

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:

Chaney, Mary L., deceased, of McKees Rocks, PA. No. 06367 of 2023. Marlene Capretti, Extr., 12 Robin Rd., McKees Rocks, PA 15136.
23-01961w Oct 25; Nov 1, 8, 2023

Kennedy, Linda, deceased, of Pittsburgh, PA. No. 07185 of 2023. Linda Powers, Extr., 4258 White Oak Ct., Pittsburgh, PA 15227.
23-01963w Oct 25; Nov 1, 8, 2023

Marchetti, Carole Joan, deceased, of Pittsburgh, PA. No. 03850 of 2023. Alicia Horsley, Admr., Southwestern Veterans' Center, 7060 Highland Drive, Pittsburgh, PA 15206 or to Darryl Liguori, Esq., Office of Chief Counsel - Department of Military and Veterans Affairs, Building 7-36, Fort Indiantown Gap, Annville, PA 17003-5002.
23-04071 Oct 25; Nov 1, 8, 2023

McKruit, Shannon Renee, deceased, of Tarentum, PA. No. 07139 of 2023. Dolores A. Butera, Admr., 11 Hoover Road, New Castle, PA 16101 or to Eric E. Bononi, Esq., Bononi & Company, P.C., 20 N. Pennsylvania Ave., Greensburg, PA 15601.
23-01962w Oct 25; Nov 1, 8, 2023

Roccasano, Peter F., deceased, of Pittsburgh, PA. No. 05967 of 2023. Karen Painter, Extr., c/o Brenda B. Sebring, Esq., Sebring & Associates, 339 Old Haymaker Road, Suite 1101, Monroeville, PA 15146.
23-04068 Oct 25; Nov 1, 8, 2023

Sobczak, Raymond M. a/k/a Raymond Sobczak, deceased, of Port Vue Borough, PA. No. 06990 of 2023. Dennis R. Sobczak, Extr., 339 Karen Drive, Elizabeth, PA 15037 or to George M. Janocsko, Esq., 1201 Manor Building, 564 Forbes Ave., Pittsburgh, PA 15219.
23-04069 Oct 25; Nov 1, 8, 2023

Steigerwald, Elizabeth A., deceased, of Bradford Woods, PA. No. 7092 of 2023. David M. Steigerwald, Extr., 224 Washington Road, Bradford Woods, PA 15015 or to David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.
23-01965w Oct 25; Nov 1, 8, 2023

Vandevort, Mildred A., deceased, of Pittsburgh, PA. No. 07184 of 2023. Lynn A. Vandevort, Extr., c/o Karen E. Bononi, Esq., 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.
23-01959w Oct 25; Nov 1, 8, 2023

Zewe, Patricia a/k/a L. Patricia Zewe, deceased, of Harrison Township, PA. No. 06793 of 2023. Robert W. Zewe, Extr., 115 Lyle Court, Johnstown, PA 15905 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
23-04070 Oct 25; Nov 1, 8, 2023

Ciancione, Sr., Peter A., deceased, of Pittsburgh, PA. No. 7069 of 2023. Peter A. Ciancione, Jr., Extr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068.
23-01915w Oct 18, 25; Nov 1, 2023

Copeland, Kenneth L., deceased, of Braddock, PA. No. 05895 of 2023. Frederick Copeland, Extr., 12719 Huntsman View Drive, San Antonio, TX 78249 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.
23-04004 Oct 18, 25; Nov 1, 2023

Dobronz, Christine M. a/k/a Christine Dobronz, deceased, of Pittsburgh, PA. No. 06750 of 2023. Jodi L. Bakowski, Co-Admr. and Robin M. Evans Cook, Co-Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.
23-03999 Oct 18, 25; Nov 1, 2023

Eddy, Paul D., deceased, of Fawn Township, PA. No. 06949 of 2023. Larry D. Eddy, Extr., 7088 State Route 908, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
23-04011 Oct 18, 25; Nov 1, 2023

Englert, Sandra L., deceased, of West View Twp., PA. No. 6908 of 2023. Patricia L. Benner, Extr., 2 Columbia Ave. #4, Pittsburgh, PA 15229 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.
23-04006 Oct 18, 25; Nov 1, 2023

Franklin, Priscilla E., deceased, of Pittsburgh, PA. No. 06529 of 2023. Michael L. Franklin, Admr., 214 Wyncrest Drive, Butler, PA 16001 or to Peter G. Nychis, Esq., 2150 Koppers Bldg., 436 Seventh Ave., Pittsburgh, PA 15219.
23-01916w Oct 18, 25; Nov 1, 2023

Hacker, Sr., Raymond John a/k/a Raymond John Hacker a/k/a Raymond J. Hacker, deceased, of Reserve Township, PA. No. 06781 of 2023. Christine Hoss, Extr., 109 Lowland Drive, Pittsburgh, PA 15214 or to Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.
23-04008 Oct 18, 25; Nov 1, 2023

Jackson, Curtis, deceased, of Pittsburgh, PA. No. 6074 of 2023. Alauna Jackson, Co-Extr. and Curtis Jackson, Jr., Co-Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.
23-01912w Oct 18, 25; Nov 1, 2023

Maynard, Flora L., deceased, of Gibsonsia, PA. No. 07046 of 2023. Joyce Scatena, Co-Extr., 16 Highbury Road, Cheswick, PA 15024 and Lucinda Maynard, Co-Extr., 291 Shepard Road, Gibsonsia, PA 15044 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.
23-01919w Oct 18, 25; Nov 1, 2023

McCarrell, Darrell James, deceased, of Pittsburgh, PA. No. 04499 of 2023. Louise D. McCarrell, Admr., 211 Bramble St., Verona, PA 15147 or to Paul A. Ellis, Jr., Esq., P.O. Box 53105, Pittsburgh, PA 15219.
23-03996 Oct 18, 25; Nov 1, 2023

McGinnis, Joyce P., deceased, of Crafton Borough, PA. No. 06664 of 2023. Karen E. Maloney, Extr., c/o Lea E. Anderson, Esq., GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219.
23-04007 Oct 18, 25; Nov 1, 2023

Metzler, Constance A., deceased, of Shaler Twp., PA. No. 6909 of 2023. Karl Metzler, Extr., 526 W. 9th Ave., Tarentum, PA

15084 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.
23-04005 Oct 18, 25; Nov 1, 2023

Russo, Eleanor H., deceased, of Plum, PA. No. 06944 of 2023. James C. Russo, Admr., 2048 Eastern Avenue, Verona, PA 15147 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
23-04012 Oct 18, 25; Nov 1, 2023

Souder, Jared Wesley a/k/a Jared Souder a/k/a Jared W. Souder, deceased, of Moon Township, PA. No. 07037 of 2023. Sheena Souder, Extr., 208 Timberyoke Drive, Moon Township, PA 15108 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.
23-01914w Oct 18, 25; Nov 1, 2023

Starks, Arvella, deceased, of Pittsburgh, PA. No. 06889 of 2023. Leon Starks, Admr., c/o Analija M. Zampogna, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Suite 602, Pittsburgh, PA 15219.
23-01913w Oct 18, 25; Nov 1, 2023

Yovanovich, David P., deceased, of Bellevue, PA. No. 00552 of 2023. Joanne L. Garfold, Admr., 166 Grove Avenue, Pittsburgh, PA 15229 or to Michael J. Henny, Esq., Law Offices of Michael J. Henny, Gulf

Tower, Suite 2828, 707 Grant Street, Pittsburgh, PA 15219.
23-04009 Oct 18, 25; Nov 1, 2023

Baldwin, Jr., John D., deceased, of Duquesne, PA. No. 06743 of 2023. Charlotte Rechendorff, Extr., 1015 Hero Avenue, Duquesne, PA 15110 or to Anthony L. Rosner, Esq., 1300 Clay Pike, North Huntingdon, PA 15642.
23-03929 Oct 11, 18, 25, 2023

Chess, Nolly S., deceased, of Mt. Lebanon, PA. No. 06834 of 2023. Jean D. Chess, Extr., 1500 Cochran Rd., Apt. 901, Pittsburgh, PA 15243 or to Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.
23-01878w Oct 11, 18, 25, 2023

Ciccione, Joseph A., deceased, of Pittsburgh, PA. No. 06649 of 2023. Donna Bombich, Extr., 2412 Rose Garden Road, Pittsburgh, PA 15220 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
23-03933 Oct 11, 18, 25, 2023

Doyle, John J., deceased, of Mount Lebanon, PA. No. 6840 of 2023. Noreen C. Doyle, Extr., c/o Jamie M. Drennen, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Ste. 2200, Pittsburgh, PA 15222.
23-01883w Oct 11, 18, 25, 2023



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Griffith, Wilbert E. a/k/a Wilbert E. Griffith, Jr., deceased, of Shaler, PA. No. 06634 of 2023. David K. Griffith, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01884w Oct 11, 18, 25, 2023

McMunn, Audrey Gail, deceased, of Pittsburgh, PA. No. 06578 of 2023. Rosemarie West, Extr., 108 Brown Bear, Chapel Hill, NC 27517 or to Alexandra McCluskey, Esq., Bradley Hammond Law, 2539 Washington Road, Suite 1020C, Pittsburgh, PA 15241.

23-01881w Oct 11, 18, 25, 2023

Nauman, David R. a/k/a David Ray Nauman, deceased, of Forest Hills, PA. No. 06766 of 2023. Sondra N. Muir, Extr., 402 Newport Road, Pittsburgh, PA 15221 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-03934 Oct 11, 18, 25, 2023

Nordquist, Harry E., deceased, of Pittsburgh, PA. No. 03066 of 2023. Cheryl L. Cappurcinni, Extr., 4454 Country Club Drive, Pittsburgh, PA 15236 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03932 Oct 11, 18, 25, 2023

Schuck, Marjorie June Jones, deceased, of Cheswick, PA. No. 06896 of 2023. Carolyn Friday, Admrx., 372 Locust Hill Road, Cheswick, PA 15024.

23-01879w Oct 11, 18, 25, 2023

Sneathen, Barbara I., deceased, of McCandless Township, PA. No. 06606 of 2023. Daniel Joseph Hickey, Extr., 11927 SW 31st Ter., Webster, FL 22597 or to James T. Benedek, Esq., Zacharia Brown P.C., 4500 Walnut Street, McKeesport, PA 15132.

23-03930 Oct 11, 18, 25, 2023

Tullius, Sylvia A. a/k/a Sylvia Tullius a/k/a Sylvia D. Tullius, deceased, of Clairton, PA. No. 6745 of 2023. Mary Tullius, Co-Extr., 421 Rose Avenue, Clairton, PA 15025 and Sylvia A. Tullius, Co-Extr., 210 Fowler Road, Apt. 3002, Warrendale, PA 15086 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

23-03935 Oct 11, 18, 25, 2023

Way, Kathleen J., deceased, of Sewickley Township, PA. No. 06392 of 2023. Connie Angermeier, Extr., 1201 King George Court, Pittsburgh, PA 15237 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

23-03931 Oct 11, 18, 25, 2023

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh by John Miller, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-2023-009264

City of Pittsburgh vs Northside Tenants Reorganization Educational Program a/k/a Northside Tenants Reorganization Education Program, Inc.; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh
1529 Brighton Place. Lot 21 x 160 Brighton Place. Block & Lot 22-M-41. Rights

or claims of parties in possession not shown by the public records.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04148

GD-2023-009267

City of Pittsburgh vs Northside Tenants Reorganization Educational Program a/k/a Northside Tenants Reorganization Education Program, Inc.; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh
1619 Brighton Road. Lot 20.17 x 106 Brighton Place. Block & Lot 22-H-228. Rights or claims of parties in possession not shown by the public records. Rights of others in the 10 foot alley described in deed from Ross H. Mastrean, et ux. To John Lee Newton, et ux., et al., dated August 1, 1959 and recorded in Deed Book Volume 3789, Page 740.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04149

GD-2023-009271

City of Pittsburgh vs Northside Tenants Reorganization Educational Program a/k/a Northside Tenants Reorganization Education Program, Inc.; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh
1600 Brighton Place. Lot 20 x 140 Brighton Road. Block & Lot 22-H-211. Rights or claims of parties in possession not shown by the public records. Rights of others in a 4 foot alley as described in deed from Ralph S. Simon, et ux., et al. to Albert K. Wiesin, et ux., dated October 15, 1979 and recorded in Deed Book Volume 6179, Page 163.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04150

GD-2023-009275

City of Pittsburgh vs Thomas Woods; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh
1608 Brighton Place. Lot 18.09 x 100 Brighton Place. Block & Lot 22-H-208.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04151

GD-2023-009305

City of Pittsburgh vs Northside Tenants Reorganization Educational Program a/k/a Northside Tenants Reorganization Education Program; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh
1735 McCullough Street. Lot 15.96 x 71 McCullough Street. Block & Lot 22-H-175. Rights or claims of parties in possession not shown by the public records. Rights of others in and to a private alley. The description of the Land extends to points within the right of way of said private alley.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04152

GD-2023-009307

City of Pittsburgh vs Charles Betts, Jr. et al; Eugene Betts; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh
27 Almeda St. Mansion Hse. Plan 93 Lot 24 x 120 Almeda St. bet. 2nd and Glenwood Ave. 2 1/2 sy. Fra. Hse. #27. Block & Lot 57-C-100. Subject to all matters shown on the Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 7, Page 304.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04153

GD-2023-009316

City of Pittsburgh vs Northside Tenants Reorganization Educational Program a/k/a Northside Tenants Reorganization Education Program, a Pennsylvania nonprofit corporation; Urban Redevelopment Authority of Pittsburgh; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh
1742 Brighton Place. Lot 20.45 x 138 Brighton Place. Block & Lot 22-H-182. Rights or claims of parties in possession not shown by the public records.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04154

GD-2023-009324

City of Pittsburgh vs Worthen R. Ahern; their heirs, successors, assigns and respondents.

31st Ward, Pittsburgh
All that certain lot or tract of land situated in the 31st Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania, being known as Lot Nos. 925 to 936, as shown on a certain plan entitled New Homestead, as recorded in the Department of Real Estate Office of Allegheny County, Pennsylvania in Plan Book Volume 18, Page 1 to 3. Block & Lot 91-F-34.

Subject To All additional easements, encroachments, agreements, etc. of record.

23-04155

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

John Miller
Assistant City Solicitor
City of Pittsburgh
Oct 25, 2023

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 Soulshine Home & Body Inc.

23-01968w Oct 25, 2023

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-10835. In re: Petition of Faith Hays, for change of name to Fate Hays. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 15, 2023, 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.

23-01964w Oct 25, 2023

Notice of Public Sale

Notice is hereby given that EZ Storage at 2654 Mossie 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 on November 8th, 2023 at 11:30 a.m. The sale will be conducted on 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. 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 #
Golden, Delano - 142
Johnson, Nije - 319A
Henderson, Deandre - 404
Lloyd, Alisha - 706C
Walczak, Kacee - 734C
Sunseri, Ryan - 834
Stringer, James - 900
Stringer, James - 908
23-04096 Oct 25; Nov 1, 2023

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 on November 8th, 2023 at 1:30 p.m. The sale will be conducted on 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. 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
4006 - Tyra Davis
4110A - Diane Webb
4116 - Richard Saniga
5009C - Avery Davis
6004 - Matthew Hummel
23-04097 Oct 25; Nov 1, 2023

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 on November 8th, 2023 at 9:30 a.m. The sale will be conducted on 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. 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
455X - Deborah Wesley
543 - Jamie Bradley-Maddox
629 - Michele Whitney
645 - Lucretia Thompson
729A - Eric Huber
812 - Kayla Black
23-04099 Oct 25; Nov 1, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. G.D. 23-000160

Elizabeth Forward School District, Plaintiff, v.
The Unknown Heirs of Carmino Galzerano, Deceased, the Unknown Heirs of Henrietta Carrozza, Deceased and the Unknown Heirs of Rose Galzerano, Deceased, Defendants.

Notice

Please be advised an Order of Court - Rule and Continued Hearing Argument Date on a Petition for Rule to Show Cause why the Property should not be sold at Sheriff's Sale pursuant to Section 31 of the Act of May 16, 1923, P.L. 207, as amended, 53 P.S. Section 7281, has been filed against the property located at Block & Lot 1415-H-46, more commonly known as vacant land on Fallen Timber Rd., Elizabeth, PA 15037 in the Township of Elizabeth. The Hearing date is set for November 30, 2023 at 9:45 a.m. prevailing time before the Motions Judge, Civil Division, City-County Building, Pittsburgh, Pennsylvania 15219.

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 a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

YOU SHOULD TAKE THIS PAPER 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

The Allegheny County Bar Association

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Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

23-04137 Oct 25, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Heritage Holdings of Pittsburgh LLC vs Moore; LT-23-000772; P-atty: Samuel F. Zets; 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 \$15,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 524 Firethorn Dr., Monroeville, PA 15146. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Szeffi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Crawford Square Apartments vs Alnaakhlawii; LT-23-000821; 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 \$3,805.86 for rent and utilities (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

A.R. Building Company vs Mayle, et al; LT-23-000825; P-atty: Brian P. Cavanaugh; 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 \$13,113.70 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 5141 Empire Drive, Bridgeville, PA 15017. 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. Szeffi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Henrikson Ventures LLC vs Mott, et al; LT-23-000853; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant 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 #40210

Estate of McKinley Wade vs Davis; LT-23-000856; P-atty: Pro Se; 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 \$8,069.54-\$6,600.00 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 \$1,469.54 water. Dated 10/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40210

PNC Bank N.A. vs Dalrymple; AR-23-002658; P-atty: Andrew Loewy; D-atty: Thomas M. Castello; Award Ex Parte. Plaintiffs are awarded \$17,710.01. Defendant failed to appear at 10:16 a.m. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

Credit Corp Solutions, Inc. vs Taylor; AR-23-002664; P-atty: Gregg L. Morris; Award for Defendant Heather Taylor, and against Plaintiff. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

Johnson vs O'Dell Contracting, Inc.; AR-23-002667; P-atty: Pro Se; Award for Plaintiff for \$230.00. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40213A

Discover Bank vs Kopay; AR-23-002680; P-atty: Andrew D. Loewy; Award Ex Parte. Plaintiffs are awarded the sum of \$10,617.64. Defendant failed to appear at 10:25 a.m. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

Jones, et al vs Cleveland; GD-21-003065; P-atty: Wayne M. Chiurazzi; D-atty: Aaron H. Weiss; Award for Plaintiff and against Defendant in the amount of \$4,000.00. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40213

Estate of Panayioti Rauseo vs Grice; LT-23-000964; P-atty: Maximilian F. Beier; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for damages. *LACK OF JURISDICTION* Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40209

Lee, III vs Jim Shorkey KIA; AR-23-001948; P-atty: Pro Se; D-atty: Cheryl L. Esposito; Award for Defendant and against Plaintiff. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40213

Grayson vs Thomas; AR-23-002294; P-atty: Mark F. McKenna; D-atty: Pro Se; Award for Plaintiff for \$2,500.00. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40213A

Cremeens vs O'Rourke; AR-23-002535; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,534.96. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

Portfolio Recovery Associates LLC vs Turacy; AR-23-002623; P-atty: Robert N. Polas, Jr.; D-atty: Travis A. Gordon; Award for Defendant and against Plaintiff. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

Portfolio Recovery Associates LLC vs Seiler; AR-23-002628; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiff is awarded the sum of \$2,724.52. Defendant failed to appear at 10:16 a.m. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

Discover Bank vs Matson; AR-23-002629; P-atty: Andrew D. Loewy; Award Ex Parte. Plaintiffs are awarded \$6,345.59. Defendant failed to appear at 10:23 a.m. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

PNC Bank N.A. vs Boulden; AR-23-002635; P-atty: Andrew D. Loewy; Award Ex Parte. Plaintiffs are awarded the sum of \$2,809.51. Defendant failed to appear at 10:24 a.m. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

TD Bank USA N.A. vs Ryder; AR-23-002654; P-atty: Gregg L. Morris; D-atty: Pro Se; Award Ex Parte for Plaintiff, and against Defendant, in the amount of \$15,595.07. Defendant failed to appear at 10:55 a.m. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

PNC Bank National Association vs Abbey; AR-23-002656; P-atty: Andrew D. Loewy; Award Ex Parte. Plaintiff is awarded the sum of \$2,102.05. Defendant failed to appear at 10:26 a.m. Dated 10/20/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40212

Discover Bank vs Tate, Sr.; AR-22-002952; P-atty: Thomas J. Nolan; D-atty: Pro Se; Award Ex Parte for Plaintiff in the amount of \$4,956.54. Dated 10/23/23. For failure of defendant to appear at 10:15 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40215

Smith vs Ford Motor Company; AR-23-000462; P-atty: Robert A. Rapkin; D-atty: Rachel Monaghan; Award for Plaintiff and against Defendant in the amount of \$7,295.75. Dated 10/23/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40215

PNC Bank National Association vs Sarver; AR-23-002691; P-atty: Andrew Loewy; Award Ex Parte for Plaintiff in the amount of \$8,633.99. Dated 10/23/23. For failure of defendant to appear at 10:15 am. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40215

Peerla vs Foster, et al; AR-23-002694; P-atty: Pro Se; D-atty: Laurie A. McKinnon; Award Ex Parte in favor of Defendants and against Plaintiff. Dated 10/23/23. For failure of Plaintiff to appear at 10:02 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #

JPMorgan Chase Bank N.A. vs Todd; AR-23-002699; P-atty: Robert M. Kline; D-atty: Pro Se; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$9,359.63 plus any costs. Dated 10/23/23. For failure of defendant to appear at 10:00 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40215

JPMorgan Chase Bank N.A. vs Kinney; AR-23-002701; P-atty: Robert M. Kline; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$12,376.74 plus any costs. Dated 10/23/23. For failure of defendant to appear at 10:00 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40215

JPMorgan Chase Bank N.A. vs Luksik; AR-23-002703; P-atty: Robert M. Kline; D-atty: Dennis J. Morello; Award for Defendant Dated 10/23/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40215

U.S. Bank National Association vs Stevens; AR-23-002712; P-atty: Andrew D. Loewy; Award Ex Parte for Plaintiff in the amount of \$6,583.07. Dated 10/23/23. For failure of defendant to appear at 10:15 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40215

Greater Pittsburgh Police Federal Credit Union vs Spotts; AR-23-002731; P-atty: Natalie Piscione; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$19,477.39. Dated 10/23/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board # 40214

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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.