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:

Arthur, Molly Mae, deceased, of Pittsburgh, PA. No. 00403 of 2024. Andrew Scott Arthur, Extr., 5289 Fuss Lane, Lothian, MD 20711 or to Benjamin R. Westcott, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

24-00468 Feb 12, 20, 27, 2024

Byrne, Anne, deceased, of Pittsburgh, PA. No. 00731 of 2024. Joan Walnoha, Extrx., 612 Center Avenue, Carnegie, PA 15106 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203. 24-00474 Feb 12, 20, 27, 2024

24-00474 FED 12, 20, 27, 202

Chemsak, Mary Jane a/k/a M. J. Chemsak, deceased, of McKeesport, PA. No. 07916 of 2023. Alice Dean Chemsak, Extrx., 5018 Interboro Avenue, Pittsburgh, PA 15207 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

24-00470 Feb 12, 20, 27, 2024

Conway, Carmella, deceased, of Pittsburgh, PA. No. 04050 of 2022. Robert Conway, Admr., c/o Catherine Meehan, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

24-00280w Feb 12, 20, 27, 2024

Crowley, Patrick M., deceased, of Pittsburgh, PA. No. 00541 of 2024. Scott A. Molnar, Admr., PO Box 11067, Pittsburgh, PA 15237 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

24-00472 Feb 12, 20, 27, 2024

Delaney, Regina A. a/k/a Regina Ann Delaney, deceased, of Collier Township, PA. No. 08007 of 2023. Steve Pijanowski, Extr., 113 Fieldstone Drive, Glenshaw, PA 15116 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00467 Feb 12, 20, 27, 2024

Detwiler, Daniel Jay, deceased, of Imperial, PA. No. 00896 of 2024. Matthew C. Detwiler, Admr., 15 Arlington Avenue, Kensington, CA 94707 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

24-00286w Feb 12, 20, 27, 2024

Eggerton, Jr., Raymond A., deceased, of Pittsburgh, PA. No. 07702 of 2023. Raymond A. Eggerton, III, Extr., c/o Catherine Meehan, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237. 24-00279w Feb 12, 20, 27, 2024

Estok, Georgina A. a/k/a Georgina Anne Estok, deceased, of Pittsburgh, PA. No. 0457 of 2024. Donald Estok, Admr., c/o Ashley M. Elias, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.

24-00475 Feb 12, 20, 27, 2024

Fay, William J., deceased, of Gibsonia, PA. No. 00683 of 2024. Barbara Thompson, Extrx., 5563 Grubbs Road, Gibsonia, PA 15044 or to Russell C. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00290w Feb 12, 20, 27, 2024

Hough, Kathy Laird, deceased, of Imperial, PA. No. 00897 of 2024. Joseph D. Hough, Admr., 232 Briar Path, Imperial, PA 15126 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

24-00285w Feb 12, 20, 27, 2024

Kaiser, Mary Ann, deceased, of Plum, PA. No. 00219 of 2024. Joseph F. Kaiser, Extr., 627 Millers Lane, Pittsburgh, PA 15239 or to Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

24-00288w Feb 12, 20, 27, 2024

Kelly, Emma M., deceased, of Pittsburgh, PA. No. 06035 of 2018. Nancy J. Giger, Admrx., 4524 Peoples Road, Pittsburgh, PA 15237 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00469 Feb 12, 20, 27, 2024

McDavis, Mary a/k/a Mary E. McDavis a/k/a Mary Ester McDavis, deceased, of Clairton, PA. No. 08339 of 2023. JoAnn Bullard, Extrx., 215 Union St., Apt. A, Monongahela, PA 15063 or to James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063.

24-00476 Feb 12, 20, 27, 2024

Meister, Louise U., deceased, of Sewickley, PA. No. 06675 of 2023. Betsy M. Gourley, Admrx., 1112 Southvale Road, Pittsburgh, PA 15237 or to David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

24-00282w Feb 12, 20, 27, 2024

Meyer, II, Randolph Scott, deceased, of Pittsburgh, PA. No. 06157 of 2023. Stephanie A. Meyer, Admrx., c/o Catherine Meehan, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

24-00281w Feb 12, 20, 27, 2024

O'Keefe, John R., deceased, of Pittsburgh, PA. No. 00658 of 2024. Mary Casanova, Extrx., 150 Arch Street, Verona, PA 15147. 24-00289w Feb 12, 20, 27, 2024

Overbey, Robert E., deceased, of South Park, PA. No. 00623 of 2024. Ross Faye Luther, Extr., 1039 Fox Terrier 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.

24-00473 Feb 12, 20, 27, 2024

Ray, Kenneth B., deceased, of Pittsburgh, PA. No. 00717 of 2024. Kristin L. Hubert, Extrx., 2036 Straubs Lane, Pittsburgh, PA 15212 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

24-00477 Feb 12, 20, 27, 2024

Salter, James Edward, deceased, of Pittsburgh, PA. No. 0253 of 2024. Leethel Booker, Admrx., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

24-00283w Feb 12, 20, 27, 2024

Vogel, Gary M., deceased, of East McKeesport, PA. No. 00611 of 2024. Laura Cohen, Extrx. and Atty., Family Legal Center, LLC, 201 Penn Center Blvd., Suite 400, Pittsburgh, PA 15235.

24-00466 Feb 12, 20, 27, 2024

Wateska, Carol J. a/k/a Carol Wateska a/k/a Carol Jean Wateska, deceased, of Blawnox, PA. No. 00543 of 2024. Bernadette Davies, Admrx., 516 Clifton Avenue, Glenshaw, PA 15116 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101. 24-00284w Feb 12, 20, 27, 2024

Bua, John S. a/k/a J. S. Bua a/k/a John Bua a/k/a John Samuel Bua, deceased, of Harrison Township, PA. No. 00462 of 2024. Thomas A. Bua, Extr., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.

24-00342 Feb 5, 12, 20, 2024

Frisco, Jr., William A., deceased, of Richland Township, PA. No. 00285 of 2024. Terri Lynn Ciotti, Extrx., 205 Tamarack Drive, Mars, PA 16046 or to Jennifer L. Schiavoni, Esq., Smith Butz, 88 Center Church Road, McMurray, PA 15317.

24-00338 Feb 5, 12, 20, 2024

Gundel, Allan F., deceased, of Bridgeville, PA. No. 00333 of 2024. Kelsey Gundel, Admrx., 341 Twin Oaks Road, Pittsburgh, PA 15243-1425 or to Roger D. Horgan, Esq., Abes Baumann, PC, 810 Penn Ave., 5th Fl., Pittsburgh, PA 15222.

24-00317 Feb 5, 12, 20, 2024

Holiday, IV, Roy Calvin, deceased, of Pittsburgh, PA. No. 00390 of 2024. Anita Holiday, Admrx., 1828 Winhurst Street, Pittsburgh, PA 15212 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.

24-00337 Feb 5, 12, 20, 2024

Minnemeyer, Leota F., deceased, of Sewickley, PA. No. 6379 of 2023. Rebecca Rekasie, Extrx., 9 Quarry Road, Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.

24-00231w Feb 5, 12, 20, 2024

Ostrow, Joan B., deceased, of Pittsburgh, PA. No. 0262 of 2024. Debra B. Klug, Extrx., 5900 Babcock Blvd., Apt. 2, Pittsburgh, PA 15237 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

24-00343 Feb 5, 12, 20, 2024

Platt, Regina M. a/k/a Regina May Platt, deceased, of Cheswick Borough, PA. No. 00483 of 2024. Darlene J. Duryea, Extrx., 100 Wye Oak Drive, Cheswick, PA 15024 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-00335 Feb 5, 12, 20, 2024

Roberts, Marilyn S., deceased, of Upper St. Clair, PA. No. 00368 of 2024. James B. Roberts, Extr. and Atty., 122 Kent Drive, Pittsburgh, PA 15241.

24-00336 Feb 5, 12, 20, 2024

Russell, Marjorie A., deceased, of West Deer Township, PA. No. 04120 of 2023. Ruth E. Hall, Extrx., 111 Richmond Circle, Pittsburgh, PA 15237 or to Thomas J. Boris, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00344 Feb 5, 12, 20, 2024

Scialabba, Mary Ann, deceased, of Pittsburgh, PA. No. 0241 of 2024. Richard J. Coyle, Admr., 2756 Brunton Court, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00232w Feb 5, 12, 20, 2024

Slack, Harold Edward, deceased, of McCandless Township, PA. No. 8570 of 2023. Lewis E. Linn, III, Admr., 139 Grove Avenue, Pittsburgh, PA 15229 or to Paul W. Monday, February 12, 2024

Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219. 24-00340 Feb 5, 12, 20, 2024

Spotts, Janet B., deceased, of Bridgeville, PA. No. 03546 of 2023. Jeffrey S. Kelly, Extr., 7126 Woodhall Court, Presto, PA 15142 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-00341 Feb 5, 12, 20, 2024

Szymanski, Linda A. a/k/a Linda Ann Szymanski, deceased, of Pittsburgh, PA. No. 00689 of 2024. Maryellen S. Bagley, Extrx., 10952 Town View Drive, Jacksonville, FI 32256-4023 or to Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-00230w Feb 5, 12, 20, 2024

Valenti, Constance Ann, deceased, of Aspinwall, PA. No. 04155 of 2023. Jerome W. Valenti, Extr., c/o Anthony J. Valenti, Esq., 405 1/2 Center Avenue, Pittsburgh, PA 15215.

24-00334 Feb 5, 12, 20, 2024

Wood, Joyce D., deceased, of Pittsburgh, PA. No. 00604 of 2024. Thomas J. Wood, Co-Extr., 321 Martin Avenue, Pittsburgh, PA 15216 and Timothy R. Wood, Co-Extr., 3101 Ruthwood Avenue, Pittsburgh, PA 15227 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-00229w Feb 5, 12, 20, 2024

Ziegler, Carole, deceased, of Pittsburgh, PA. No. 00077 of 2024. Ashley Kowalski, Admrx., 4913 Friendship Avenue, Pittsburgh, PA 15224.

24-00237w Feb 5, 12, 20, 2024

Barbour, Jay a/k/a Jay A. Barbour, deceased, of Pittsburgh, PA. No. 00188 of 2024. Jay Barbour, Admr., c/o Deborah A. Liotus, Esq., 564 Forbes Avenue, Suite 1008, Pittsburgh, PA 15219.

24-00251 Jan 29; Feb 5, 12, 2024

Chapa, Lucinda R., deceased, of Pittsburgh, PA. No. 0239 of 2024. Galen S. Chapa, Extr., 158 Venango Court, Pittsburgh, PA 15068 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

24-00253 Jan 29; Feb 5, 12, 2024

Cinefra, Frank, deceased, of Verona, PA. No. 08622 of 2023. Michael F. Cinefra, Admr., c/o Anthony Giglio, Esq., Andrews & Price, LLC, 1500 Ardmore Blvd., Ste. 506, Pittsburgh, PA 15221.

24-00168w Jan 29; Feb 5, 12, 2024

Feith, Raymond F., deceased, of Pittsburgh, PA. No. 00290 of 2024. Mary C. Feith, Extrx., 700 Bower Hill Road, Apt. 5248, Pittsburgh, PA 15243 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

24-00261 Jan 29; Feb 5, 12, 2024

Flaherty, Mildred R., deceased, of Dormont Borough, PA. No. 00294 of 2024. Maureen Flaherty Katz, Extrx., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143-8782.

24-00252 Jan 29; Feb 5, 12, 2024

Gennari, Carmella L., deceased, of West Mifflin, PA. No. 08281 of 2023. Frank J. Gennari, Co-Extr. and Joseph J. Gennari, Co-Extr., c/o Taressa J. Wills, Esq., The Wills Law Firm, PC, 720 Acorn Lane, Jefferson Hills, PA 15025. 24-00260 Jan 29; Feb 5, 12, 2024

Goelz, Patricia C., deceased, of Pittsburgh, PA. No. 00251 of 2024. John L. Goelz, Extr., c/o Jeffrey A. Golvash, Esq.,

Monday, February 12, 2024

Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227. 24-00262 Jan 29; Feb 5, 12, 2024

Hahn, William A., deceased, of Pittsburgh, PA. No. 00172 of 2024. William C. Hahn, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-00256 Jan 29; Feb 5, 12, 2024

Heffner, Eileen R., deceased, of Monroeville, PA. No. 00274 of 2024. David J. Mantick, Extr., 1037 Harry Hill Lane, Apollo, PA 15613 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-00257 Jan 29; Feb 5, 12, 2024

Hynok, Vincent A., deceased, of Plum Borough, PA. No. 00370 of 2024. Vincent Alexander Hynok, II, Extr., 5002 Ozark Drive, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

24-00255 Jan 29; Feb 5, 12, 2024

Mastandrea, Frank D., deceased, of Pittsburgh, PA. No. 00384 of 2024. Ryan G. Klein, Co-Extr., 4728 Old Boston Road, Pittsburgh, PA 15227 and Maria Lynn Coholic, Co-Extrx., 919 Maplewood Dr., Pittsburgh, PA 15234 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102. 24-00263 Jan 29; Feb 5, 12, 2024

Wagner, Lowell M., deceased, of Monroeville, PA. No. 00113 of 2024. Gayle M. Marszalek, Admrx., 634 Tartan Drive, Monroeville, PA 15146.

24-00259 Jan 29; Feb 5, 12, 2024

Zigon, Leonard, deceased, of Pittsburgh, PA. No. 00387 of 2024. Frank Perman, Admr., c/o Kenneth Eisner, Esq., Eisner Law Firm, 1386 Old Freeport Rd., Ste. 2A, Pittsburgh, PA 15238.

24-00170w Jan 29; Feb 5, 12, 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 3 RIVERS SIGN & LIGHTING, INC.

24-00278w Feb 12, 2024

Articles of Incorporation Nonprofit Corporation

Dean R. Phillips, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on February 6, 2024, with respect to a nonprofit corporation, Conover Family Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-00292w Feb 12, 2024

Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In Re: Thomas C. Madden and Devin M. Madden, Debtors

Case No. 23-21648-CMB

Chapter 13

Notice of Sale To the Creditors and Parties in Interest of the above-named Debtors:

Notice Is Hereby Given That Michael C. Eisen, Attorney for the Debtors, has filed a

Motion to Sell Real Property Free and Clear of all Mortgages, Liens and Encumbrances.

The Debtors, Thomas C. Madden and Devin M. Madden, has received an offer of \$167,000.00 for the Debtors real property located 829 Hawkins Ave., West Mifflin, PA 15122, Parcel No. 0181-L-00230, in Allegheny County, free and clear of all liens and encumbrances.

A hearing will be held in Courtroom B, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on February 27, 2024 at 1:30 p.m. before Judge Carlota M. Bohm for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtor's attorney, Michael C. Eisen, Esquire, M. Eisen & Associates, P.C., 404 McKnight Park Drive, Pittsburgh, PA 15237, 412-367-9005.

24-00503 Feb 12, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000207. In re: Petition of John Wesley McGlothlin, III, for change of name to John Marvit. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 13, 2024, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as praved for.

24-00287w Feb 12, 2024

Notice of View and Hearing

In Re: Condemnation by the Pennsylvania Turnpike Commission/Property Owned by Land Development Corp., A Colorado

Corporation GD 22-013215. Our File #7217.

Notice is hereby given that Michele Zappala Peck, Esq., to be assisted by Charles C. Gallo, Esq. and Lisa L. Sasinoski, Esq. of the Allegheny County Board of Viewers have been appointed by the Court to view the subject property and to hear testimony in the above-captioned eminent domain case.

The Board of Viewers and the parties shall meet at, and view, the subject property on Thursday, May 9, 2024 at 1:00 p.m. and the hearing before the Board of Viewers of Allegheny County will be held on Wednesday, June 5, 2024 at 1:00 p.m.

Written directions from the City-County Building to the property to be viewed shall be provided to the Board of Viewers by Counsel for the Condemnor not less than 14 days before the scheduled date of the view. Directions shall be accompanied by written plans for the subject property, and the cell phone number of condemnor's counsel. Failure to provide directions, plans and contact information 14 days before the view may result in cancellation of the view.

Board of Viewers Michele Zappala Peck, Esq. 23-05044 February 7, 2024 24-00507 Feb 12, 2024

Notice of Trust

Annette Lutz, Decedent Date of Death: January 16, 2024

Restatement of Revocable Agreement of Trust of Annette Lutz Dated November 25, 2014. Any claimants against the Decedent or Trust should send the alleged known claim in writing to the Successor Co-Trustees, Alvin Lutz and Irwin Lutz, c/o Harvey A. Wolsh, Esquire, 210 Sixth Avenue, Suite 320, Pittsburgh, PA 15222.

24-00333 Feb 5, 12, 20, 2024

Notice

A Hearing on the request of Sanam Sayfatova to Order Transfer of Title, and/or Request to Issue Title for 2016, Mazada, Miata, JM1NDAB7IG0117347 will be held 11:30 a.m., March 18, 2024, General Motions Judge of Allegheny County, Room 703. For more information contact Sanam Sayfatova at 412-537-8521. GD-24-000319

24-00440 Feb 5, 12, 20, 2024

Notice of Revocable Trust

Jane E. Jubb Revocable Trust. On November 20, 2023, Jane E. Jubb, remaining Grantor of the Jane E. Jubb Revocable Trust died. The Trustee, pursuant to 20 Pa. C.S. \$7755(c) requests all persons having claims or demands against the Trust of the Decedent to make known the same and all persons indebted to Decedent to make payment without delay to Elizabeth J. Gardiner, 22 Father Peter's Lane, New Canaan, CT 06840, or to Claire Saenz, Esq., 1000 Brooktree Rd. Suite 209, Wexford, PA 15090.

24-00254 Jan 29; Feb 5, 12, 2024

Notice of Revocable Trust Pursuant to 20 Pa.C.S. § 7755(c)

Notice is hereby given of the administration of the Noel P. Grimm Trust dated May 5, 2011, amended and restated on December 27, 2021. Noel P. Grimm, grantor of the trust, of the Municipality of Monroeville, County of Allegheny, Commonwealth of Pennsylvania, died December 14, 2023. All persons having claims against Noel P. Grimm are requested to make known the same to the trustees or attorney named below. All persons indebted to Noel P. Grimm are requested to make payment without delay to the trustee or attorney named. Mary J. Grimm, Trustee

Mary J. Grimin, Hustee 1350 Hillsdale Drive Monroeville, PA 15146 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, Attys., 2212 Murray Avenue, Pittsburgh, PA 15217.

24-00258 Jan 29; Feb 5, 12, 2024

CIVIL DIVISION

Arbitration Awards (Continued from Page 1, Column 2)

Cavalry SPV I, LLC vs Mort; AR-23-005529; P-atty: David J. Apothaker; D-atty: Dennis M. Blackwell; Award for Defendant Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40346

Cavalry SPV I, LLC vs Santoro; AR-23-005556; P-atty: David J. Apothaker; D-atty: Eric J. Randolph; Award for Defendant Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40346

Cavalry SPV I, LLC vs Rector; AR-23-005561; P-atty: David J. Apothaker; D-atty: Gregory T. Artim; Award for Defendant Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40346

PNC Bank National Association vs Standridge; AR-23-005568; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$3,151.64. Defendant failed to appear at 10:10 a.m. Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40346

PNC Bank National Association vs Seng; AR-23-005569; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$23,467.42. Defendant failed to appear at 10:10 a.m. Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40346

PNC Bank National Association vs Russell; AR-23-005575; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$2,138.44. Defendant failed to appear at 10:11 a.m. Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40346

Freeman, et al vs Smith; AR-23-001104; P-atty: David C. Zimmaro; D-atty: Kathleen A. Segmiller; Award for Defendant. There was no counterclaim. Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40347

Peoples Natural Gas Company, LLC vs Golden Triangle Construction Company, Inc.; AR-23-003191; P-atty: Richard A. Monti, Joseph W. Gramc, Jacob T. Leyland; D-atty: Chad I. Michaelson, Brittany M. Bloam, Omair Zahid; Award for Defendant Dated 02/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40347

Cavalry SPV I, LLC vs Rector; AR-23-005561; P-atty: David J. Apothaker; D-atty: Gregory T. Artim; Award for Defendant.

Matrix Property Management Company vs Taulton; LT-23-001041; P-atty: Mark Haak; Non Jury Verdict Dated 02/08/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of 2,587.00\$ plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2200 Milligan Ave., Apt. 2, Swissvale, 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.

Arkham Realty and Property Management vs Hill; LT-23-001344; P-atty: William Rodgers, III; 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 \$5,252.19 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 02/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40348

Forest Green Commons Lim Partnership vs Ragin; LT-23-001373; P-atty: Robyn B. Eisen; D-atty: Elan Ronen; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent. On Defendant's counterclaim: award for Plaintiff. Dated 02/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40349

Bedford Hills Apartments vs Kenney; LT-23-001397; P-atty: Francis C. Rapp, Jr.; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$7,804.58 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 02/08/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40350A