

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:

Baker, Margaret W. a/k/a Margaret Waddell Baker, deceased, of Richland Township, PA. No. 03681 of 2023. Amanda McBride, Admrx. c.t.a., c/o Brian F. Levine, Esq., Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101.
23-03593 Sep 19, 26; Oct 3, 2023

Berkovitz, Jack, deceased, of Pittsburgh, PA. No. 06418 of 2023. Darlene R. Berkovitz, Extrx., 166 North Drive, Pittsburgh, PA 15238 or to Mitchell J. Moximchalk, Esq., K&L Gates, LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222.
23-01753w Sep 19, 26; Oct 3, 2023

Fontanese, Catherine Lorraine, deceased, of Clairton, PA. No. 05066 of 2023. Donna J. Fontanese, Extrx., 48 Cinnamon Creek, Boerne, TX 78006 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.
23-03582 Sep 19, 26; Oct 3, 2023

Fulmer, Harold L., deceased, of Aleppo, PA. No. 05202 of 2023. Harry L. Stephens, Admr., 1012 N. Arroyo Street, Ridgcrest, CA 93555 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
23-03597 Sep 19, 26; Oct 3, 2023

Kraer, Blase, deceased, of Pittsburgh, PA. No. 05331 of 2023. Dale Kraer, Extrx., 1601 Oak Avenue Ext., Turtle Creek, PA 15145 or to John D. Finnegan, Esq., Bresnahan Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.
23-03588 Sep 19, 26; Oct 3, 2023

Kraer, Cindy Lou, deceased, of Pittsburgh, PA. No. 05802 of 2023. Dale Kraer, Extrx., 1601 Oak Avenue Ext., Turtle Creek, PA 15145 or to John D. Finnegan, Esq., Bresnahan Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.
23-03587 Sep 19, 26; Oct 3, 2023

Matrasica, Thomas M., deceased, of Pittsburgh, PA. No. 06273 of 2023. Bethany Stewart, Extrx., 3477 South Park Road, Bethel Park, PA 15102 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
23-03586 Sep 19, 26; Oct 3, 2023

Mazzocco, Ann M. a/k/a Ann Mary Mazzocco, deceased, of Pittsburgh, PA. No. 03117 of 2015. Harry Mazzocco, Jr., Admr., 2626 Pioneer Avenue, Pittsburgh, PA 15226 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
23-03580 Sep 19, 26; Oct 3, 2023

Novak, Sean, deceased, of New Kensington, PA. No. 05542 of 2023. Joseph Luke Novak, Extrx., 401 Barking Rd., New Kensington, PA 15068 or to Raymond W. Bitar, Sr., Esq., Bitar Law Firm PLLC, Feldarelli Square, 2300 Freepport Rd., Ste. 10, New Kensington, PA 15068.
23-03584 Sep 19, 26; Oct 3, 2023

Peretic, Janet M., deceased, of North Braddock, PA. No. 06215 of 2023. Teresa Ann Cronin, Extrx., 746 Pine Valley Drive, Pittsburgh, PA 15239 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
23-03579 Sep 19, 26; Oct 3, 2023

Platt, Sr., Raymond J. a/k/a Raymond J. Platt a/k/a Raymond James Platt, Sr., deceased, of Ross Township, PA. No. 05526 of 2023. Thomas Platt, Extrx., c/o James M. Herb, Esq., Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.
23-03581 Sep 19, 26; Oct 3, 2023

Reed, Mildred J., deceased, of Pittsburgh, PA. No. 01827 of 2023. Dennis W. Reed, Extrx., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
23-01750w Sep 19, 26; Oct 3, 2023

Schipani, Victoria P., deceased, of Moon Township, PA. No. 2544 of 2022. Patrick L. Schipani, Extrx., 2516 Minton Drive, Coraopolis, PA 15108 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.
23-01751w Sep 19, 26; Oct 3, 2023

Stout, Leonora M., deceased, of Pittsburgh, PA. No. 06124 of 2023. Debra F. Fynch, Extrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.
23-03585 Sep 19, 26; Oct 3, 2023

Washabaugh, Frank L., deceased, of Findlay Township, PA. No. 06205 of 2023. Marlene F. Washabaugh, Extrx., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219.
23-03595 Sep 19, 26; Oct 3, 2023

Wozniak, Edward Mitchell a/k/a Edward M. Wozniak, deceased, of White Oak, PA. No. 06142 of 2023. Susan M. Wozniak, Co-Extrx., 9461 Pembroke Circle, North Huntingdon, PA 15642 and Maria Alexandra Wozniak, Co-Extrx., 2201 Pleasant Drive, White Oak, PA 15131 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.
23-03583 Sep 19, 26; Oct 3, 2023

Adamcyk, Carolyn B., deceased, of Bethel Park, PA. No. 05966 of 2023. Michael Adamcyk, Extrx., 64 Mount Lebanon Blvd., Pittsburgh, PA 15228.
23-01711w Sep 12, 19, 26, 2023

Balint, Raymond, deceased, of West Mifflin, PA. No. 05128 of 2023. Brian Balint, Extrx., 2018 Cornwall Drive, North Huntingdon, PA 15642 or to Brian Quinn, Esq., Quinn Law, 2437 Bonnie Dell Dr., South Park, PA 15129.
23-01715w Sep 12, 19, 26, 2023

Bradic, Rita E., deceased, of Hampton Township, PA. No. 05840 of 2023. Violet Cochran, Extrx., 3138 Harts Run Road, Allison Park, PA 15101 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.
23-03534 Sep 12, 19, 26, 2023

Dietz, Charles J., deceased, of Gibsonia, PA. No. 06076 of 2023. Donald J. Dietz, Extrx., 130 Rene Drive, Glenshaw, PA 15116 or to Ted Tishman, Esq., Leech Tishman

Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
23-03521 Sep 12, 19, 26, 2023

Donovan, III, John J., deceased, of Richland Township, PA. No. 05708 of 2023. Patricia J. Donovan, Extrx., 107 Newberry Way, Gibsonia, PA 15044 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
23-03528 Sep 12, 19, 26, 2023

Fetsick, Anne T. a/k/a Ann T. Fetsick, deceased, of Pittsburgh, PA. No. 07230 of 2022. Lori A. Fetsick, Extrx., 447 Filmore Road, Pittsburgh, PA 15221 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
23-03527 Sep 12, 19, 26, 2023

Kaplack, Audrey A., deceased, of Sewickley Hills, PA. No. 2046 of 2023. Vincent M. Kaplack, Jr., Extrx., c/o William A. Goyette, Esq., 11 Elmhurst Rd., Pittsburgh, PA 15220.
23-03523 Sep 12, 19, 26, 2023

Kirchner, William, deceased, of Pittsburgh, PA. No. 05517 of 2023. Ellenbeth Waldo, Admrx., 11304 Althea Drive, Pittsburgh, PA 15235 or to Michael H. Marks, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.
23-03531 Sep 12, 19, 26, 2023

Kulenich, Norma Jean, deceased, of Morgan, PA. No. 05886 of 2023. Stephen Kulenich, Extrx., 116 Blythe Rd., Morgan, PA 15064 or to Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling St., Ste. 101, Washington, PA 15301.
23-03519 Sep 12, 19, 26, 2023

Lemanski, Albina D., deceased, of Pittsburgh, PA. No. 05203 of 2023. Alice J. Watkins, Extrx., 2028 Millennium Court, Bethel Park, PA 15102 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.
23-03529 Sep 12, 19, 26, 2023

Lippard, Thomas E., deceased, of Pittsburgh, PA. No. 04428 of 2023. Gregory W. Lippard, Extrx., c/o James K. Goldberg, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219-1425.
23-03525 Sep 12, 19, 26, 2023

Magana, Mary E., deceased, of Munhall Borough, PA. No. 06043 of 2023. John Magana, Admr., 635 Waterfront Drive, #5108, Munhall, PA 15120 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
23-03532 Sep 12, 19, 26, 2023

Mikita, John A., deceased, of Avalon, PA. No. 06083 of 2023. Theresa Mikita-Lepiane, Admrx., 3752 Allendale Circle, Pittsburgh, PA 15204 or to Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.
23-03520 Sep 12, 19, 26, 2023

Neal, III, James Gregory, deceased, of Ingram, PA. No. 05121 of 2023. Mark S. Walker, Admr., 99 Walnut Drive, McKees Rocks, PA 15136.
23-01714w Sep 12, 19, 26, 2023

Pacellio, Christine M. a/k/a Christine Pacellio, deceased, of Pittsburgh, PA. No. 05102 of 2023. Megan Wagner, Admrx., 130 Glencoe Drive, West Mifflin, PA 15122.
23-03524 Sep 12, 19, 26, 2023

Pikras, Demosthenes D. a/k/a Dan Pikras, deceased, of Bridgeville, PA. No. 06119 of 2023. Constantine D. Pikras, Extrx., 663 Deer Watch Road, Bridgeville, PA 15017

or to Orlando R. Sodini, Esq., SutterWilliams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212-6095.
23-03522 Sep 12, 19, 26, 2023

Richardson, Mary P., deceased, of Upper St. Clair Township, PA. No. 05931 of 2023. Barbara J. Steib, Co-Extrx. and E. Ann Hoffman, Co-Extrx., c/o Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Oakmont, PA 15139.
23-03530 Sep 12, 19, 26, 2023

Smith, Rita M., deceased, of Pittsburgh, PA. No. 06041 of 2023. Debra L. Kukan, Extrx., 5008 East Willock Road, Pittsburgh, PA 15236 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.
23-01717w Sep 12, 19, 26, 2023

Sumlin, Richard, deceased, of Pittsburgh, PA. No. 04961 of 2023. Benita Sumlin-Eskridge, Admrx., 1244 Highway 138 SW, Riverdale, GA 30296-1402 or to James Benedek, Esq., Zacharia Brown, 4500 Walnut Street, McKeesport, PA 15132.
23-01712w Sep 12, 19, 26, 2023

Winger, Dennis P., deceased, of North Versailles, PA. No. 05547 of 2022. Chelsea Winger, Admrx., 609 Lynda Lane, North Versailles, PA 15137 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.
23-03533 Sep 12, 19, 26, 2023

Bailey, Marguerite, deceased, of Pittsburgh, PA. No. 05981 of 2023. Brandy Bailey, Extrx., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.
23-01672w Sep 5, 12, 19, 2023

Blender, Charles W., deceased, of Ben Avon, PA. No. 05563 of 2023. Ruth J. Blender, Extrx., 216 Hillands Ave., Pittsburgh, PA 15237 or to Kendra L. Smith, Esq., Smith Butz, 125 Technology Dr., Suite 202, Canonsburg, PA 15317.
23-03433 Sep 5, 12, 19, 2023

Bombara, Jeffrey M., deceased, of Pittsburgh, PA. No. 5997 of 2023. Donna Bombara, Admrx., 262 Church Avenue, Pittsburgh, PA 15210.
23-03444 Sep 5, 12, 19, 2023

Chvostal, Phyllis, deceased, of Wexford, PA. No. 05706 of 2023. Bridget Brockschmidt, Extrx., 519 Osceola St., Pittsburgh, PA 15224.
23-01673w Sep 5, 12, 19, 2023

Ciccione, Frances Jean, deceased, of Coraopolis, PA. No. 05880 of 2023. Cynthia Betz, Extrx., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.
23-01668w Sep 5, 12, 19, 2023

Cooper, Jean DeGoede a/k/a Jean D. Cooper, deceased, of Monroeville, PA. No. 06011 of 2023. Karen Ann Cooper, Extrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
23-01662w Sep 5, 12, 19, 2023

Coquet, Michelle M., deceased, of Pittsburgh, PA. No. 05843 of 2023. Samantha Ritter, Admrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.
23-03430 Sep 5, 12, 19, 2023

Doswell, Jeanette, deceased, of Pittsburgh, PA. No. 05944 of 2023. Sharon L. Johnson, Extrx., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
23-01669w Sep 5, 12, 19, 2023

Fronko, Paul Dunn, deceased, of Sewickley, PA. No. 05881 of 2023. Marilyn J. Langman, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.
23-01675w Sep 5, 12, 19, 2023

Leindecker, Isabel a/k/a Isabel T. Leindecker, deceased, of Pittsburgh, PA. No. 06029 of 2023. Mary Jo Capizzi, Extr., 5625 Callowhill St., Pittsburgh, PA 15206 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.
23-01663w Sep 5, 12, 19, 2023

McBride, Claire A., deceased, of Pittsburgh, PA. No. 05868 of 2023. BNY Mellon National Association, Extr., Attention: Melissa Ruefle Spencer, BNY Mellon Center, 500 Grant Street, Suite 3700, Pittsburgh, PA 15258-0001 or to Edward S. McKenna, Esq., McKenna Law Offices, 5 Shadow Lane, Pittsburgh, PA 15238.
23-03432 Sep 5, 12, 19, 2023

Pope, Catherine Elizabeth, deceased, of Pittsburgh, PA. No. 05916 of 2023. William Kannel, Admr., 6800 McPherson Blvd., Pittsburgh, PA 15208 or to Jamie M. Drennen, Esq., Strassburger McKenna Gutnick & Gelsky, 444 Liberty Avenue, Ste. 2200, Pittsburgh, PA 15222.
23-01676w Sep 5, 12, 19, 2023

Scragg, Paul, deceased, of Sewickley, PA. No. 05946 of 2023. Kristen Scragg, Extr., 15 Thawmont Drive, Sewickley, PA 15143 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
23-01666w Sep 5, 12, 19, 2023

Seng, Cheryl A. a/k/a Cheryl Seng, deceased, of Braddock, PA. No. 05694 of 2023. Paula M. Weber, Admr., 1277 Newton Street, PO Box 111, Larimer, PA 15647.
23-03431 Sep 5, 12, 19, 2023

Stone, Jr., William, deceased, of Moon Township, PA. No. 05670 of 2023. Bruce Stone, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.
23-01674w Sep 5, 12, 19, 2023

Vranich, Marko A., deceased, of Wexford, PA. No. 06086 of 2023. Marko A. Vranich, III, Co-Extr., 220 Spruce Haven Drive, Wexford, PA 15090 and Anita Uzonyi, Co-Extr., 156 Pinehurst Drive, Pittsburgh, PA 15229 or to Leo M. Stepanian, II, Esq., Stepanian & Menchyk, LLP, 222 South Main Street, Butler, PA 16001.
23-01670w Sep 5, 12, 19, 2023

Washington, Von Dahne, deceased, of Pittsburgh, PA. No. 08930 of 2021. Jacqueline E. Wilson, Admr., 430 1/2 Corey Avenue, Braddock, PA 15104 or to Paul A. Ellis, Jr., Esq., P.O. Box 53105, Pittsburgh, PA 15219.
23-03446 Sep 5, 12, 19, 2023

Watazychn, Sandy a/k/a Sandra L. Watazychn, deceased, of Pittsburgh, PA. No. 5998 of 2023. Nicholas Charles Watazychn, Admr., 1308 High Rd., Clairton, PA 15025.
23-03445 Sep 5, 12, 19, 2023

White, Clarence E., deceased, of Pittsburgh, PA. No. 05794 of 2023. Monica White, Admr., 500 Grant St., Ste. 2900, Pittsburgh, PA 15219.
23-01667w Sep 5, 12, 19, 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 September 11, 2023, with respect to a nonprofit corporation, WIN-Spirations, Inc., which is to be

incorporated under the Nonprofit Corporation Law of 1988.

23-03600 Sep 19, 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 September 6, 2023, with respect to a nonprofit corporation, C.A.B. Charities, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-03615 Sep 19, 2023

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 Potter's House Worship Center, with its principal office or place of business at 6360 Broad Street, Pittsburgh, PA 15206. The names and addresses of all persons who are parties to the registration are: Annette M. Carswell, 824 Magnus Lane, Irwin, PA 15642.

23-03592 Sep 19, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-18-006927. Notice is hereby given to all unknown heirs of Paul F. Rost Electric, Inc., and all other parties of interest, that an Argument for Rule to Show Cause Why Property Should Not Be Sold has been scheduled for September 28, 2023 at 9:45 a.m. in Room 703 of the Allegheny County Courthouse for the property located at 716 Long Run Road, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 554-K-014. This notice acts as service of the Argument for Rule to Show Cause pursuant to the September 24, 2018 Order of Court.

23-03589 Sep 19, 2023

Trust Notice

Patricia A. Misklow, Deceased, of McKees Rocks, Allegheny County, Pennsylvania, died April 16, 2023.

Prior to her death, she established the Patricia A. Misklow Irrevocable Trust dated February 4, 2000 as amended on January 10, 2002, October 4, 2004 and October 7, 2010 appointing Daniel A. Carlins as Trustee.

No personal representative has been appointed. Notice is hereby given to all persons indebted to the Patricia A. Misklow Irrevocable Trust dated February 4, 2000 as amended on January 10, 2002, October 4, 2004 and October 7, 2010 to make immediate payment and to those having claims against it to present them to:

Daniel A. Carlins, Trustee of the Patricia A. Misklow Irrevocable Trust dated February 4, 2000 as amended on January 10, 2002, October 4, 2004 and October 7, 2010 in c/o James R. Baker, Esquire, Sikov and Love, P.A., 310 Grant Street, Suite 1110, Pittsburgh, PA 15219.

23-03596 Sep 19, 26; Oct 3, 2023

Notice

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

No.: MG-23-000714

Dollar Bank, Federal Savings Bank, Plaintiff,

vs.

Michelle Paulina; Shannon Pritchard; William J. Goodboy, Jr., Known Heirs of the

Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy and the Unknown Heirs, Executors and/or Administrators of the Estate of William J. Goodboy, Sr. a/k/a W.J. Goodboy, Defendants.

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, 4th Floor
Pittsburgh, PA 15219
(412) 261-5555

23-03601 Sep 19, 2023

Notice

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

No.: MG-23-000730

Dollar Bank, Federal Savings Bank, Plaintiff,

vs.

Georgette Dusetzina; Sylvia Kopay; Judy Kopay Telli, Known Heirs of the Estate of John Kopay, Jr. and the Unknown Heirs, Executors and/or Administrators of the Estate of John Kopay, Jr., Defendants.

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.

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Pittsburgh, PA 15219
(412) 261-5555

23-03603 Sep 19, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Evans vs White; LT-23-000310; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict. Dated 09/14/23, 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, McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Howard-Tripp vs Starkey; LT-23-000394; P-atty: Andrew C. Goodermote; D-atty: Pro Se; Non Jury Verdict Dated 09/14/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$24,888.09 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1492 Prospect Rd., Pittsburgh, PA 15227. 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. Escrow to be released to "Pamela Howard-Tripp" at c/o Andrew Goodermote, Esq. at address of counsel on the docket. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

AR Building Company vs Cronin; LT-23-000632; P-atty: Brian P. Cavanaugh; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$11,388.62 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) against both Defendants. Dated 09/14/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40162

Estate of Ronald H. Dow vs Martin; LT-23-000666; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claim for possession based on end of lease term. Dated 09/14/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40160

Brandywine Agency Inc. vs Brooks; LT-23-000677; P-atty: Marcie J. Solomon; D-atty: Pro Se; Non Jury Verdict Dated 09/14/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,059.66 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 200 Electric Avenue, Apt. 7A, East Pittsburgh, PA 15112. 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Lumos Management/ SJ Group LLC vs Nelson; LT-23-000724; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/14/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,608.92 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2415 Woodstock Ave., Pittsburgh, PA 15218. 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

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