

407 Mildred Road, Rostraver, PA 15012 or to Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Boulevard, Park Centre, Monessen, PA 15062.

23-01302 Apr 10, 17, 24, 2023

Shook, Brandon Joseph, deceased, of Crafton, PA. No. 06230 of 2021. Christine P. Wolfe, Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

23-00665w Apr 10, 17, 24, 2023

Smith, Mabel Gay, deceased, of Bethel Park, PA. No. 02492 of 2023. Michael D. Smith, Admr., 102 Woodford Drive, Bethel Park, PA 15102 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

23-00683w Apr 10, 17, 24, 2023

Stavar, Eleanor M., deceased, of Duquesne, PA. No. 00501 of 2023. Diana L. Ruscin, Extr., 201 Library Ct., Duquesne, PA 15110 or to James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

23-01283 Apr 10, 17, 24, 2023

Taimuty, Catherine, deceased, of White Oak Borough, PA. No. 01038 of 2016. David Taimuty, Extr., 304 Jodie Lane, North Huntingdon, PA 15642 or to Steven F. Kessler, Esq., Versailles Professional Plaza, 4304 Walnut St., Ste. 10, McKeesport, PA 15132.

23-01303 Apr 10, 17, 24, 2023

Vester, Dorothy J., deceased, of Pittsburgh, PA. No. 02599 of 2023. Mark R. Lucas, Extr., 281 Oriole Drive, Pittsburgh, PA 15220 or to Zan Ivan Hodzic, Esq., Hodzic & Porach LLC, 1100 Washington Avenue, Suite 209, Carnegie, PA 15106.

23-00680w Apr 10, 17, 24, 2023

Vida, Diane V., deceased, of Pittsburgh, PA. No. 02388 of 2023. Joseph A. Vida, Extr., 756 Spencer Woods Drive, Glenshaw, PA 15116 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-00676w Apr 10, 17, 24, 2023

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on March 14, 2023, with respect to a nonprofit corporation, Yinz Run Club, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

23-00784w Apr 24, 2023

Certificate of Organization Limited Liability Company

Michael J. Pawk, Esq., Lutz Pawk & Black, 101 East Diamond Street, Suite 102, Butler, PA 16001. 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 E5 Gallery, LLC.

23-01446 Apr 24, 2023

Revocable Trust Notice

Revocable Trust of Kevin Higgins, Deceased Of Pittsburgh, PA
No. 1871 of 2023

Kathleen Chermak, Co-Trustee, 148 Eileen Drive, Pittsburgh, PA 15227

Patrick J. Higgins, Co-Trustee, 118 Dinwiddie Drive, New Kensington, PA 15068

Or to Attorney for Estate: Dale P. Frayer, Esquire, 250 Mt. Lebanon Boulevard, Suite 207, Pittsburgh, PA 15234

23-01354 Apr 17, 24; May 1, 2023

Notice of Action in Mortgage Foreclosure

Allegheny County
Court of Common Pleas
Number: GD-23-003935

Dollar Bank FSB, Plaintiff v. Larry Gordon, Known Surviving Heir of Mildred Gordon, Richard L. Gordon, Known Surviving Heir of Mildred Gordon, Ann Strothers Gordon, Known Surviving Heir of Mildred Gordon, Michael Richard Gordon, Known Surviving Heir of Mildred Gordon, and Unknown Surviving Heirs of Mildred Gordon, Defendants

TO: Unknown Surviving Heirs of Mildred Gordon. Premises subject to foreclosure: 5105 Rosecrest Place, Pittsburgh, Pennsylvania 15201. NOTICE: 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 notice to your lawyer at once. If you do not have a lawyer, telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. Lawyer Referral Service, Allegheny County Bar Association, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, Pennsylvania 15219, (412) 261-5555. McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010.

23-01443 Apr 24, 2023

Statement of Registration Foreign Business Corporation

Notice is hereby given that People's Choice Properties, Inc. filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 52 Orchard St., Bloomfield NJ 07003-5104. The commercial registered office provider is in care of Legalinc Corporate Services, Inc. in Allegheny County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412.

23-01449 Apr 24, 2023

Voluntary Dissolution Nonprofit Corporation

Brian T. Lindauer, Esq., GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219. Notice is hereby given by Grace @ Calvary Evangelical Lutheran Church, 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.

23-01450 Apr 24; May 1, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

LVNV Funding LLC vs Wiesner; AR-23-000074; P-atty: Michael B. Volk; D-atty: Lawrence R. Burns; Award for Defendant Dated 04/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40012

LVNV Funding LLC vs Wiesner; AR-23-000075; P-atty: Michael B. Volk; D-atty: Lawrence B. Burns; Award for Defendant Dated 04/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40012

Goldman Sachs Bank USA vs Miller; AR-22-002625; P-atty: Thomas J. Nolan; D-atty: Michael J. Larkin; Award Ex Parte. Plaintiffs are awarded the sum of \$7,724.55. Defendant failed to appear at 10:05 a.m. Dated 04/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40012

Lahey, et al vs Americo Construction; AR-22-004083; P-atty: William F. Danhardt; D-atty: Pro Se; Award for Plaintiffs and against Defendant in the amount of \$4,800.00. Dated 04/17/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40013

Czap vs Banks Gas Services Inc., et al; GD-21-010914; P-atty: Michael Richard Potochny; D-atty: Cheryl Esposito Kaufman; Award for Plaintiff and against both Defendants in the amount of \$15,000.00. Dated 04/18/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40015

Portfolio Recovery Associates LLC vs White; AR-23-000388; P-atty: Robert N. Polas Jr.; Award for Defendant Dated 04/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40017

O'Brien, et al vs State Farm Fire & Casualty Co.; GD-21-002628; P-atty: Steven C. Feinstein; D-atty: Mark A. Martini; Award for Plaintiff and against Defendant in the amount of \$15,000.00. Dated 04/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40016

Anton Mechanical Company and Kevin Anton vs E.V. Bishoff Company; AR-22-004041; P-atty: Christine M. Selden; D-atty: Matthew D. Urban; Award for Plaintiff Anton Mechanical Co. and against Defendant in the amount of \$31,825.09 plus court costs. Dated 04/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40017

Spring Oaks Capital SPV LLC vs Kemp; AR-23-000378; P-atty: Frederic I. Weinberg; D-atty: Pro Se; Award for Plaintiff Spring Oaks Capital, SPV, LLC in the amount of \$23,782.85. Dated 04/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40017

Ding vs McAuley; LT-23-000019; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claim for damages in the amount of \$100.00 for unpaid utilities. Dated 04/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40018

Parkford Apartments vs Lanza; LT-23-000037; P-atty: Jeffrey T. Olup; D-atty: Mary Ellen Droll; Award for Plaintiff on claim for possession based on breach of lease condition, other than non-payment of rent. Dated 04/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40019

Altman vs Best; LT-23-000113; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant as Notice to Quit defective on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$1,650.00 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 04/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40020

Pit North Shore Acquisitions LLC vs Henderson; LT-23-000122; P-atty: Joshua M. Farber, Samuel A. Hornak; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims, for possession based on end of lease term, for damages in the amount of \$38,180.86-\$23,191.00 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), \$13,415.50 attorney fees, \$1,049.36 utilities, and \$525.00 late fees. Defendant not appearing by 10:40 a.m. Dated 04/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40018

Baumgart vs Bakayza; LT-23-000127; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 04/20/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,800.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 151 Margaret St., Apt. 4, Pittsburgh, PA 15210. 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. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Chopra-Jenkins vs Williams; LT-23-000130; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 04/20/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,500.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1717 Abraham St., McKeesport, PA 15132. 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. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Meraki Management LLC vs Corona; LT-22-001765; P-atty: David M. Tkacik; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$7,700.00 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). On Defendant's Counterclaim: award for Plaintiff. Dated 04/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40020

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