PA, located at Ohio Street, Being designated as Block and Lot No. 178-S-334 and 178-S-337 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-003980

Nancy Patterson, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situated in the Borough of North Braddock, Allegheny County, PA, located at 824 North Ave., Being designated as Block and Lot No. 302-B-193 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-003976

Christine M. Shaw, her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilkinsburg, Allegheny County, PA, located at 1101 Sperling Drive, Being designated as Block and Lot No. 233-P-169 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-003977

Angel Contis and Lisa Contis, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situated in the City of Clairton, Allegheny County, PA, located at 110 Jefferson Dr., Being designated as Block and Lot No. 879-P-44 in the Department of Real Estate of Allegheny County, Pennsylvania.

Notice To Condemnees Of Condemnation

In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of

Taking on the 11th day of April, 2025, for Docket Nos. GD-25-003979, GD-25-003978, GD-25-003981, GD-25-003980, GD-25-003976 and GD-25-003977, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 25th day of July, 2024, condemned the property referred to above at GD-25-003979, GD-25-003978, GD-25-003981, in the Borough of Bellevue and the Borough of Tarentum; and by Resolution duly adopted on the 26th day of September, 2024, condemned the property referred to above at, GD-25-003982 and GD-25-003977; in the Borough of Rankin and the City of Clairton, and by Resolution duly adopted on the 15th day of October, 2024, condemned the property referred to above at, GD-25-003980 and GD-25-003976; in the Boroughs of North Braddock and Wilkinsburg, and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Bellevue, Tarentum, Rankin, North Braddock, Wilkinsburg and the City of Clairton.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, Suite 500, 436 Seventh Avenue, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
25-01478 Apr 21, 2025

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

Need temporary office space or conference room facilities downtown?

Practice in the suburbs but have an occasional need for a client meeting downtown?

ACBA members can rent office space and/or conference rooms depending on availability in the Koppers Building on a daily or short-term basis.



Several room size and connectivity options plus discounted rates for ACBA members.

Visit **[ACBA.org/offices](https://www.acba.org/offices)** for more.