

Summary Appeals Branch

Judge Wrenna L. Watson
City-County Building
Room 821

Friday
January 26, 2024

Hearings

AR-23-005111; Portfolio Recovery Associates LLC vs Veres; P-atty: **Robert N. Polas, Jr.**
AR-23-005110; Portfolio Recovery Associates LLC vs Davis; P-atty: **Robert N. Polas, Jr.**
AR-23-005107; LVNV Funding LLC vs Kordalski, Sr.; P-atty: **Gregg L. Morris**; D-atty: **Eugene D. Frank**
AR-23-005106; Portfolio Recovery Associates LLC vs Williams; P-atty: **Robert N. Polas, Jr.**
AR-23-005104; Hill, et al vs Scalzitti; P-atty: **Anthony J. Giannetti**; D-atty: **R. Sean O'Connell**
AR-23-005102; Portfolio Recovery Associates LLC vs Miller; P-atty: **Robert N. Polas, Jr.**
AR-23-005100; Portfolio Recovery Associates LLC vs Robinson; P-atty: **Robert N. Polas, Jr.**
AR-23-005097; Portfolio Recovery Associates LLC vs Brady; P-atty: **Robert N. Polas, Jr.**
AR-23-005085; Portfolio Recovery Associates LLC vs Jones; P-atty: **Robert N. Polas, Jr.**
AR-23-005084; Latta vs Ford Motor Company; P-atty: **Robert A. Rapkin**; D-atty: **Rachel Monaghan**
AR-23-005082; Citibank N.A. vs Smith; P-atty: **Sean Patrick Stevens**
AR-23-005081; Citibank N.A. vs Shehand; P-atty: **Michael Robert Lipinski**
AR-23-005080; Citibank N.A. vs Carcy; P-atty: **Michael Robert Lipinski**; D-atty: **Gregory T. Artim**
AR-23-005079; Citibank N.A. vs Simpson; P-atty: **Sean Patrick Stevens**; D-atty: **Pro Se**
AR-23-005078; Citibank N.A. vs Knoxgermany; P-atty: **Michael Robert Lipinski**
AR-23-005077; Risker vs Ford Motor Company; P-atty: **Robert A. Rapkin**; D-atty: **Rachel Monaghan**
AR-23-004816; Marflak vs Garbowski; P-atty: **Lawrence E. Bolind, Jr.**; D-atty: **Arthur D. Goldman**
AR-23-004217; Ally Bank vs Jessell; P-atty: **Christopher A. DeNardo**
AR-23-003650; First National Bank of Omaha vs Mulholland; P-atty: **Nicholas J. Raker**; D-atty: **Stephen D. Fuegi**
AR-23-003463; Howat vs Progressive Advanced Insurance Co.; P-atty: **Anthony J. Giannetti**; D-atty: **Zachary G. Evans**
AR-23-003174; Thomas vs Aimbridge Hospitality Inc.; P-atty: **Laura E. Balzarini**; D-atty: **Ashley N. Wiegand**
AR-23-002979; Collins Asset Group LLC vs Gladis-Johnson; P-atty: **Demetrios H. Tsarouhis**; D-atty: **Monte J. Rabner**
AR-19-005378; Schoeller vs PMC Property Group Inc.; P-atty: **Pro Se**; D-atty: **Alisa N. Carr**
AR-19-004122; Columbus - Pittsburgh Properties Ltd. vs Khamar; P-atty: **Matthew D. Urban**; D-atty: **Jessica L. Crown**
AR-18-002666; Columbus - Pittsburgh Properties Ltd. vs Ligons, et al; P-atty: **Matthew D. Urban**; D-atty: **Monte J. Rabner**
AR-10-010681; Discover Bank vs Feitosa; P-atty: **Edward Stock**; D-atty: **Michael Hughes**

SA-0001538-23; Comm. of PA vs Nacaira Money Amhurst; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001026-23; Comm. of PA vs William Ro Berschneider; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001523-23; Comm. of PA vs Brenda Lee Cusick; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000936-23; Comm. of PA vs Casie Marie Donnelly; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001021-23; Comm. of PA vs Kayla Marie Frye; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001446-23; Comm. of PA vs Matisse Evelyn Gelblum; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001540-23; Comm. of PA vs Vanessa Hoy; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001046-23; Comm. of PA vs Gerald T. Joseph; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001522-23; Comm. of PA vs Samuel Todd Kniola; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001287-23; Comm. of PA vs Abigail Victor Maslonek; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001320-23; Comm. of PA vs Nicole McKinley; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001524-23; Comm. of PA vs Gregg Earl Nash, Sr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001080-23; Comm. of PA vs Rachel Marie Novalesi; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000870-23; Comm. of PA vs Olivia Jamila Olive; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000293-23; Comm. of PA vs Mason Riley Ranalla; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001128-23; Comm. of PA vs Marcus Graham Ressler; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001047-23; Comm. of PA vs Christopher Schuster; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001045-23; Comm. of PA vs Victoria Schuster; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001519-23; Comm. of PA vs Jules Preston Mar Stash; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001518-23; Comm. of PA vs Adam James Taylor; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001063-23; Comm. of PA vs Christy Ann Vogt; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001064-23; Comm. of PA vs Kenneth Michael Vogt; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001532-23; Comm. of PA vs Lakrisha Justin Watkins; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000809-23; Comm. of PA vs Lemoyne Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0000696-23; Comm. of PA vs Rowdy Thomas Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**
SA-0001536-23; Comm. of PA vs Gregg G. Winters; P-atty: **Criminal Division Allegheny County District Attorney's Office**

LEGAL ADS

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Coughenour, Catherine, deceased, of Pittsburgh, PA. No. 00278 of 2024. Dean B. Coughenour, Extr., 1205 Diller Avenue, Pittsburgh, PA 15207 or to William H. Humphries, III, Esq., Law Office of William H. Humphries, III, 119 Rippling Brook Drive, Sewickley, PA 15143.
24-00189 Jan 23, 30; Feb 6, 2024

Diodati, Kathryn A., deceased, of Pittsburgh, PA. No. 00112 of 2024. Nadine Gaudelli, Extr., 2437 Hayson Avenue, Pittsburgh, PA 15220 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.
24-00180 Jan 23, 30; Feb 6, 2024

Frank, Bernice, deceased, of Mt. Lebanon, PA. No. 399 of 2024. Susan B. McClure, Extr., 204 Robin Hood Dr., Irwin, PA 15642 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.
24-00126w Jan 23, 30; Feb 6, 2024

Harvey, Agnes, deceased, of Pittsburgh, PA. No. 07828 of 2023. Tamara Harvey, Extr., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freeport Road, Suite 3BF, Pittsburgh, PA 15238.
24-00124w Jan 23, 30; Feb 6, 2024

Hespenheide, Antoinette M., deceased, of Verona, PA. No. 00179 of 2024. Christopher L. Cynkar, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.
24-00183 Jan 23, 30; Feb 6, 2024

Mannella, Benny J., deceased, of Pittsburgh, PA. No. 00263 of 2024. Lynn M. Mannella Geruschat, Extr., c/o Caleb S. Dunn, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.
24-00128w Jan 23, 30; Feb 6, 2024

Puglin, Cheryl Ann a/k/a Cheryl A. Puglin a/k/a Cheryl Puglin, deceased, of Borough of Port Vue, PA. No. 00161 of 2024. Shawn Ellis, Admr., 605 Archer Street, McKeesport, PA 15132 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
24-00182 Jan 23, 30; Feb 6, 2024

Regan, Jr., Edward F. a/k/a Edward F. Regan, deceased, of Pittsburgh, PA. No. 00242 of 2024. Judith A. Butch, Extr., 4230 Gladstone St., Pittsburgh, PA 15207 or to Christopher Lepore, Esq., 157 Druid Drive, McMurray, PA 15317.
24-00176 Jan 23, 30; Feb 6, 2024

Rescher, Nicholas H., deceased, of Swissvale, PA. No. 393 of 2024. Owen Rescher, Extr., 841 14th St., San Francisco, CA 94114 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.
24-00127w Jan 23, 30; Feb 6, 2024

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Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.

All calls are confidential.

See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.

Sadecky, Julia Marie a/k/a Julia Sadecky a/k/a Julia M. Sadecky a/k/a Julia Mary Sadecky, deceased, of Harrison Township, PA. No. 08396 of 2023. Joseph J. Sadecky, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
24-00181 Jan 23, 30; Feb 6, 2024

Storey, Isabelle Ann a/k/a Isabelle A. Storey a/k/a Isabella Storey, deceased, of Turtle Creek Borough, PA. No. 00132 of 2024. Thomas A. Storey, Extr., 144 Lakeview Drive, McMurray, PA 15317 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
24-00179 Jan 23, 30; Feb 6, 2024

Cochrane, Betty L., deceased, of Gibsonia, PA. No. 08665 of 2023. Patricia L. Depew, Extr., 1172 Woodhill Drive, Gibsonia, PA 15044.
24-00122 Jan 16, 23, 30, 2024

Cramer, Robert L., deceased, of Moon Township, PA. No. 00206 of 2024. Bruce M. Thompson, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.
24-00058w Jan 16, 23, 30, 2024

Dameshek, H. Lee a/k/a Harold Lee Dameshek, deceased, of Wilkins Township, PA. No. 00167 of 2024. Michelle Dameshek, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
24-00051w Jan 16, 23, 30, 2024

Edwards, III, John W., deceased, of Pittsburgh, PA. No. 08433 of 2023. Hila Saxer, Admr., 319 Mill Creek Lane, Washington, PA 15301 or to Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301.
24-00117 Jan 16, 23, 30, 2024

Freiser, Jeanine, deceased, of Pittsburgh, PA. No. 04908 of 2023. Deena Ross, Extr., 2256 Shady Ave., Pittsburgh, PA 15217.
24-00059w Jan 16, 23, 30, 2024

Holston, Jacqueline R. a/k/a Jacqueline R. Jackson, deceased, of Pittsburgh, PA. No. 0074 of 2024. Joseph Jackson, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
24-00121 Jan 16, 23, 30, 2024

Kost, Olga, deceased, of Leetsdale Borough, PA. No. 0072 of 2024. Daniel Seckers, Extr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.
24-00123 Jan 16, 23, 30, 2024

Kwiatkowski, Vincent Louis a/k/a Vincent L. Kwiatkowski, deceased, of Pittsburgh, PA. No. 1490 of 2023. Adam V. Kwiatkowski, Extr., 922 N. St. Clair Street, Pittsburgh, PA 15206 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.
24-00057w Jan 16, 23, 30, 2024

Loposky, Sandra Leah a/k/a Sandra L. Loposky, deceased, of Homestead, PA. No. 08613 of 2023. Tresa M. Snodgrass, Admr., 205 Miller Avenue, Duquesne, PA 15110 or to James P. Coulter, Esq., Dillon McCandless King Coulter & Graham LLP, 128 West Cunningham St., Butler, PA 16001.
24-00115 Jan 16, 23, 30, 2024

Morrow, Georgianna, deceased, of Cheswick, PA. No. 08196 of 2023. John George Morrow, 819 Cypress Street, Irwin, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.
24-00118 Jan 16, 23, 30, 2024

Muska, Laura A., deceased, of Pittsburgh, PA. No. 08131 of 2023. Maxwell Muska, Admr., 423 W. Washington Street, Shelbyville, IN 46176 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, Box 130, Bradford Woods, PA 15015.
24-00116 Jan 16, 23, 30, 2024

Petriske, Joanne, deceased, of McKeesport, PA. No. 08169 of 2023. Anthony L. Rosner, Admr., 2101 St. Anne Commons, Irwin, PA 15642 or to Anthony L. Rosner, Esq., 1300 Clay Pike, North Huntingdon, PA 15642.
24-00119 Jan 16, 23, 30, 2024

Pfanstiel, James F., deceased, of Pittsburgh, PA. No. 00187 of 2024. James F. Pfanstiel, Jr., Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
24-00055w Jan 16, 23, 30, 2024

Rauluk, Dolores T., deceased, of Pittsburgh, PA. No. 08514 of 2023. Patricia A. Pannella, Admr., 1170 Admiral St., Pittsburgh, PA 15212 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
24-00114 Jan 16, 23, 30, 2024

Rothdeutsch, Robert Charles, deceased, of Pittsburgh, PA. No. 00109 of 2024. Lynne A. Rothdeutsch, Extr., 104 Evandale Dr., Pittsburgh, PA 15220 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.
24-00056w Jan 16, 23, 30, 2024

Stefano, Jean P., deceased, of Verona, PA. No. 08215 of 2023. Jeanne Marie Marquette, Admr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
24-00053w Jan 16, 23, 30, 2024

Whitsey, Jenny T. a/k/a Jenny Taylor Whitsey, deceased, of Pittsburgh, PA. No. 0356 of 2023. Jerome Whitsey, Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
24-00120 Jan 16, 23, 30, 2024

Barakat, Howard M. a/k/a Howard Mack Barakat, deceased, of Dormont, PA. No. 08464 of 2023. Julie L. Barakat, Extr., c/o Thomas J. Dempsey, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
24-00019w Jan 9, 16, 23, 2024

Bittner, Peter E., deceased, of Pittsburgh, PA. No. 8629 of 2023. Mary Anna Lawhead, Admr., PO Box 87, New Kensington, PA 15068 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.
23-05055 Jan 9, 16, 23, 2024

Fischer, Raymond a/k/a Ray Fischer, deceased, of Robinson Township, PA. No. 00054 of 2024. Lisa A. Buccilli, Extr., c/o Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
24-00022w Jan 9, 16, 23, 2024

Fitzharris, Jeanne, deceased, of Monroeville, PA. No. 08617 of 2023. Bruce Gibson, Admr., P.O. Box 698, Sandy Creek, NY 13145 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-00021w Jan 9, 16, 23, 2024

Guidish, Betty A. a/k/a Elizabeth A. Guidish, deceased, of McCandless Twp., PA. No. 08315 of 2023. Jaime L. Wagner, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.
24-00023w Jan 9, 16, 23, 2024

Harkins, John Joseph, deceased, of Gibsonia, PA. No. 05557 of 2023. Margaret Mulqueen, Extr., 3208 Haberlein Road, Gibsonia, PA 15044.
23-05048 Jan 9, 16, 23, 2024

Mobley, Todd a/k/a Todd Young, deceased, of Crescent, PA. No. 08597 of 2023. Victoria L. Mobley, Extr., 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143 or to Karen E. Bononi, Esq., 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.
24-00025w Jan 9, 16, 23, 2024

Perkovich, Richard P., deceased, of Leetsale Borough, PA. No. 0068 of 2024. Michael Nester, Extr., 1263 West Kilarea Ave., Mesa, AZ 85202 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
24-00027w Jan 9, 16, 23, 2024

Sweterlitsch, Mara, deceased, of Mount Lebanon Township, PA. No. 08561 of 2023. Susan Sciacca, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.
23-05054 Jan 9, 16, 23, 2024

Webb, Clyde Ray, deceased, of Pittsburgh, PA. No. 00048 of 2024. Zerna Davis, Admr., 622 N. Atlantic Avenue, Pittsburgh, PA 15224 or to Melvin P. Gold, Esq., Melvin P.

Gold, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.
24-00026w Jan 9, 16, 23, 2024

Borushko, Jr., George D., deceased, of Pittsburgh, PA. No. 07318 of 2022. George D. Borushko, III, Admr., 110 Sunridge Drive, McMurray, PA 15317 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
23-05034 Jan 8, 16, 23, 2024

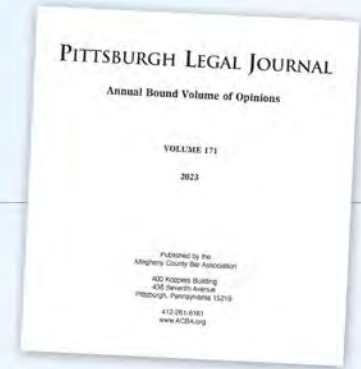
Ezo, Jr., Frank L., deceased, of Pittsburgh, PA. No. 08630 of 2023. Rita Wescoe, Admr., 1535 Butler Road, Springdale, PA 15144 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.
23-05041 Jan 8, 16, 23, 2024

Flynn, James C., deceased, of North Versailles, PA. No. 08437 of 2023. Laura Costello, Admr., 217 Delaware Avenue, North Versailles, PA 15137 or to Laura Cohen, Esq., Family Legal Center, LLC, 201 Penn Center Blvd., Suite 400, Pittsburgh, PA 15235.
23-05037 Jan 8, 16, 23, 2024

Foster, Steven V., deceased, of Crescent, PA. No. 8589 of 2023. Brian Foster, Admr., 105 Hidden Acres Lane, New Brighton, PA 15066 or to Lara Carpenter, Esq. and Steven

Orders Being Accepted for Opinions Compilation

The ACBA is accepting orders for the 2023 Pittsburgh Legal Journal Opinions, Volume 171, which is published in digital .pdf format.



The Pittsburgh Legal Journal Opinions is published every other week and contains timely, precedent-setting, full-text opinions, from various divisions of the Court of Common Pleas of Allegheny County. That publication can be found online at www.ACBA.org/opinions and is viewable at no cost to ACBA members. This publication is a compilation of the opinions that appeared on that website during 2023.

Since this document is now provided in a .pdf searchable format, the 2023 edition will not contain a case or a subject matter index. The keyboard shortcut to use the search feature of .pdf documents is "CTRL F".

The price for the 2023 Pittsburgh Legal Journal Opinions, Volume 171, .pdf is \$107 (including tax). To purchase, contact Meredith Shumsky at mshumsky@acba.org.

T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.
24-00011w Jan 8, 16, 23, 2024

Graham, Judith A. a/k/a Judith Ann Graham, deceased, of Pittsburgh, PA. No. 1071 of 2023. Joan M. Graham, Extr., 1125 Chislett Street, Pittsburgh, PA 15206 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.
23-05032 Jan 8, 16, 23, 2024

Hernandez, Luis, deceased, of Pittsburgh, PA. No. 08516 of 2023. Evelyn Hernandez, Co-Admr. and Nilda Roque, Co-Admr., 2117 Park Hill Drive, Apt. C, Pittsburgh, PA 15221 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.
23-05033 Jan 8, 16, 23, 2024

Hohman, Jean Gloria a/k/a Jean G. Hohman, deceased, of Pine Twp., PA. No. 8657 of 2023. Paula T. Sisk, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-00017w Jan 8, 16, 23, 2024

Joyce, Patricia D., deceased, of Pittsburgh, PA. No. 05035 of 2023. Patrick J. Joyce, Extr., 2312 Walton Avenue, Pittsburgh, PA 15210 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.
23-05030 Jan 8, 16, 23, 2024

Loesch, Barbara, deceased, of Glenshaw, PA. No. 08070 of 2023. Barbara A. Bookser, Extr., 112 Palomino Ct., Washington, PA 15301.
24-00013w Jan 8, 16, 23, 2024

McElhattan, Florence L., deceased, of Pittsburgh, PA. No. 08028 of 2023. Kent D. McElhattan, Co-Extr., 5901 Braeburn Place, Pittsburgh, PA 15232 and Elaine L. Bonoma, Co-Extr., 1 Nycoma Way, Eastham, MA 02642 or to Nicholas J. Holland, Esq., Metz Lewis Brodman Suite O'Keefe, LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222.
23-05036 Jan 8, 16, 23, 2024

Perkoski, Robert R., deceased, of Churchill, PA. No. 8592 of 2023. Teresa Tunick, Admr., 127 Witherow Road, Sewickley, PA 15143 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.
24-00010w Jan 8, 16, 23, 2024

Renne, Orlando, deceased, of Moon Township, PA. No. 05359 of 2023. Fiorigi Renne, Extr., c/o L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.
23-05031 Jan 8, 16, 23, 2024

Russo, Nancy L., deceased, of Verona, PA. No. 08624 of 2023. Guy Russo, Admr., 221 Northmont Drive, Verona, PA 15147 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-00005w Jan 8, 16, 23, 2024

Schwartz, Joel, deceased, of Killbuck Township, PA. No. 08246 of 2023. Quincy Kitay Wolfe, Admr., c/o Thomas J. Dempsey, Jr., Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
24-00006w Jan 8, 16, 23, 2024

Shetler, Robert J., deceased, of Bethel Park, PA. No. 07546 of 2023. Robert Arthur Shetler, Extr., 1105 Charles Ct., Bethel Park, PA 15102.
24-00001w Jan 8, 16, 23, 2024

Sievers, Rosemary M., deceased, of Collier Township, PA. No. 05450 of 2023.

Tim Castello, Extr., 417 Center Ave., Carnegie, PA 15106 or to Thomas M. Castello, Esq., 20 Fieldstone Drive, Pittsburgh, PA 15220.
23-05029 Jan 8, 16, 23, 2024

Townsend, Georgina, deceased, of Bridgeville, PA. No. 08492 of 2023. Ruth H. Underwood, Extr., 242 Millers Run Road, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
23-05035 Jan 8, 16, 23, 2024

Ziegler, Mary Ellen, deceased, of Pittsburgh, PA. No. 3044 of 2022. Tamara Panzo, Admr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.
24-00016w Jan 8, 16, 23, 2024

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Grama Construction, Inc.
24-00123w Jan 23, 2024

Certificate of Organization Limited Liability Company

Jonathan T. Krassenstein, Esq., Krassenstein & Associates P.C., 7500 Brooktree Road, Wexford, PA 15090. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Everyday Entertainment LLC.
24-00122w Jan 23, 2024

Fictitious Name Registration

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 CYM Services, with its principal office or place of business at 437 Beaver Street, Sewickley, PA 15147. The names and addresses of all persons who are parties to the registration are: Center for Young Musicians, 437 Beaver Street, Sewickley, PA 15143.
24-00125w Jan 23, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Spencer-Johnson, et al vs Port Authority of Allegheny County; GD-20-009618; P-atty: C. William Kenny; D-atty: Roger W. Foley, Jr.; Award for Plaintiff Ronica Spencer-Johnson in the amount of \$24,449.75. Award for Plaintiff Klintae McLaughlin in the amount of \$25,553.18. Dated 01/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40313

Goldman Sachs Bank USA vs Hines; AR-23-002354; P-atty: Andrew Loewy; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$8,500.00 plus costs. Dated 01/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40314

Luick N Sons Contracting, Inc. vs Sullivan, et al; AR-23-004010; P-atty: Pro Se; D-atty: Matthew J. Kalina; Award for Plaintiff and against Defendant in the amount of \$10,500.00. Dated 01/17/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40314A

Lamar, et al vs W.T. Leggett, Inc.; GD-20-001151; P-atty: Bruce E. Rende; Non Jury Verdict Dated 01/18/24. The undersigned finds in favor of plaintiffs and against defendant in the amount of \$29882.50 with interest accruing as of August 10 2018. McVay J., see order for specifics As per Rule 236 Notice, copies sent to all parties 01/19/2024.

Tonyliz Realty Company vs Harris, et al; LT-23-001214; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/18/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,729.20 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: N/A-supersedeas has been terminated, possession granted, use MDJ order of possession. 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.

Sanders, Jr. vs Channing; LT-23-001296; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/18/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: N/A. 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.

Sigel vs Pridgen; LT-23-001312; P-atty: Matthew J. Morella; D-atty: Pro Se; Non Jury Verdict Dated 01/18/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,400.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: N/A. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 01/19/24.

Homewood North Apartments vs Denson, et al; LT-23-001324; P-atty: Omair Zahid; D-atty: Pro Se; Non Jury Verdict Dated 01/18/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,762.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 7212 Everton Ave., Apt. G, Pittsburgh, PA 15206. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 01/19/24.

Munhall Homestead Housing Association vs Fish; LT-23-001328; P-atty: Maximilian F. Beier; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent and end of lease term

for damages in the amount of \$2,204.96 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Defendant not appearing as of 10:30 a.m. Dated 01/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40317

Hawk, et al vs Belton; LT-23-001329; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/18/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$18,951.23 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: N/A. 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 01/19/24.

Signature Realty Svcs. vs Turner, et al; LT-23-001338; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term for damages in the amount of \$1,160.00 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 01/18/24. As per Rule 236 Notice, copies sent to all parties 01/19/24 Arbitration Board #40317

Churchview Garden Apartments vs Nichols; LT-23-001357; P-atty: Robyn B. Eisen, Phillip Raymond; 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 \$1,521.61 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 01/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40317

Crafton Plaza vs Bialecki; LT-23-001359; P-atty: Michael J. Pisarcik, Marissa B. Levin; D-atty: Eileen D. Yacknin; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff for damages in the amount of \$1,220.00 for rent to be released from escrow. (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 01/18/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40315

Pennsylvania Turnpike Commission vs Bair, et al; LT-23-001366; P-atty: Louis Evan Van Gorder; D-atty: Pro Se; Non Jury Verdict Dated 01/18/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$10,285.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 4214 Lebanon Church Road, West Mifflin, PA 15122. 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.