

## 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:

Baggiani, Albert D., deceased, of Stowe Township, PA. No. 1294 of 2024. Ronald P. Poole, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-00412w Feb 28; Mar 6, 13, 2024

Brutout, Edward Dorin a/k/a Edward D. Brutout, deceased, of Bell Acres Borough, PA. No. 01094 of 2024. Edward Daniel Brutout, Extr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.

24-00664 Feb 28; Mar 6, 13, 2024

Charles, Harry, deceased, of Scott Township, PA. No. 00902 of 2024. David M. Charles, Admr., 220 Grant Street, Sixth Floor, Pittsburgh, PA 15219.

24-00416w Feb 28; Mar 6, 13, 2024

Collins, Jr., William T., deceased, of Bethel Park, PA. No. 00971 of 2024. Karen J. Collins, Extr., 141 Slatewood Court, Bethel Park, PA 15102 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.

24-00668 Feb 28; Mar 6, 13, 2024

Duker, Russell A., deceased, of Adams Township, PA. No. 10-0199 of 2024. Janet E. Duker, Extr., c/o A. Todd Wilson, Esq., 82 Firthorn Rd., Baden, PA 15005-2615.

24-00666 Feb 28; Mar 6, 13, 2024

Flinner, Ronda L., deceased, of McKees Rocks, PA. No. 00640 of 2024. James C. Wenzel, Admr., 1223 Justine Street, Pittsburgh, PA 15204 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

24-00414w Feb 28; Mar 6, 13, 2024

Jackson, Victoria G., deceased, of Richland, PA. No. 01021 of 2024. Robert G. Jackson, Jr., Co-Extr., 7019 Forest Trail Road, Butler, PA 16002 and Scott G. Jackson, Co-Extr., 1525 Three Degree Road, Mars, PA 16046 or to Daniel P. Gallagher, Jr., Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Ste. 1300, Pittsburgh, PA 15222.

24-00662 Feb 28; Mar 6, 13, 2024

Koch, Jr., George a/k/a George J. Koch, Jr., deceased, of Allison Park, PA. No. 00821 of 2024. Luann Brittner, Co-Extr. and Diane Koch Burke, Co-Extr., 8292 Post Road, Allison Park, PA 15101 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-00667 Feb 28; Mar 6, 13, 2024

Liberatore, John A., deceased, of South Fayette Township, PA. No. 00652 of 2024. Joseph J. Liberatore, Sr., Admr., 11602 Parkview Lane, Seminole, FL 33772 or to Julia Varholla, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite

1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

24-00660 Feb 28; Mar 6, 13, 2024

Mey, Harry Charles a/k/a Harry C. Mey, deceased, of Bethel Park, PA. No. 01011 of 2024. Michael H. Mey, Co-Extr., 5773 Wilson Drive, Bethel Park, PA 15102 and Barbara A. Surgot, Co-Extr., 1209 Wanda Lane, Clairton, PA 15025 or to Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

24-00665 Feb 28; Mar 6, 13, 2024

Mihalic, Bernadette R., deceased, of Pittsburgh, PA. No. 01040 of 2024. Jeffrey A. Olinger, Admr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-00661 Feb 28; Mar 6, 13, 2024

Neel, Anne C., deceased, of Pittsburgh, PA. No. 01019 of 2024. David M. Charles, Extr. and Atty., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

24-00413w Feb 28; Mar 6, 13, 2024

Ghise, Janet L., deceased, of Bethel Park, PA. No. 00358 of 2024. Eric Ghise, Extr., 1390 Landport Drive, Pittsburgh, PA 15241 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-00565 Feb 21, 28; Mar 6, 2024

Homa, Emilene D., deceased, of Elizabeth, PA. No. 00947 of 2024. Erika Armstrong, Extr., 2514 Sunset Drive, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

24-00558 Feb 21, 28; Mar 6, 2024

Hughes, Jacqueline M., deceased, of Pittsburgh, PA. No. 00729 of 2024. Jean F. Lemon, Extr., 605 Kirtland Street, Pittsburgh, PA 15208 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

24-00564 Feb 21, 28; Mar 6, 2024

Karas, Mary M. a/k/a Mary Margaret Karas a/k/a Mary Karas, deceased, of McCandless Township, PA. No. 00784 of 2024. Scott Tarabek, Extr., 807 Rembrandt Circle, Irwin, PA 15642 or to L. Christian DeDiana, Esq., 533 Rugh St., Ste. 3, Greensburg, PA 15601.

24-00560 Feb 21, 28; Mar 6, 2024

Koch, Elizabeth A., deceased, of Elizabeth Township, PA. No. 00774 of 2024. Veta L. Gallangane, Extr., 124 Finney Street, Buna Vista, PA 15018 or to Kimberly J. Gallagher, Esq., P.O. Box 384, Shaner Road, Rillton, PA 15678.

24-00567 Feb 21, 28; Mar 6, 2024

McClung, Judith P., deceased, of Pittsburgh, PA. No. 01026 of 2024. Allyson Thompson, Extr., 19383 Pease Road, Oregon City, OR 97045 or to Glenn H. Gillette, Esq., Thomson Rhodes & Cowie, PC, Two Rodi Plaza, Suite 301, 665 Rodi Road, Pittsburgh, PA 15235.

24-00362w Feb 21, 28; Mar 6, 2024

O'Connell, Patrick J. a/k/a Patrick Joseph O'Connell, deceased, of Pittsburgh, PA. No. 01126 of 2024. Mary Pat Merante, Extr., c/o Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 221 Commercial Avenue, Suite 200, Pittsburgh, PA 15215.

24-00364w Feb 21, 28; Mar 6, 2024

Palmer, Margaret, deceased, of Monroeville, PA. No. 00932 of 2024. Deborah Palmer, Extr., 4165 Ivanhoe Drive, Apt. 408, Monroeville, PA 15146 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

24-00561 Feb 21, 28; Mar 6, 2024

Pomrenke, Connie L. a/k/a Connie Pomrenke, deceased, of Brackenridge, PA. No. 00544 of 2024. William H. Clark, III, Extr., c/o Richard J. Bosco, Esq., 512 Market Street, P.O. Box 309, Freeport, PA 16229.

24-00562 Feb 21, 28; Mar 6, 2024

Puntureri, Mary C. a/k/a Connie Puntureri, deceased, of Pittsburgh, PA. No. 00887 of 2024. Jeffrey C. Puntureri, Extr., 104 Grindstone Place, Cranberry Township, PA 16066 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-00559 Feb 21, 28; Mar 6, 2024

Rich, Theodore C., deceased, of Pittsburgh, PA. No. 0583 of 2024. Carola Eleanor Rich, Extr., 1102 Castletown Court, Sewickley, PA 15143 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.

24-00563 Feb 21, 28; Mar 6, 2024

Scala, Elizabeth M., deceased, of Bethel Park, PA. No. 01131 of 2024. Laury A. Donegan, Co-Extr., 808 Oakcrest Ct., Southlake, TX 76092 and Janine Mendez, Co-Extr., 1344 Lakeview Dr., Southlake, TX 76092.

24-00367w Feb 21, 28; Mar 6, 2024

Spatara, Edith J., deceased, of Coraopolis, PA. No. 00861 of 2024. Donna L. Cellante, Extr., 302 McCaffrey Drive, Moon Township, PA 15108 or to William H. Humphries, III, Esq., Law Office of William H. Humphries, III, 119 Rippling Brook Drive, Sewickley, PA 15143.

24-00566 Feb 21, 28; Mar 6, 2024

Taylor, Harriet Ann, deceased, of Ross Township, PA. No. 08565 of 2023. Eugene V. Batdorf, Extr., c/o William Rodgers, Esq., 300 Corporate Center Drive, Ste. 130, Moon Township, PA 15108.

24-00368w Feb 21, 28; Mar 6, 2024

Clark, Charles L., deceased, of Pittsburgh, PA. No. 00593 of 2024. Pamela Lawton-Clark, Admr., c/o David E. Schwager, Esq., 183 Market Street, Suite 100, Kingston, PA 18704-5444.

24-00498 Feb 14, 21, 28, 2024

Dakis, Gabriel Constantine, deceased, of North Braddock, PA. No. 00641 of 2024. George P. Dakis, Admr., c/o Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.

24-00315w Feb 14, 21, 28, 2024

Dentice, Ralph R. a/k/a Ralph R. Dentice, Jr., deceased, of McKees Rocks, PA. No. 00688 of 2024. Alexander Aversa, Extr., 21 Crestview Drive, McKees Rocks, PA 15136 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 210 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

24-00500 Feb 14, 21, 28, 2024

Dolgos, Sr., Paul F., deceased, of Baldwin, PA. No. 00372 of 2024. Stephen M. Dolgos, Extr., 1308 E. Gaffney Rd., New River, AZ 85087 or to James Benedek, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-00320w Feb 14, 21, 28, 2024

Heckman, Ronald P., deceased, of Wilkins Township, PA. No. 997 of 2024. Christine Gray, Extr., c/o Todd T. Zwilk, Esq., 500 Grant Street, Ste. 2900, Pittsburgh, PA 15219.

24-00324w Feb 14, 21, 28, 2024

Hicks, Delores J., deceased, of Robinson Township, PA. No. 00618 of 2024. Paul J. Hicks, Co-Extr., 55 Beaver Grade Road, McKees Rocks, PA 15136 and Michele A. Mascari, Co-Extr., 12 Noble Victory Court, Edgewater, MD 21037 or to Robert G. Stash,

Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

24-00323w Feb 14, 21, 28, 2024

Hicks, Norma Jean a/k/a Norma J. Hicks, deceased, of Jefferson Hills, PA. No. 00761 of 2024. Starlynee J. Brandt, Admr. c.t.a., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

24-00505 Feb 14, 21, 28, 2024

Johnson, Mary Prysock, deceased, of Braddock, PA. No. 01306 of 2023. Renard Prysock, Extr., 603 N. Main St., Braddock, PA 15104.

24-00311w Feb 14, 21, 28, 2024

Krull, Patricia A., deceased, of Pittsburgh, PA. No. 00972 of 2024. Korie Poston, Extr., 942 Garden City Drive, Monroeville, PA 15146 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00317w Feb 14, 21, 28, 2024

Lapko, Ronald J., deceased, of Munhall, PA. No. 05373 of 2023. Elizabeth Ann Ogg, Extr., 114 Mt. Blaine Drive, McMurray, PA 15317 or to Lori Love, Esq. and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

24-00310w Feb 14, 21, 28, 2024

Le Donne, Josephine Eleanor, deceased, of Pittsburgh, PA. No. 00962 of 2024. Diane M. Thacker, Extr., 4818 Toftrees Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00313w Feb 14, 21, 28, 2024

McConaha, Stella a/k/a Stella B. McConaha, deceased, of Pittsburgh, PA. No. 03855 of 2009. Melinda Hoff, Admr., 2825 Stanley Street, Pittsburgh, PA 15129 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

24-00312w Feb 14, 21, 28, 2024

McGervey, Charlotte K., deceased, of Scott Township, PA. No. 00453 of 2024. Mary M. Pater, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

24-00506 Feb 14, 21, 28, 2024

Moran, Donald Eugene, deceased, of Pittsburgh, PA. No. 00843 of 2024. Judith L. Temple, Extr., c/o Daniel A. Seibel, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Suite 1225, Pittsburgh, PA 15219.

24-00314w Feb 14, 21, 28, 2024

Reagle, Gloria E., deceased, of Shaler Township, PA. No. 00966 of 2024. David Reagle, Extr., 124 Orchard Avenue, Glenshaw, PA 15116 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00318w Feb 14, 21, 28, 2024

Roche, Michael, deceased, of McKeesport, PA. No. 08515 of 2023. Donald J. Roche, Jr., Admr., c/o James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

24-00502 Feb 14, 21, 28, 2024

Vatter, John J., deceased, of Pittsburgh, PA. No. 00970 of 2024. Sally Anthony, Extr., 801 Mill Street, Bridgeville, PA 15017 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00316w Feb 14, 21, 28, 2024

Weeter, David P. a/k/a David Weeter, deceased, of Brackenridge Borough, PA. No. 00646 of 2024. Shelby N. Weeter, Admr., 4 Willow Street, Pittsburgh, PA 15235 or to William T. Woncheck, Esq., Sikov &

Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-00499 Feb 14, 21, 28, 2024

Weise, Norman, deceased, of Homestead, PA. No. 00603 of 2024. Deborah Lynn Bevan, Exrx., 1047 Duncan Lane, Pittsburgh, PA 15236 or to D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.

24-00501 Feb 14, 21, 28, 2024

**Certificate of Organization Limited Liability Company**

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 Sidney and G LLC.

24-00418w Feb 28, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000628. In re: Petition of Sarina Love Williams, for change of name to Sarina Love Damiano. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 20, 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.

24-00411w Feb 28, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-11776. In re: Petition of Sara McGowan, for change of name to Pin Alexander McGowan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 20, 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.

24-00417w Feb 28, 2024

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-000543. In re: Petition of Amina Iskandarova, for change of name to Amina Tashtan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 27, 2024, at 9:30 a.m. as the time and in Courtroom 703, Allegheny County Court House, 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.

24-00758 Feb 28, 2024

**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 Kings & Queens Exquisite Cuts, with its principal office or place of business at 3623 California Ave., Pittsburgh, PA 15212. The names and addresses of all persons who are parties to the registration are: Brandy Dent, 3623 California Ave., Pittsburgh, PA 15212.

24-00656 Feb 28, 2024

**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 Evidence Procurement Services, with its principal office or place of business at 828 E. End Ave. #2, Pittsburgh, PA 15221. The names and addresses of all persons who are parties to the registration are: Ronald Witkosky, 828 E. End Ave. #2, Pittsburgh, PA 15221.

24-00657 Feb 28, 2024

**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 Take me to the sea, with its principal office or place of business at 2021 Pinnacle Way, South Park, PA 15129. The names and addresses of all persons who are parties to the registration are: Elvis Rubia, 2021 Pinnacle Way, South Park, PA 15129.

24-00658 Feb 28, 2024

**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 Boop n Bean Candle Queens, with its principal office or place of business at 251 Singer Ave., McKees Rocks, PA 15136. The names and addresses of all persons who are parties to the registration are: Judith Carrabbia, 251 Singer Ave., McKees Rocks, PA 15136.

24-00659 Feb 28, 2024

**Notice of Public Sale**

Notice is hereby given that EZ Storage at 1003 Ross Park Mall Drive, Pgh, PA 15237 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website [www.StorageTreasures.com](http://www.StorageTreasures.com) on March 13, 2024 at 9:30 a.m. The sale will be conducted on [www.StorageTreasures.com](http://www.StorageTreasures.com), under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on [www.StorageTreasures.com](http://www.StorageTreasures.com). Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All Sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

- Unit - Name
- 221A - Keith Smith
- 641A - Rebecca Mogesa
- 729A - Eric Huber

24-00701 Feb 28; Mar 6, 2024

**Notice of Public Sale**

Notice is hereby given that EZ Storage at 810 Trumbull Drive, Pittsburgh, PA 15205 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website [www.StorageTreasures.com](http://www.StorageTreasures.com) on March 13th at 1:30 p.m. The sale will be

conducted on [www.StorageTreasures.com](http://www.StorageTreasures.com), under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on [www.StorageTreasures.com](http://www.StorageTreasures.com). Contents will be sold for credit card or cash to the highest bidder. A 10% buyer's premium will be charged and \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

- Unit - Tenant Name
- 110B - Dakota Wood
- 3001 - Rebecca Clapper
- 3031B - Clifford Porter
- 4108B - Christopher Breakwell
- 5035 - Elizabeth Vater
- 5037 - Elizabeth Vater
- 5087 - Bradley Davis

24-00702 Feb 28; Mar 6, 2024

**Notice of Public Sale**

Notice is hereby given that EZ Storage at 2654 Mossid Blvd., Monroeville, PA 15146 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to P.L. 1404, No. 325). The sale will take place at the website [www.StorageTreasures.com](http://www.StorageTreasures.com) March 13th, 2024 at 11:30 a.m. The sale will be conducted on [www.StorageTreasures.com](http://www.StorageTreasures.com), under the guidance of Christopher Rosa (AU005857) on behalf of the facility's management. Units will be available for viewing prior to the sale on [www.StorageTreasures.com](http://www.StorageTreasures.com). Contents will be sold for credit card and cash to the highest bidder. A 10% buyer's premium will be charged and a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.

- Tenant - Unit #
- Pribanic, Judith - 103
- Ransaw, Betty - 125
- Pribanic, Judith - 233
- Murphy, John - 700B
- Goldman, Mason - 836
- Bowser Victor - 1016
- Harvin-Williams, Destiny - 1030
- Pettis, Terry - 1117

24-00710 Feb 28; Mar 6, 2024

**CIVIL DIVISION**

**Arbitration Awards**

*(Continued from Page 1, Column 2)*

**Lodha Properties, LLC** vs Brandon, et al; LT-23-001516; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term-(The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability.)

**Lattimore** vs Lattimore, et al; LT-23-001522; P-atty: Bruce W. Blissman; D-atty: Pro Se; Award for Plaintiff/Defendant. Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,19587.85 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 Tameka Lattimore only. Award in favor of Bryan Ray on Plaintiff's claim for damages. Dated 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40369

**Fuller** vs Penn; AR-23-005509; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiff. No counterclaim. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

**Discover Bank** vs Onesi; AR-23-005540; P-atty: Matthew D. Urban; D-atty: William P. Harrington, Jr.; Award for Defendant and against the Plaintiff. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

**Discover Bank** vs Smith; AR-23-005931; P-atty: Kirsten R. Armstrong; Award Ex Parte Plaintiffs are awarded \$7,831.33. Defendant failed to appear at 10:45 a.m. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

**JPMorgan Chase Bank, N.A.** vs Waseem; AR-23-005940; P-atty: Michael Robert Lipinski; Award Ex Parte Plaintiffs are awarded \$10,701.88. Defendant failed to appear at 10:55 a.m. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

**JPMorgan Chase Bank, N.A.** vs Koutsakis; AR-23-005942; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award for Plaintiff and against Defendant. No counterclaim for \$9,719.38. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

**Wilkes** vs Rejemetova; AR-23-005945; P-atty: Craig E. Frischman; D-atty: Amanda C. Steffy; Award for Plaintiff and against Defendant in the amount of \$21,500.00. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

**Discover Bank** vs Gaurich; AR-23-005951; P-atty: Kirsten R. Armstrong; Award Ex Parte Plaintiffs are awarded \$4,741.39. Defendant failed to appear at 10:50 a.m. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

**Onemain Financial Group, LLC** vs Bosh; AR-23-005967; P-atty: Joshua Borer; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$9,759.37. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

**American Express National Bank** vs Ragan; AR-22-003967; P-atty: Thomas J. Nolan, Kirsten R. Armstrong; Award for Plaintiff and against Defendant in the amount of \$5,986.53. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40372

**Fuller** vs Beadle, et al; AR-23-005508; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$8,750.00. Dated 02/23/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40371

**Conservatorship**

**Pittsburgh Housing Development Corporation** vs Evans deceased Marvin A., Known Heirs of Marvin A. Evans deceased, Unknown Heirs of Marvin A. Evans deceased; CS-23-000090; Conservatorship; Praecipe for Lis Pendens; Atty(s): Rice Tara Hopper

**Weapon X Inc.** vs Patterson Rosemary; CS-24-000001; Conservatorship; Certificate of Location; Atty(s): Kalina Matthew J.