

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-Extr., 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, Admr., 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 prayed 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. Sasinowski, 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, JM1NDBA71G0117347 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
1350 Hillside 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, Omaid 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