

COURT SCHEDULES

Criminal Division

Allegheny County Courthouse
9:00 a.m.Friday
December 13, 2024

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 Kelly Bigley
Courtroom 525

CR-0002806-24; Justin Todd Demharter; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joshua Guckert**

CR-0003040-24; Anne Courtney Finn; DUI: Highest Rte of Alc (BAC .16+) 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Kevin R. Zinski**

Judge Thomas P. Caulfield
Courtroom 516

CR-0002069-24; Kylee Elizabeth Barber; DUI: Controlled Substance - Impaired Ability - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Joseph Dominic Pometto**

CR-0009262-23; Tina Braun; DUI: Controlled Substance - Combination Alcohol/Drug - 2nd Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Lena Bryan Henderson**

CR-0003827-24; Jacquelyn Aisha Jones; DUI: Controlled Substance - Impaired Ability - 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **James Anderson Crosby**

CR-0002947-21; Carl King; Tamper With/Fabricate Physical Evidence; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Brandon Michael Herring**

CR-0001949-24; Andrew William Merck; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Mulligan McKinley**

CR-0005201-23; Christopher Rose; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Criminal Division Allegheny County Public Defender's Office**

CR-0007560-23; James Steadman; DUI: Gen Imp/Inc of Driving Safely - 1st Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Megan Marie Shanklin**

Judge Beth A. Lazzara
Courtroom 306A

CR-0002818-24; Shawn Anderson; Drg Lic Sus/Rev Purs to Sec 3802/1547B1; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0005345-24; Mario Joseph Ashkar; Ethnic Intimidation; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Adam Michael Bishop**

CR-0002306-24; Chaka Khan Boyd; Aggravated Assault - Attempts to cause SBI or causes injury with extreme indifference; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Sarah Cosette Hampton**

CR-0004634-24; Brandon M. Coll; Unauth Use Motor/Other Vehicles; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0004898-24; Sean Patrick Cousineau; Materially false written statement - purchase, delivery, transfer of firearm; ADA: **Peyton Eileen Myers;** D-atty: **Samuel E. Manning III**

CR-0002307-24; Sean Patrick Cousineau; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Angela Rene Carsia**

CR-0001931-24; Raymone Marquis Davis; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Zane Gates**

CR-0004195-24; Raymone Marquis Davis; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0001076-24; Alisa Justine Donovan; Identity Theft; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Allegheny County Conflict Counsel**

CR-0004194-24; Alisa Justine Donovan; Theft From A Motor Vehicle; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0003543-24; Anthony P. Fleming Jr.; Fleeing or Attempting to Elude Officer; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Samuel E. Manning III**

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

Arbitration
Trial ListCity-County Building
Room 702
9:00 a.m.Friday
December 13, 2024

GD-23-014695; Sapps vs Walker; P-atty: **William Rodgers, III;** D-atty: **Donna Marie Flaherty**

AR-24-005082; Discover Bank vs Schurko; P-atty: **Kirsten R. Armstrong;** **Michael F. McGuigan**

AR-24-005081; Anderson vs Braids; P-atty: **Pro Se**

AR-24-005079; Discover Bank vs Sambrick; P-atty: **Kirsten R. Armstrong;** **Michael F. McGuigan**

AR-24-005077; JPMorgan Chase Bank, N.A. vs Singhisen; P-atty: **Ian M. Lauer;** D-atty: **Pro Se**

AR-24-005075; Discover Bank vs Agostino; P-atty: **Kirsten R. Armstrong;** D-atty: **Adam Habibi**

AR-24-005071; JPMorgan Chase Bank, N.A. vs Motto; P-atty: **Ian M. Lauer;** D-atty: **Pro Se**

AR-24-005070; Thomas vs Avis Budget Group, et al; P-atty: **Pro Se;** D-atty: **Shannon Huygens**

AR-24-005067; Daviston vs Schemmella; P-atty: **Pro Se**

AR-24-005066; Scherrer vs American Honda Motor Co., Inc.; P-atty: **Timothy J. Abeel, Jr.;** D-atty: **James F. Marrion**

AR-24-005060; Poploski vs Turske; P-atty: **Jack Bailey;** D-atty: **Casey J. Hemphill**

AR-24-005055; Duquesne Light Company vs Bertiaux, et al; P-atty: **Lauren N. Rulli;** D-atty: **Nicholas J. Zidik**

AR-24-005054; Mahronich vs Kia Motors America; P-atty: **Michael Power;** D-atty: **Dennis Ziemba**

AR-24-005052; Capital One, N.A. vs Hartwell; P-atty: **Michael Ratchford;** D-atty: **Max C. Feldman**

AR-24-005045; Schlenker vs Corporate Air, LLC; P-atty: **Kayla H. Drum**

AR-24-005043; American Express National Bank vs Edson; P-atty: **Jason Emerson Strand;** D-atty: **Pro Se**

AR-24-005042; Headway Capital, LLC vs A&A Car Transportation, LLC; P-atty: **Michael F. McGuigan, Jason Emerson Strand;** D-atty: **Donald R. Calaiaro**

AR-24-005041; American Express National Bank vs Kindlin; P-atty: **Michael F. McGuigan, Jason Emerson Strand**

AR-24-005038; American Express National Bank vs Davis; P-atty: **Jason Emerson Strand, Michael F. McGuigan**

AR-24-004788; Manfredo vs Housing Authority of City of Pittsburgh; P-atty: **Pro Se;** D-atty: **Ralph J. Ruggiero**

AR-24-004253; Freeman vs Jourdan; P-atty: **S. J. Schramm;** D-atty: **Joseph J. Chester**

AR-24-004251; Jourdan vs Freeman; P-atty: **Joseph J. Chester;** D-atty: **S. Joseph Schramm**

AR-24-004161; Midland Credit Management, Inc. vs Meade; P-atty: **Robert L. Baroska, III;** D-atty: **Pro Se**

AR-24-002643; Bundy vs Ardellitz; P-atty: **Marc I. Simon;** D-atty: **Aaliyah Hyacinthe**

AR-24-002159; Rice vs Futules Harmor House, Inc.; P-atty: **Paul J. Staub, Jr.;** D-atty: **Tyler R. Foster**

AR-24-001160; Serene Living, LLC vs Citylife West, LLC; P-atty: **Corey Leon;** D-atty: **Andrew C. Goodermote**

AR-23-005700; State Farm Mutual Automobile Insurance Company vs Betonte; P-atty: **Robert W. Allen;** D-atty: **Jennifer M. Swistak**

AR-23-004948; Progressive Advanced Insurance Company vs Karlheim; P-atty: **Michael J. Dougherty**

AR-23-004617; Bank of America, N.A. vs Doss; P-atty: **Bryan J. Polas**

AR-22-000851; Community Bank, N.A. vs Cappetta; P-atty: **Robert Peter Sheils;** D-atty: **Pro Se**

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:

Bluestone, Patricia U. a/k/a Patricia Unger Bluestone, deceased, of Pittsburgh, PA. No. 07619 of 2024. James U. Bluestone, Extr., 7543 Rosemary Street, Pittsburgh, PA 15221 or to Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.

24-02208w Dec 10, 17, 23, 2024

DeLuca, Bonnie G., deceased, of Verona, PA. No. 07597 of 2024. Kristin DeLuca, Admr., 1924 Middle Street, Pittsburgh, PA 15215 or to Robert G. Shanahan, Esq., 328 Lucilla Street, Pittsburgh, PA 15218.

24-02210w Dec 10, 17, 23, 2024

Eckert, Albert H., deceased, of Pittsburgh, PA. No. 06283 of 2024. PNC Bank, N.A., Extr., 300 Fifth Avenue, 31st Floor, Pittsburgh, PA 15222 or to Nora Geg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

24-04381 Dec 10, 17, 23, 2024

Flanigan, Patrick Michael, deceased, of Pittsburgh, PA. No. 07527 of 2024. Ryan Flanigan, Admr., 1500 Oakwood Drive, Pittsburgh, PA 15234 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-04379 Dec 10, 17, 23, 2024

Freund, Sr., Howard R., deceased, of Pittsburgh, PA. No. 7442 of 2024. Marjorie Freund, Extr., 275 McIntyre Road, Pittsburgh, PA 15237 or to Marcie J. Solomon, Esq., Block & Associates, LLC, 6514 Wilkins Ave., Pittsburgh, PA 15217.

24-02211w Dec 10, 17, 23, 2024

Guest, Darlene, deceased, of Pittsburgh, PA. No. 7703 of 2024. Kristina Baker, Admr., c/o Walter J. Nalducci, Esq., Cutruzzola & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.

24-02213w Dec 10, 17, 23, 2024

Hardimon, Thorvard R. a/k/a Thorvard Reynold Hardimon, deceased, of McKeesport, PA. No. 06771 of 2024. Cedric J. Hardimon, Co-Extr., 754 Copper Creek Drive, Katy, TX 77450 and Thorvard C. Hardimon, Co-Extr., 5161 Warwick Road, Richmond, VA 23224 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-02218w Dec 10, 17, 23, 2024

Hardon, Sara Flannery a/k/a Sara F. Hardon, deceased, of Pittsburgh, PA. No. 06498 of 2024. Kelly A. Hardon, Co-Extr., 1004 Haslage Avenue, Pittsburgh, PA 15212 and Clayton T. Hardon, Jr., Co-Extr., 486 Schoolhouse Lane, Dover, PA 19333 or to Laura DelFratte, Esq., Legacy Estate & Trust Services, 7000 Woodland Avenue, Pittsburgh, PA 15202.

24-04378 Dec 10, 17, 23, 2024

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](https://www.acba.org/LivingWill).

Imhof, Janet M., deceased, of Richland Twp., PA. No. 7478 of 2024. Brent A. Imhof, Extr., 102 Steeplechase Circle, Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-04382 Dec 10, 17, 23, 2024

Iwasevic, Walter a/k/a Walter Stanley Iwasevic, II a/k/a Walter S. Iwasevic, deceased, of Stowe Township, PA. No. 06750 of 2024. Cynthia Skwortz, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.

24-02214w Dec 10, 17, 23, 2024

Kilmartin, Mary J., deceased, of Gibsonia, PA. No. 06683 of 2024. Michael Kilmartin, Extr., 910 Copper Creek Trail, Gibsonia, PA 15044.

24-02219w Dec 10, 17, 23, 2024

Lavella, Rita T. a/k/a Rita Lavella, deceased, of East McKeesport, PA. No. 06037 of 2024. Benedetto A. Lavella, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

24-04380 Dec 10, 17, 23, 2024

Marks, Douglas, deceased, of Pittsburgh, PA. No. 7502 of 2024. Vivian Fletcher, Admr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

24-02215w Dec 10, 17, 23, 2024

Miller, Violet Flitt, deceased, of Monroeville, PA. No. 06604 of 2024. Michael J. Hanson, Admr., IKOR of Western PA, 1001 Ardmore Boulevard, #102, Pittsburgh, PA 15221 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-02217w Dec 10, 17, 23, 2024

Skaro, Tony, deceased, of Penn Hills, PA. No. 07591 of 2024. Renee Rosa, Admr. c.t.a., 144 Westward HO Drive, Pittsburgh, PA 15235 or to Robert G. Shanahan, Esq., 328 Lucilla Street, Pittsburgh, PA 15218.

24-02209w Dec 10, 17, 23, 2024

Smarick, Stephen R., deceased, of Harrison Township, PA. No. 02748 of 2024. Joyce L. Smarick, Extr., 2511 Roosevelt Street, Natrona Heights, PA 15065 or to LeRoy L. Metz, II, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

24-04384 Dec 10, 17, 23, 2024

Walton, Robert E., deceased, of Pittsburgh, PA. No. 07239 of 2024. Robert E. Walton, Jr., Extr., 2801 Walnut Street, Pittsburgh, PA 15102 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

24-04383 Dec 10, 17, 23, 2024

Agassu, Jonah Harriet, deceased, of Pittsburgh, PA. No. 06551 of 2024. James A. Brown, Admr., 1400 Sturdy Oak Drive, Pittsburgh, PA 15220 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217.

24-04202 Dec 3, 10, 17, 2024

Bachman, Robert A., deceased, of Pittsburgh, PA. No. 07174 of 2024. Karen Sharkey, Co-Extr., and Julie Hregdovic, Co-Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-04196 Dec 3, 10, 17, 2024

Barton, Patricia A. a/k/a Patricia Ann Barton, deceased, of Elizabeth Township, PA. No. 07292 of 2024. Laura Haney, Extr., 227 North 2nd Avenue, Apartment A, Elizabeth, PA 15037 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-04198 Dec 3, 10, 17, 2024

Bender, Joseph L., deceased, of Pittsburgh, PA. No. 07419 of 2024. Sherrie B. Taylor, Extr., 131 Prospect Dr., Pittsburgh, PA 15229 or to Stephen L. Barsotti, Esq., Barsotti Law Office, P.O. Box 356, Ingomar, PA 15127.

24-02165w Dec 3, 10, 17, 2024

Casperly, Thomas J., deceased, of Hays, PA. No. 05904 of 2024. Mary Wolney, Extr., 3036 Korb Way, Pittsburgh, PA 15227 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

24-04201 Dec 3, 10, 17, 2024

Dale, Mary S., deceased, of Mt. Lebanon, PA. No. 00090 of 2024. Lauren Dale Rice, Extr., c/o Steven M. Recht, Esq., PO Box 841, 3405 Main St., Weirton, WV 26062.

24-02163w Dec 3, 10, 17, 2024

Donovan, Richard J., deceased, of Pittsburgh, PA. No. 6666 of 2024. Richard J. Donovan, Extr., 225 LaBelle Street, Pittsburgh, PA 15211 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

24-04211 Dec 3, 10, 17, 2024

Geran, Sue R., deceased, of Scott Township, PA. No. 07369 of 2024. Deborah Bell, Extr., c/o Matthew F. McHugh, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

24-02157w Dec 3, 10, 17, 2024

Gionni, Otto W., deceased, of Thornburg, PA. No. 5847 of 2024. Gregory Zaney, Extr., 10 Summer Night, Sante Fe, NM 87506 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

24-02161w Dec 3, 10, 17, 2024

Hamilton, Richard Stewart, deceased, of Plum Borough, PA. No. 06902 of 2024. Stewart W. Hamilton, Co-Extr. and Judith A. White, Co-Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

24-04213 Dec 3, 10, 17, 2024

Hane, Kenneth Howard a/k/a Kenneth H. Hane, deceased, of Pittsburgh, PA. No. 07460 of 2024. Chrisondra Johnston, Extr., 43 Truman Circle, McKees Rocks, PA 15136 or to Brocton G. Skeen, Esq., The Skeen Firm PLLC, 6 S. Main St., Ste. 210, Washington, PA 15301.

24-02160w Dec 3, 10, 17, 2024

Johnson, James R., deceased, of Bethel Park, PA. No. 07100 of 2024. Diane S. Johnson, Extr., 229 Carolina Dr., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

24-04200 Dec 3, 10, 17, 2024

Mann, William E. a/k/a William Edward Mann, deceased, of Pittsburgh, PA. No. 07211 of 2024. Betsalel H. Williamson, Extr., 11613 Foxdale Drive, Desert Hot Springs, CA 92240 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

24-04212 Dec 3, 10, 17, 2024

Pintar, Audrey E., deceased, of Pittsburgh, PA. No. 07475 of 2024. Barbara A. Pintar, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-02167w Dec 3, 10, 17, 2024

Poti, Virginia C. a/k/a Virginia Poti a/k/a Virginia Caroline Poti, deceased, of Pittsburgh, PA. No. 7329 of 2024. John Michael Poti, Extr., c/o Blair N. Droskey, Esq., Sebring & Associates, 339 Old Haymaker Road, Ste. 1101, Monroeville, PA 15146.

24-04199 Dec 3, 10, 17, 2024

Reisch, Jr., Robert C., deceased, of Turtle Creek, PA. No. 06275 of 2024. Scott W. Reisch, Extr., 719 Shady Side, Trafford, PA 15085 or to Adam J. Long, Esq., Long & Long, LLC, 305 West Pittsburgh St., Greensburg, PA 15601.

24-04197 Dec 3, 10, 17, 2024

Sidney, Sara, deceased, of McKeesport, PA. No. 04408 of 2024. Lisa M. Simko, Admr., 205 Wainwright Drive, McKeesport, PA 15132 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

24-02162w Dec 3, 10, 17, 2024

Vukas, Robert M., deceased, of Pittsburgh, PA. No. 07462 of 2024. Agnese A. Pollice, Extr., 476 Thornycroft Ave., Pittsburgh, PA 15228 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-02166w Dec 3, 10, 17, 2024

White, Allen H., deceased, of Swissvale, PA. No. 07085 of 2024. Margaret Randolph Caruso, Extr., 8250 Bramble Lane, Pittsburgh, PA 15237 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble Street, Pittsburgh, PA 15218.

24-04203 Dec 3, 10, 17, 2024

Young, James G., deceased, of Pittsburgh, PA. No. 07484 of 2024. G. Malcolm McDonald, Jr., Extr., c/o Timothy J. Giltinan, John W. Giltinan, Esq., P.C. 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

24-02158w Dec 3, 10, 17, 2024

Breisinger, Lois, deceased, of Jefferson Hills, PA. No. 05977 of 2024. James Breisinger, Extr., 813 Sean Court, Jefferson Hills, PA 15025 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

24-02138w Nov 26; Dec 3, 10, 2024

Gapinski, Cecelia C., deceased, of Monroeville, PA. No. 07006 of 2024. Bernadette Gapinski, Extr., 116 Old Suffolk Drive, Monroeville, PA 15146.

24-04166 Nov 26; Dec 3, 10, 2024

Grannis, Robert G., deceased, of Pittsburgh, PA. No. 07416 of 2024. Lindsey Grannis, Admr., 250 4th Street, Pittsburgh, PA 15225 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

24-02134w Nov 26; Dec 3, 10, 2024

Groetzing, Janice D., deceased, of McCandless Twp., PA. No. 07127 of 2024. Susan Grant, Extr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-04170 Nov 26; Dec 3, 10, 2024

Israel, Stephen a/k/a Stephen Z. Israel, deceased, of Hampton, PA. No. 07421 of 2024. Wescott Israel, Co-Extr. and Tricia Israel, Co-Extr., c/o Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-02137w Nov 26; Dec 3, 10, 2024

Kuhn, Maureen D., deceased, of Richland Twp., PA. No. 07145 of 2024. Kerri L. Rudolph, Extr., 3936 Shepard Road, Gibsonia, PA 15044 or to Michael G. Wiethorn, Esq., Fox Rothschild, LLP, BNY Mellon Center, 500 Grant Street, Ste. 2500, Pittsburgh, PA 15219.

24-04174 Nov 26; Dec 3, 10, 2024

Nerti, Philip J. a/k/a Philip James Nerti, deceased, of Oakdale, PA. No. 07286 of 2024. David M. Nerti, Extr., 470 Oswald Street, Wampum, PA 16157 or to Louis Pomerico, Esq., 2910 Wilmington Road, New Castle, PA 16105.

24-02124w Nov 26; Dec 3, 10, 2024

Overstreet, Robert E., deceased, of Pittsburgh, PA. No. 07119 of 2024. Keith A. Overstreet, Extr., 1640 Williamsburg Circle, Pittsburgh, PA 15241 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.

24-04172 Nov 26; Dec 3, 10, 2024

Palmintera, Lisa F., deceased, of Pittsburgh, PA. No. 07222 of 2024. Diane L. Palmintera, Extr., 11464 Links Drive, Reston, VA 20190 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

24-04173 Nov 26; Dec 3, 10, 2024

Poleman, Charlotte L., deceased, of Pittsburgh, PA. No. 7143 of 2024. Carol L. Becker, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-04171 Nov 26; Dec 3, 10, 2024

Radage, Kristen M. a/k/a Kristen M. Bell, deceased, of Monroeville, PA. No. 07206 of 2024. Michael S. Bell, Admr., 2128 Berkshire Dr., Monroeville, PA 15146 or to Matthew T. Mangino, Esq., Luxenberg, Garbett, Kelly & George, P.C., 315 N. Mercer Street, New Castle, PA 16101.

24-04165 Nov 26; Dec 3, 10, 2024

Smolnik, Brian, deceased, of Wexford, PA. No. 07379 of 2024. Kristy N. Smolnik, Admr., 2524 Country Side Lane, Wexford, PA 15090 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02136w Nov 26; Dec 3, 10, 2024

Stein, Gregor J., deceased, of Imperial, PA. No. 07166 of 2024. Craig Stein, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

24-02139w Nov 26; Dec 3, 10, 2024

Turner, James Walter, deceased, of McCandless Township, PA. No. 03329 of 2024. Kathleen Anne Turner, Admr., 1237 Biltmore Avenue, Pittsburgh, PA 15216 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

24-04169 Nov 26; Dec 3, 10, 2024

Fictitious Name Registration

Nathan Beaudry, Esq., Babst Calland, 603 Stanwix St., Pittsburgh, PA 15222. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Terrapin Dispensaries, with its principal office or place of business at 180 Henry Street, Jersey Shore, PA 17740. The names and addresses of all persons who are parties to the registration are: Christopher Woods, 180 Henry Street, Jersey Shore, PA 17740-7361.

24-02216w Dec 10, 2024

Notice

In Re: Estate of Walter R. Shields, deceased; No. 0280R5781 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

A Petition for Determination of Title to Decedent's Interest in Real Estate Pursuant to 20 Pa.C.S.A. § 3546 has been filed. A hearing has been scheduled for January 13, 2025 at 11:30 A.M. in Courtroom #2 of the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania, 1700 Frick Building, 437 Grant Street, Pittsburgh, PA 15219 before the Honorable Michael F. Marmo.

To: Unknown Heirs of Walter R. Shields.
If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555
24-04444 Dec 10, 17, 23, 2024

Notice of Trust

Stanley A. Snyder, of 38356 Shephard Rd., Gibsonia, Allegheny County, Pennsylvania, trustee of the Stanley A Snyder Trust utta 7/23/1999 and restated 11/16/2021, deceased. All persons having claims against decedent will present them for payment, duly authenticated; and those indebted thereto, will please make immediate payment to:

Cynthia Collier, Successor Trustee
Stanley A. Snyder Trust
1219 West Manor St.
Chandler, AZ 85224
24-04167 Nov 26; Dec 3, 10, 2024

Trustee Notice

Rose Patricia Whale, late of Springdale Borough, Allegheny County, Pennsylvania, deceased, having created Norman A. Whale and Rose Patricia Whale Trust dated January 8, 2003, amended on June 20, 2024 appointing Paul N. Whale as Successor Trustee, notice is hereby given to all persons indebted to said Trust to make immediate payment, and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Lillian Orzechowski, Esquire
PO Box 77
Springdale, PA 15144
724-715-7250
24-04168 Nov 26; Dec 3, 10, 2024

Voluntary Dissolution Nonprofit Corporation

Notice is hereby given by The William G. and M. Virginia Simpson Foundation, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

24-04419 Dec 10, 17, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Aardema vs Orr; AR-24-004700; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against the Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/03/24. Notice of award sent. Arbitration Board #40706

JPMorgan Chase Bank, N.A. vs Bickel-Nary; AR-24-004751; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$24,351.64. Defendant not appearing at 10:24 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/03/24. Notice of award sent. Arbitration Board #40706

JPMorgan Chase Bank, N.A. vs Hall; AR-24-004754; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$23,818.80. Defendant not appearing at 10:20 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/03/24. Notice of award sent. Arbitration Board #40706

Wilcox vs Luu; GD-10-011992; P-atty: Pro Se; D-atty: Laura R. Signorelli, Douglas J. Keil; Award for Plaintiff Dorothy Wilcox, and against Lien Luu, in the amount of \$10,000.00. Award in favor of Dorothy Wilcox on the claims of Lien Luu, individually and at parent and natural guardian of Julie Luu. Dated 12/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40707A

Luu, et al vs Wilcox; GD-10-013457; P-atty: G. Clinton Kelley; D-atty: Joseph A. Hudock, Jr.; Award stating see award at consolidated case at GD-10-119925. Dated 12/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40707A

Rock Creek Capital, LLC vs Banks; AR-23-006032; P-atty: Matthew Weston Pomy; D-atty: Brad N. Sommer; Award for Defendant and against the Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 12/03/24. Notice of award sent. Arbitration Board #40704

Clapsaddle, et al vs Savoy; AR-24-003401; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 12/03/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,493.49 plus costs. Defendant not appearing. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Diehl of Moon vs Butcher; AR-24-004345; P-atty: Anthony C. Cameron; D-atty: Pro Se; Award for Plaintiff and against the Defendant in the amount of \$182.90. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

Citibank, N.A. vs Bichutskaya; AR-24-004424; P-atty: Matthew D. Urban; D-atty: Pro Se; Award for Plaintiff and against the Defendant in the amount of \$5,143.00. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

LVNV Funding, LLC vs Petrosky; AR-24-004770; P-atty: Ian Zev Winograd; Award Ex Parte. Plaintiffs are awarded \$12,581.56. Defendant failed to appear at 10:12 a.m. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

Murphy vs Gaspich; AR-24-004784; P-atty: Nicholas Ray Dinardo; D-atty: Rebecca L. Shearer; Award for Defendant and against Plaintiff. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40709

Wells Fargo Bank, N.A. vs Greenwalt, Jr.; AR-24-004795; P-atty: Nicole M. Francese; Award for Defendant and against the Plaintiff. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

O'Neil vs Home Depot U.S.A., Inc; AR-24-004796; P-atty: Richard J. Bosco; D-atty: Daniel H. Stoner; Award for Plaintiffs and against the Defendant in the amount of \$19,000.00. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

Discover Bank vs Meyers; AR-24-004807; P-atty: Kirsten R. Armstrong; Award Ex Parte. Plaintiffs are awarded \$5,203.90. Defendant failed to appear at 10:05 a.m. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

Midland Credit Management, Inc. vs Lucas; AR-24-004812; P-atty: Jonathan Paul Cawley; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$14,673.77. Defendant failed to appear at 10:15 a.m. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

Midland Credit Management, Inc. vs Gurosko; AR-24-004813; P-atty: Jonathan Paul Cawley; Award Ex Parte. Plaintiffs are awarded \$18,316.94. Defendant failed to appear at 10:20 a.m. Dated 12/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40708

6801 Jericho, LLC vs Woodson; LT-24-001494; P-atty: Robyn B. Eisen, Sarah M. Hillman; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$3,580.00 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 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40710

SFR Workforce Owner, LLC vs Williams; LT-24-001516; P-atty: Alisa N. Carr; D-atty: Pro Se; Award Ex Parte for Defendant on Plaintiff's claims for possession and damages. Plaintiff not appearing at 10:15 a.m. Dated 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40712

Cornerstone Village Apartments vs Chambers; LT-24-001520; P-atty: Jason M. Plakosh; D-atty: Charles Roy Terwilliger; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,873.54 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 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40712

Mancini vs Talmonth; LT-24-001273; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the

amount of \$5,300.00 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 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40711

Lilac Investments, LLC vs Cooper; LT-24-001334; P-atty: Pro Se; D-atty: Sonja Kent; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$721.00 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 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40712

Leechburg Apartments vs Davis; LT-24-001353; P-atty: Quinntarra Morant; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40710

Pediment Capital Ventures, LLC vs Harris; LT-24-001371; P-atty: Pro Se; D-atty: Danielle Harrington; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$162.00 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 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40711

Aurum Assets Ltd. vs Sewell, et al; LT-24-001421; P-atty: William Rodgers, III; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$900.00 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) as against both Defendants. Dated 12/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40712

Matrix Property Management vs Moseley; LT-24-001462; P-atty: Mark F. Haak; D-atty: Holly Hickman; Non Jury Verdict Dated 12/05/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. (Plaintiff called morning of hearing stating he was sick, did not request a continuance). Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Lilac Investments, LLC vs Abbott; LT-24-001130; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 12/05/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$ n/a plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 512 Broadway Blvd., Apt. 4, Pitcairn, PA 15140. 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. Money amount to satisfy in default judgment. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

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