

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:

Brandon, Madeline, deceased, of Forest Hills, PA. No. 07187 of 2023. Brian Teaman, Extr., 1155 Princeton Rd., Monroeville, PA 15146 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

23-04160 Oct 31; Nov 6, 13, 2023

Doyle, William G. a/k/a William Doyle, deceased, of Indiana Twp., PA. No. 06004 of 2022. Daniel M. Flynn, Admr. and Atty., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

23-04139 Oct 31; Nov 6, 13, 2023

Eck, Jane A., deceased, of Pittsburgh, PA. No. 06876 of 2023. Kathryn E. Goff, Co-Extr. and Atty. and Christopher C. Eck, Co-Extr., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227.

23-04143 Oct 31; Nov 6, 13, 2023

Evans, Jr., Arthur, deceased, of Verona, PA. No. 07215 of 2023. Betty G. Evans, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-01998w Oct 31; Nov 6, 13, 2023

Finegan, Cash Owen - Late of Scott Twp., Allegheny County, PA. D.O.D. 2/25/20. Will #022307206. Shannan Finegan and Cassius Finegan, Administrators, c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Phila., PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Phila., PA 19102.

23-04229 Oct 31; Nov 6, 13, 2023

Gazzo, Joseph Todd, deceased, of Verona, PA. No. 07137 of 2023. Joseph H. Gazzo, Jr., Admr., 152 Stephens Lane, Verona, PA 15147 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

23-04141 Oct 31; Nov 6, 13, 2023

Gielarowski, Joan, deceased, of South Fayette, PA. No. 04351 of 2022. Theodore J. Gielarowski, Sr., 49 S. Fayette Street, Cuddy, PA 15031 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-04161 Oct 31; Nov 6, 13, 2023

Holtzinger, Kirk S., deceased, of Pittsburgh, PA. No. 06646 of 2023. Jade Mills, Admr., c/o Rebecca Lerman, Esq., Gerlach Law Center, P.C., 3612 McKnight East Drive, Pittsburgh, PA 15237.

23-04159 Oct 31; Nov 6, 13, 2023

Hussey, Jr., Arthur E., deceased, of Pittsburgh, PA. No. 5201 of 2023. Clare Horner, Co-Extr., 609 North Taylor St., Pittsburgh, PA 15212 and Matthew Hussey,

Co-Extr., 144 Shady Lane, Pittsburgh, PA 15215 or to James K. Wood, Esq., Diefenderfer Hoover & Wood, LLP, 310 Grant St., Ste. 1420, Pittsburgh, PA 15219.

23-04158 Oct 31; Nov 6, 13, 2023

Kenyon, III, William S., deceased, of Pittsburgh, PA. No. 07176 of 2023. Kristi S. Kenyon, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-02000w Oct 31; Nov 6, 13, 2023

Kozlowski, Claire L. a/k/a Claire Leona Kozlowski, deceased, of Baldwin, PA. No. 06033 of 2023. Elaine M. Hylek, Co-Extr., 4 Ryder Lane, Lexington, MA 02421 and Gerald A. McConnell, Co-Extr., 15504 Williams Street G, Tustin, CA 92780 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

23-04146 Oct 31; Nov 6, 13, 2023

Labriola, Josephine P., deceased, of Penn Hills, PA. No. 07183 of 2023. Thomas R. Doyle, Extr., 1213 Maple Avenue, Verona, PA 15147 or to Susan D. Livingston, Esq., Thomas H. Ayoob III & Associates, LLC, 710 Fifth Ave., Ste. 2000, Pittsburgh, PA 15219.

23-04157 Oct 31; Nov 6, 13, 2023

Morgano, Walter A. a/k/a Walter Morgano, deceased, of Pittsburgh, PA. No. 01313 of 2022. Joshua Mahich, Admr., 26 Vicki Anda Court #2, Oxford, OH 45056 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

23-04142 Oct 31; Nov 6, 13, 2023

Pilch, Ted, deceased, of Wall, PA. No. 05676 of 2023. Cassandra L. Pilch, Extr., 125 Washington Ave., Apartment 1, Bellevue, PA 15202.

23-04147 Oct 31; Nov 6, 13, 2023

Somyak, David F., deceased, of Bethel Park, PA. No. 07104 of 2023. Sandra Somyak, Extr., 234 Timber Dr., Trafford, PA 15085 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

23-04145 Oct 31; Nov 6, 13, 2023

Teichmann, Beverly W., deceased, of Upper St. Clair Township, PA. No. 06517 of 2023. Calista C. Knight, Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143.

23-04144 Oct 31; Nov 6, 13, 2023

Tomkowitz, Dolores Ann, deceased, of Bethel Park, PA. No. 07172 of 2023. Daniel J. Kopchak, Admr., 508 Potomac Court, Gibsonia, PA 15044 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

23-04138 Oct 31; Nov 6, 13, 2023

Bluestone, Norma M., deceased, of Pleasant Hills Borough, PA. No. 6938 of 2023. David C. Bluestone, Extr., 563 W. Downer Place, Aurora, IL 60506 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

23-04055 Oct 24, 31; Nov 6, 2023

Burzinski, Ida, deceased, of O'Hara, PA. No. 07079 of 2023. Theresa Cecil, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01951w Oct 24, 31; Nov 6, 2023

Carnes, Barbara L. a/k/a Barbara Ellen Carnes, deceased, of Pleasant Hills Borough, PA. No. 06986 of 2023. Nancy E. Carnes, Extr., c/o Ryan W. Brode, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

23-04061 Oct 24, 31; Nov 6, 2023

Conrad, Kathryn J. a/k/a Kathryn Jo Conrad, deceased, of Penn Hills, PA. No. 06605 of 2023. Mary Jane Anthony, Extr., 509 Foltz Drive, Verona, PA 15147 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

23-04064 Oct 24, 31; Nov 6, 2023

DeRubeis, Melina a/k/a Millie DeRubeis, deceased, of Pittsburgh, PA. No. 06991 of 2023. Andrew J. DeRubeis, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01950w Oct 24, 31; Nov 6, 2023

Frederick, Ralph J., deceased, of Bethel Park, PA. No. 04880 of 2023. Andrew Frederick, Admr., 3783 Churchview Avenue, Apt. C-21, Pittsburgh, PA 15236 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

23-04063 Oct 24, 31; Nov 6, 2023

Hoover, Lucille D., deceased, of Brackenridge, PA. No. 06906 of 2023. Janie E. Baenig, Extr., 1026 Stieren Ave., Brackenridge, PA 15014 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

23-04059 Oct 24, 31; Nov 6, 2023

Kalkstein, Edna Mae, deceased, of Monroeville, PA. No. 6972 of 2023. Thomas M. Kalkstein, Extr., c/o Blair N. Droskey, Esq., Sebring & Associates, 339 Old Haymaker Road, Ste. 1101, Monroeville, PA 15146.

23-04060 Oct 24, 31; Nov 6, 2023

Kopf, Phyllis, deceased, of Homestead, PA. No. 05734 of 2023. Kim Melton, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01954w Oct 24, 31; Nov 6, 2023

Maleski, Michael J., deceased, of Jefferson Hills, PA. No. 07010 of 2023. Sherry Gibb, Admr., 124 Pearson Road, Jefferson Hills, PA 15025 or to Michael I. Danovitz, Esq., Eckman & Danovitz, 210 Sixth Avenue, 35th Floor, Pittsburgh, PA 15222.

23-04058 Oct 24, 31; Nov 6, 2023

Miller, Barbetha R., deceased, of Verona, PA. No. 06903 of 2023. Gretchen Beck, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01952w Oct 24, 31; Nov 6, 2023

Miller, Jr. Raymond W., deceased, of Penn Hills, PA. No. 07147 of 2023. Daniel Miller, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01953w Oct 24, 31; Nov 6, 2023

Mulgrave, Margaret H., deceased, of Upper St. Clair, PA. No. 06328 of 2023. E. Patrick Groody, Extr., 2041 Laurel Valley, Vernon Hills, IL 60061 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, Box 130, Bradford Woods, PA 15015.

23-04054 Oct 24, 31; Nov 6, 2023

Rankin, Park L. a/k/a Park Lawrence Rankin, deceased, of Mt. Lebanon, PA. No. 06767 of 2023. Janice G. Rankin, Extr., 160 Seneca Drive, Pittsburgh, PA 15228 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

23-04057 Oct 24, 31; Nov 6, 2023

Scuro, Michael N., deceased, of Penn Hills, PA. No. 6842 of 2023. Michael J. Scuro, Extr., 684 Sara Lane, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647

Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-04056 Oct 24, 31; Nov 6, 2023

Varasse, Robert James, deceased, of Penn Hills Township, PA. No. 01164 of 2023. Deborah Varasse, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01955w Oct 24, 31; Nov 6, 2023

Ward, Theresa L., deceased, of Marshall Twp., PA. No. 07119 of 2023. Vickers E. Ward, III, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

23-01958w Oct 24, 31; Nov 6, 2023

Wechsler, Jacquelin G., deceased, of Pittsburgh, PA. No. 06598 of 2023. Amy W. Drezner, Extr., c/o Glynis A. Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

23-04065 Oct 24, 31; Nov 6, 2023

Brahm, Carla Marie a/k/a Carla R. Brahm, deceased, of Monroeville, PA. No. 06827 of 2023. Mary Suzanne R. Ament, Extr., 1914 Jones Street, Monroeville, PA 15146 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-03982 Oct 17, 24, 31, 2023

Delmastro, Alan Charles a/k/a Alan C. Delmastro, deceased, of Jefferson Hills, PA. No. 06447 of 2023. John Alan Delmastro, Admr., c/o W. Robert Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

23-03976 Oct 17, 24, 31, 2023

Gerace, Ann Jones, deceased, of Scott Township, PA. No. 06875 of 2023. Thomas A. Gerace, Extr., 14 I Street, Unit #9, Boston, MA 02127 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

23-03978 Oct 17, 24, 31, 2023

Granowitz, Samuel P., deceased, of Verona, PA. No. 06773 of 2023. Howard M. Granowitz, Co-Extr., 12 Grant Road, Marblehead, MA 01945, Beth Ressler, Co-Extr., 3142 Mills Court, Ann Arbor, MI 48104 or to Rebecca A. Winge, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222.

23-03979 Oct 17, 24, 31, 2023

Helfrich, Francis Vincent, deceased, of Emsworth Borough, PA. No. 7027 of 2023. Sharon Lynne Helfrich, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

23-01911w Oct 17, 24, 31, 2023

Jordan, Sr., Thomas Albert a/k/a Thomas A. Jordan, Sr., deceased, of Turtle Creek, PA. No. 06584 of 2023. Nancy J. Schroeder, Extr., 721 Surfside Drive, Pittsburgh, PA 15239 or to W. Robert Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

23-03977 Oct 17, 24, 31, 2023

Kowallis, Rita A. a/k/a Rita Ann Kowallis, deceased, of Sewickley, PA. No. 05631 of 2023. Alice Virginia Bush, Admr. c.t.a., 503 Hill Street, Sewickley, PA 15143 or to Kiersten L. Lane, Esq., KL Law, P.O. Box 14723, Pittsburgh, PA 15234.

23-01907w Oct 17, 24, 31, 2023

Laskovich, Marguerite A., deceased, of Hampton Township, PA. No. 3128 of 2023. Keith R. Laskovich, Extr., 3218 Cedar Ridge Road, Allison Park, PA 15101 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.

23-03980 Oct 17, 24, 31, 2023

Lorinc, Patrick Joseph a/k/a Patrick J. Lorinc, deceased, of Pitcairn, PA. No. 02363 of 2023. Kimberly S. Lewandowski, Extr., 318 Maplewood Avenue, Monroeville, PA 15146 or to W. Robert Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.
23-03975 Oct 17, 24, 31, 2023

Miller, Robert K., deceased, of North Versailles, PA. No. 06759 of 2023. Deann Zamosky, Extr., 1700 Howell Street, North Versailles Township, PA 15137 or to Colin B. May, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.
23-01910w Oct 17, 24, 31, 2023

Miller, Sally A., deceased, of Wexford, PA. No. 06846 of 2023. Kerry Beck, Extr., 624 Berwick Ct., Pittsburgh, PA 15237 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, Box 130, Bradford Woods, PA 15015.
23-03974 Oct 17, 24, 31, 2023

Nokihomis, Randall, deceased, of Pittsburgh, PA. No. 6499 of 2023. Regina L. Wright, Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
23-03972 Oct 17, 24, 31, 2023

Rodgers, Margaret C., deceased, of Ross Township, PA. No. 06473 of 2023. Maureen Dippold, Extr., 415 Englewood Drive, Pittsburgh, PA 15237.
23-03973 Oct 17, 24, 31, 2023

Saylor, Gary D. a/k/a Gary Saylor a/k/a Gary Deverne Saylor, deceased, of Monroeville, PA. No. 06775 of 2023. Marcia A. Curler, Extr., 524 Gatskill Drive, Pittsburgh, PA 15239 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.
23-03984 Oct 17, 24, 31, 2023

Sholder, August G., deceased, of Borough of Chalfant, PA. No. 06567 of 2023. Nicole LaGorga, Admr., 219 Andora Drive, Monroeville, PA 15146 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.
23-03983 Oct 17, 24, 31, 2023

Urban, Patricia L. a/k/a Patricia Louise Urban a/k/a Patricia Louise Wroblewski, deceased, of Pittsburgh, PA. No. 06363 of 2023. Karen Leslie Wurst, Admr., c/o Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
23-03971 Oct 17, 24, 31, 2023

Ward, Patrick Herman, deceased, of Monroeville, PA. No. 07005 of 2023. Alberta Ward, Extr., 885 Patton Street Extension, Monroeville, PA 15146 or to Melvin P. Gold, Esq., Melvin P. Gold LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.
23-01909w Oct 17, 24, 31, 2023

Woelfel, Mary Jane, deceased, of Upper St. Claire, PA. No. 06349 of 2022. George Frederick Woelfel, Jr., Exr., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
23-03981 Oct 17, 24, 31, 2023

Articles of Incorporation Business Corporation

Michael J. Dougherty, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., Pittsburgh, PA 15222. 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 Ruthrauff Mechanical, Inc.
23-01997w Oct 31, 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, with respect to a nonprofit corporation, Writ Large Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988, as amended.
23-04140 Oct 31, 2023

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
GD-23-004630

In Re: Pennsylvania Housing Finance Agency, Plaintiff
vs.

Darryl E. Pingor, in his capacity as Heir of Matthew Edward Pingor and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Matthew Edward Pingor, Defendants

Complaint In Mortgage Foreclosure
Case No. GD-23-004630

You have been named as Defendants in a civil action instituted by Pennsylvania Housing Finance Agency against you in this Court. This action has been instituted to foreclose on a Mortgage dated July 18, 2022, and recorded in the Allegheny County Department of Real Estate in Mortgage Book Volume 56611 Page 46 and Instrument No. 2022-57840 on July 22, 2022.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

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 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
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139. (412) 281-1725.
23-04211 Oct 31, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Matrix Property Management vs Woods; LT-23-001016; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$846.00 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 10/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40220

Uchendu vs Sanders; LT-22-000969; P-atty: Elizabeth M. Tarasi; D-atty: Eileen D. Yacknin; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$1,000.00 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 10/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40222

Brown, et al vs Mitchell, et al; LT-22-000996; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant

Chatham Park Section IV LP vs Fischl; LT-23-000531; P-atty: Sean J. Carmody; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$12,482.49-\$9,701.49 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) and \$3,081.00 counsel fees. Dated 10/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40220

Northside Associates vs Simpson; LT-23-000849; P-atty: Francis C. Rapp, Jr.; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, end of lease term, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$5,830.00 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) and on Defendant's counterclaim. Dated 10/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40221

Lumos Real Estate LLC SJ Group LLC vs Revers; LT-23-000891; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/26/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,284.65 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2319 South Braddock, Unit 1, Pittsburgh, PA 15218. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Valinsky Realty vs Reed, et al; LT-23-000921; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for damages. Dated 10/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40220

Terra Property Development LLC vs Coates; LT-23-000945; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$3,000.00 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 10/26/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40222

Abbondanza, et al vs Wallace; LT-23-000946; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/26/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,173.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 427 Rebecca Ave., Apt. 1, Pittsburgh, PA 15221. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Karas vs Fluharty; LT-23-001037; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 10/26/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$800.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 113 Locust Lane, Oakdale, PA 15017. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Perine vs Lazarus; AR-23-002568; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant, in the amount of \$2,900.00. An award in favor of Plaintiff on Defendant's counterclaim. Dated 10/27/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40224

McAuley vs Ding; AR-23-002617; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff against Defendant, in the amount of \$600.00. Dated 10/27/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40223

Lewis vs Lewis; AR-23-002856; P-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 10/27/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40223

CLASSIFIED

Employment

FEDERAL PUBLIC DEFENDER VACANCY-EXTENDED DEADLINE—WESTERN DISTRICT OF PENNSYLVANIA. Refer to www.ca3.uscourts.gov for detailed announcement. EXTENDED DEADLINE: Noon (EST), November 20, 2023.

For legal advertising
information and
reservations, contact

412-261-6255

• PLJads@acba.org.