

## 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:

Adamik, Joan C. a/k/a Joan Carol Adamik, deceased, of Fawn Township, PA. No. 06874 of 2023. Shane J. Adamik, Extr., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.

23-04051 Oct 23, 30; Nov 6, 2023

Benovitz, Earl M., deceased, of Warrendale, PA. No. 7023 of 2023. Charles G. Benovitz, Co-Extr. and Leslie Benovitz, Co-Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

23-01942w Oct 23, 30; Nov 6, 2023

Brandell, Sue Ann a/k/a Sue A. Brandell, deceased, of Pittsburgh, PA. No. 06970 of 2023. Martha Ann Clark, Extr., 435 Patterson Road, Bethel Park, PA 15102 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

23-01941w Oct 23, 30; Nov 6, 2023

Burley, Julia, deceased, of Pittsburgh, PA. No. 06839 of 2023. Thea N. Steave, Extr., 451 Ormsby Avenue, Pittsburgh, PA 15219 or to Paul A. Ellis, Jr., Esq., P.O. Box 53105, Pittsburgh, PA 15219.

23-04052 Oct 23, 30; Nov 6, 2023

Burns, Myrna E., deceased, of Pittsburgh, PA. No. 07019 of 2023. Erika L. Brown, Admrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-01946w Oct 23, 30; Nov 6, 2023

Catalucci, Silvano, deceased, of Upper St. Clair Township, PA. No. 06948 of 2023. Giacomo Catalucci, Extr., 2028 Trillium Court, Canonsburg, PA 15317 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

23-04049 Oct 23, 30; Nov 6, 2023

Evans, Blufus, deceased, of Pittsburgh, PA. No. 06819 of 2021. Daniel H. Robinson, Jr., Extr., 141 Rochelle Street, Pittsburgh, PA 15210.

23-04033 Oct 23, 30; Nov 6, 2023

Foy, Shirley Ann a/k/a Shirley Foy, deceased, of Crafton Borough, PA. No. 06229 of 2023. Justina Marie Diethorn, Extr., 810 Clearview Avenue, Pittsburgh, PA 15205 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

23-04037 Oct 23, 30; Nov 6, 2023

Gillott, Dorothy M. a/k/a Dorothy Marie Gillott, deceased, of Edgeworth Borough, PA. No. 06804 of 2023. Cynthia L. McCullough, Extr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.

23-04039 Oct 23, 30; Nov 6, 2023

Greene, Doris E., deceased, of Plum, PA. No. 06843 of 2023. Mary B. Wannagat, Extr., 1109 Elicker Rd., New Kensington, PA 15068 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

23-04035 Oct 23, 30; Nov 6, 2023

Karney, Marlene June, deceased, of McDonald, PA. No. 05656 of 2023. John P. Karney, Jr., 116 Hinerman Road, Washington, PA 15301 or to John B. Joyce, Esq., Grenen & Birsic, P.C., One Gateway Ctr., 420 Ft. Duquesne Blvd., 9th Fl., Pittsburgh, PA 15222.

23-04034 Oct 23, 30; Nov 6, 2023

Kilkenny, Peter, deceased, of Fox Chapel, PA. No. 7073 of 2023. Laurie A. Kilkenny, Extr., 152 Riding Trail Ln., Pittsburgh, PA 15215 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

23-01940w Oct 23, 30; Nov 6, 2023

Laux, Richard R., deceased, of Pittsburgh, PA. No. 06946 of 2023. Richard E. Laux, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01945w Oct 23, 30; Nov 6, 2023

Marshall, Emma Frances (a/k/a Emma Frances Cutright and Emma F. Marshall) - Late of Crescent Twp., Allegheny County, PA. D.O.D. 3/8/22. Will #022303176. Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110.

23-04098 Oct 23, 30; Nov 6, 2023

Oster, Karen Anne, deceased, of Bethel Park, PA. No. 04840 of 2022. Robert Oster, Admrx., 2438 Demare Drive, Bethel Park, PA 15102 or to Matthew T. Logue, Esq., Quinn Logue LLC, 200 First Avenue, Third Floor, Pittsburgh, PA 15222.

23-01944w Oct 23, 30; Nov 6, 2023

Palkovich, Betty G. a/k/a Elizabeth G. Palkovich, deceased, of Verona, PA. No. 06598 of 2023. Todd F. Palkovich, Extr., c/o Nicolas J. Sasso, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

23-04050 Oct 23, 30; Nov 6, 2023

Pecora, Loretta J. a/k/a Loretta Pecora, deceased, of Whitehall, PA. No. 06088 of 2023. Doris Cacia, Extr., c/o Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.

23-04047 Oct 23, 30; Nov 6, 2023

Pesavento, Sandra Heath a/k/a Sandra H. Pesavento, deceased, of Pittsburgh, PA. No. 05641 of 2023. John A. Pesavento, Extr., c/o Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

23-04036 Oct 23, 30; Nov 6, 2023

Porter, Arionna Emory Rose, deceased, of North Versailles, PA. No. 05974 of 2023. Ariel S. Coover, Admrx., 314 Mercer Street, Turtle Creek, PA 15145.

23-04046 Oct 23, 30; Nov 6, 2023

Schreiber, James E., deceased, of Aspinwall, PA. No. 06464 of 2023. Anne M. Mlecko, Admrx., 1815 Willow Oak Dr., Wexford, PA 15090.

23-04038 Oct 23, 30; Nov 6, 2023

Story, James D., deceased, of Clairton, PA. No. 07002 of 2023. Renee Schumacher, Extr., 1501 Linnie Lou Dr., Castle Shannon, PA 15234 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, PO Box 130, Bradford Woods, PA 15015.

23-04044 Oct 23, 30; Nov 6, 2023

White, Gary H., deceased, of Gibsonia, PA. No. 07043 of 2023. Elizabeth White, Extr., 2029 Plymouth Court, Gibsonia, PA 15044 or to Liberty J. Weyandt, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

23-01939w Oct 23, 30; Nov 6, 2023

Zanolli, Michael, deceased, of Pittsburgh, PA. No. 06762 of 2023. Alice Patton, Admrx., 4760 Wallingford Street, Pittsburgh, PA 15213.

23-04032 Oct 23, 30; Nov 6, 2023

Becker, Dolores, deceased, of Aleppo Township, PA. No. 06878 of 2023. Aimee Jo Benedict, Extr., 332 Ingleside Ave., Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

23-01903w Oct 16, 23, 30, 2023

Behrman, Kathryn L., deceased, of Pittsburgh, PA. No. 03477 of 2023. Andrew J. Marsh, Admrx., 1147 Morningside Avenue, Pittsburgh, PA 15206 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.

23-03964 Oct 16, 23, 30, 2023

Corrigan, Carol Jarvis, deceased, of Leetsdale, PA. No. 6989 of 2023. Michael Corrigan, Admrx., 880 McClelland Road, Finleyville, PA 15332 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-01898w Oct 16, 23, 30, 2023

Fedor, Joan M., deceased, of Ben Avon, PA. No. 06880 of 2023. Rachel L. Lubbert, Extr., c/o Edward C. Spontak, Esq., Knox McLaughlin Gornall & Sennett, P.C., 310 Grant Street, Suite 3600, Pittsburgh, PA 15219.

23-01895w Oct 16, 23, 30, 2023

Foley, Donald W., deceased, of Pittsburgh, PA. No. 06721 of 2023. John V. Foley, Extr., c/o Ralph Minto, Jr., Esq., Minto Law Group, LLC, 811 Camp Horne Road, Suite 320, Pittsburgh, PA 15237.

23-01902w Oct 16, 23, 30, 2023

Gault, Mark Steven, deceased, of Pittsburgh, PA. No. 06556 of 2023. Steven M. Gault, Admrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-03963 Oct 16, 23, 30, 2023

Leyzerovich, Pyotr a/k/a Peter Leyzerovich, deceased, of McCandless Township, PA. No. 04511 of 2023. Alexandra Leyzerovich, Admrx., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

23-03962 Oct 16, 23, 30, 2023

Ondek, Helen E. a/k/a Helen E. Gilitsch Ondek, deceased, of Pittsburgh, PA. No. 06616 of 2023. Thomas Ondek, Admrx., c/o Kenneth J. Yarsky, II, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

23-03967 Oct 16, 23, 30, 2023

Prine, Elizabeth Waite a/k/a Elizabeth Ann Prine a/k/a Elizabeth W. Prine, deceased, of Mt. Lebanon, PA. No. 06764 of 2023. Alison W. Prine, Admrx. c.t.a., c/o Ashley R. Bozewski, Esq., Sherrard German & Kelly P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

23-03968 Oct 16, 23, 30, 2023

Ranalli, Frank A. a/k/a Frank A. Ranalli, Sr. a/k/a Frank Ranalli, deceased, of Gibsonia, PA. No. 06958 of 2023. Marca R. Melchar, Extr., c/o John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 300 Oxford Drive, Suite 75, Monroeville, PA 15146.

23-01897w Oct 16, 23, 30, 2023

**SA-22-000589;** Comm. of PA Dept. of Transportation vs Kelly M. Iezzi; D-atty: **Pro Se**

**SA-22-000682;** Comm. of PA Dept. of Transportation vs James A. Hill; D-atty: **Michael F. Santicola**

**SA-22-000720;** Comm. of PA Dept. of Transportation vs Gina Michelle Freund; D-atty: **Thomas A. Will**

**SA-23-000060;** Comm. of PA Dept. of Transportation vs Joshua James Finley; D-atty: **Casey Mullen**

**SA-23-000063;** Comm. of PA Dept. of Transportation vs Isaac Bunn; D-atty: **Pro Se**

**SA-23-000066;** Comm. of PA Dept. of Transportation vs David Thomas Randolph; D-atty: **Pro Se**

**SA-23-000067;** Comm. of PA Dept. of Transportation vs Aliana Marie Bell; D-atty: **Pro Se**

**SA-23-000189;** Comm. of PA Dept. of Transportation vs Nicholas G. Thornton; D-atty: **Justin T. Romano**

**SA-23-000275;** Comm. of PA Dept. of Transportation vs Terrell Lamont Floyd; D-atty: **Lisle Weaver**

**SA-23-000276;** Comm. of PA Dept. of Transportation vs Terrell Lamont Floyd; D-atty: **Lisle Weaver**

**SA-23-000296;** Comm. of PA Dept. of Transportation vs Madison Rose Jones; D-atty: **Paul D. Zavarella**

**SA-23-000297;** Comm. of PA Dept. of Transportation vs Rose Madison Jones; D-atty: **Paul D. Zavarella**

**SA-23-000322;** Comm. of PA Dept. of Transportation vs Joseph Seidel; D-atty: **Pro Se**

**SA-23-000384;** Comm. of PA Dept. of Transportation vs William Daniel Gonsowski; D-atty: **Samir Sarna**

**SA-23-000396;** Comm. of PA Dept. of Transportation vs Charles Glen Rupert, II; D-atty: **Leonard J. Berger**

**SA-23-000419;** Comm. of PA Dept. of Transportation vs Peter William Mlynar; D-atty: **Pro Se**

**SA-23-000429;** Comm. of PA Dept. of Transportation vs Paris Mathews West; D-atty: **Pro Se**

**SA-23-000430;** Comm. of PA Dept. of Transportation vs Rafael Abreu Canedo; D-atty: **Pro Se**

**SA-23-000432;** Comm. of PA Dept. of Transportation vs Andrew Charles Blackwell; D-atty: **Pro Se**

**SA-23-000433;** Comm. of PA Dept. of Transportation vs Alexander Jan Katan; D-atty: **Michael E. Moser**

**SA-23-000437;** Comm. of PA Dept. of Transportation vs Christopher David Clair; D-atty: **Pro Se**

**SA-23-000439;** Comm. of PA Dept. of Transportation vs Brittany Bearford; D-atty: **Pro Se**

**SA-23-000440;** Comm. of PA Dept. of Transportation vs Tomas Moravek; D-atty: **Pro Se**

**SA-23-000441;** Comm. of PA Dept. of Transportation vs Aundre Marcel Robinson; D-atty: **Pro Se**

**SA-23-000445;** Comm. of PA Dept. of Transportation vs Monro Inc.; D-atty: **Mark Robert Calore**

**SA-23-000448;** Comm. of PA Dept. of Transportation vs Armani Turner; D-atty: **Pro Se**

Rumbaugh, Richard F., deceased, of Monroeville, PA. No. 06654 of 2023. Richard B. Rumbaugh, Extr., 237 Cascade Road, Pittsburgh, PA 15221 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

23-03969 Oct 16, 23, 30, 2023

Sharlow, Francis Curry, deceased, of Pittsburgh, PA. No. 04768 of 2023. Terri Truchan, Co-Extr., 113 Simon Avenue, Pittsburgh, PA 15237 and Kelly Lynn Pernell, Co-Extr., 9555 Harding Road, Pittsburgh, PA 15237 or to Scott E. Kasbee, Esq., Scott Kasbee Law, PLLC, 3371 Babcock Boulevard, Pittsburgh, PA 15237.

23-03966 Oct 16, 23, 30, 2023

Villinger, Charlene, deceased, of White Oak, PA. No. 06760 of 2023. Anthony E. Villinger, Extr., 2212 Hemlock Drive, White Oak, PA 15131 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

23-03965 Oct 16, 23, 30, 2023

#### Articles of Incorporation Business Corporation

Joseph M. Spratt, Esq., 226 Bridge Street, Bridgewater, PA 15009. 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 412 Anesthesia Services Inc.

23-04045 Oct 23, 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 October 18, 2023, with respect to a nonprofit corporation, 10B Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01937w Oct 23, 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 28, 2023, with respect to a nonprofit corporation, Short Reads, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-01943w Oct 23, 2023

#### Articles of Incorporation Nonprofit Corporation

Brian D. Lipkin, Esq., Houston Harbaugh, P.C., 401 Liberty Avenue, Three Gateway Center, 22nd Fl., Pittsburgh, PA 15222-1005. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 14, 2023, with respect to a nonprofit corporation, Clover Chase Home Owners Association, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

23-04041 Oct 23, 2023

#### Articles of Incorporation Nonprofit Corporation

Brian D. Lipkin, Esq., Houston Harbaugh, P.C., 401 Liberty Avenue, Three Gateway Center, 22nd Fl., Pittsburgh, PA 15222-1005. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 14, 2023, with respect to a nonprofit corporation,

Rightmyer Estates Home Owners Association, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

23-04042 Oct 23, 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 BEST CHOICE ROOFING OF SOUTHEAST PENNSYLVANIA, with its principal office or place of business at 239 Fourth Ave., Suite 1401 #4788, Pittsburgh, PA 15222. The names and addresses of all persons who are parties to the registration are: GENE ANN INC., 239 Fourth Ave., Suite 1401 #4788, Pittsburgh, PA 15222.

23-01948w Oct 23, 2023

#### Notice of Condemnation

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

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Township of South Park, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-23-010748

West End Federal Savings and Loan Association, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of South Park, Allegheny County, PA, located at Grant Street, Being designated as Block and Lot No. 1009-B-295 in the Department of Real Estate of Allegheny County, Pennsylvania.

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

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 15th day of September, 2023, for Docket Nos. GD-23-010748; in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave. Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

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

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on the 27th day of October, 2022, condemned the property referred to above at, GD-23-010748, in the Boroughs of Wilkinsburg and Verona, Townships of Penn Hills, South Park, and Harrison and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Township South Park.

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

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

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

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

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

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

William G. Merchant, Esquire  
Attorney for the Redevelopment Authority  
23-04067 Oct 23, 2023

#### Statement of Registration Foreign Business Corporation

Notice is hereby given that GENE ANN INC., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 239 Fourth Ave., Suite 1401 #4788, Pittsburgh, PA 15222, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is c/o REPUBLIC REGISTERED AGENT LLC.

23-01947w Oct 23, 2023

#### Voluntary Dissolution Business Corporation

Alex W. Thomson, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005. Notice is hereby given by Veterinary Holdings Company, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business 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.

23-04040 Oct 23, 30, 2023

#### Voluntary Dissolution Limited Liability Company

Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317. Notice is hereby given that the sole Member of Saladin Consulting, LLC, a Pennsylvania limited liability company with a registered office of 4114 Millington Road, Pittsburgh, Pennsylvania 15217, has approved a proposal that the

company voluntarily dissolve, and the sole member is now engaged in winding up and settling the affairs of the company under the provisions of Section 8874 of the Pennsylvania Limited Liability Company Law Act of 2016, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

23-04048 Oct 23, 30, 2023

### CIVIL DIVISION

#### Arbitration Awards (Continued from Page 1, Column 2)

**American Express National Bank vs Deering;** AR-23-002546; P-atty: Andrew D. Loewy; Award Ex Parte. Plaintiff is awarded the balance of \$5,895.76. Defendant failed to appear at 10:01 a.m. Dated 10/18/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40207

**Portfolio Recovery Associates LLC vs Ward;** AR-23-002589; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiff is awarded the balance of \$864.72. Defendant failed to appear at 10:31 a.m. Dated 10/18/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40207

**Penmore LLC vs Berkovic;** LT-23-000863; P-atty: Charles A. Merchant; D-atty: Pro Se; Non Jury Verdict Dated 10/19/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,391.30 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 509 Carothers Ave., Carnegie, PA 15106. 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. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Harris vs Morris;** LT-23-000887; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/19/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,675.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 3240 Richardson St., Pittsburgh, PA 15212. 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.

**Homewood House vs Chatterfield, et al;** LT-23-000914; P-atty: Elizabeth M. Tarasi; D-atty: Pro Se; Award for Defendants and against the Plaintiff on Plaintiff's claims for possession and damages. Dated 10/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40209

**Tague Real Estate LLC vs Hinderliter;** LT-23-000930; P-atty: Kimberly S. Tague; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,350.00 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 10/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40211