

## 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:

Bright, Donald W., deceased, of Bethel Park, PA. No. 06296 of 2022. Steven D. Bright, Extr., 2478 Carriage Dr., Lancaster, PA 17601 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.  
22-05288 Jan 10, 17, 24, 2023

Carlino, Amelia C. a/k/a Amelia Carlino, deceased, of Pittsburgh, PA. No. 8120 of 2022. August R. Carlino, Co-Extr., 4050 Marshall Road, Pittsburgh, PA 15214 and Angela P. Vrabel, Co-Extr., 712 Rose Lane, Pittsburgh, PA 15234 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.  
22-05293 Jan 10, 17, 24, 2023

Cimino, Bonnie M., deceased, of Green Tree, PA. No. 07613 of 2022. Daniel M. Cimino, Extr., 11311 Timberline Drive, Oakton, VA 22124 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.  
23-00029w Jan 10, 17, 24, 2023

Collie, Jr., James T., deceased, of Pittsburgh, PA. No. 07416 of 2022. Ellen S. Parkes, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.  
22-05296 Jan 10, 17, 24, 2023

Cramer, Ellen T., deceased, of South Fayette, PA. No. 08004 of 2022. Kristine Cramer, Co-Extr., 10 S. Fayette Street, Cuddy, PA 15031 and Kimberly Lowder, Co-Extr., 103 Boxwood Drive, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.  
22-05295 Jan 10, 17, 24, 2023

Dillner, Deborah Susan a/k/a Deborah Dillner a/k/a Deborah S. Dillner, deceased, of Bridgeville, PA. No. 08158 of 2022. Linda Kent, Extr., 177 Firwood Drive, Bridgeville, PA 15017 or to Roy J. Roscoe, Esq., 400 Manordale Rd., Pittsburgh, PA 15241.  
22-05284 Jan 10, 17, 24, 2023

Dorsey, G. Carolyn, deceased, of Forest Hills, PA. No. 08145 of 2022. Kimberly D. Wilson, Co-Extr., 102 Cara Lin Drive, Pittsburgh, PA 15221 and Dawn L. Tomlin, Co-Extr., 10 Wisteria Drive, Pittsburgh, PA 15235 or to George J. Pettrone, Esq., 113 Harlow Street, Pittsburgh, PA 15218-1615.  
22-05283 Jan 10, 17, 24, 2023

Fonzi, Dennis G., deceased, of Baldwin, PA. No. 07924 of 2022. Heidi T. Fonzi, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
22-05286 Jan 10, 17, 24, 2023

Hast, Barbara Livingston a/k/a Barbara L. Hast a/k/a Barbara Hast, deceased, of Pittsburgh, PA. No. 08116 of 2022. J. Stephen Hast, Extr., 4404 S. Meadow Drive, Allison Park, PA 15101 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.  
22-05289 Jan 10, 17, 24, 2023

LaRussa, Patricia R. a/k/a Patricia Rose LaRussa, deceased, of Tarentum, PA. No. 07897 of 2022. Margret LaRussa, Extr., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freeport Rd., Ste. 3BF, Pittsburgh, PA 15238.  
23-00023w Jan 10, 17, 24, 2023

Morton, Darral, deceased, of Pittsburgh, PA. No. 00040 of 2023. Robert D. Morton, Jr., Admr., 2652 Santa Barbara Drive, Bethel Park, PA 15102 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
23-00024w Jan 10, 17, 24, 2023

O'Mahony, Noreen M., deceased, of McCandless Township, PA. No. 08102 of 2022. Linda J. Menendez, Extr., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.  
22-05292 Jan 10, 17, 24, 2023

Puciata, Pamela D., deceased, of Munhall, PA. No. 08052 of 2022. Irwin B. Wedner, Admr. and Atty., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
22-05282 Jan 10, 17, 24, 2023

Ragan, Roslyn E., deceased, of Monroeville, PA. No. 08143 of 2022. Edward J. Ragan, Extr., 192 Shackelford Drive, Monroeville, PA 15146 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.  
22-05297 Jan 10, 17, 24, 2023

Reefer, Sandra Joan a/k/a Joan Reefer a/k/a Sandra J. Reefer, deceased, of Pittsburgh, PA. No. 07926 of 2022. Carole Sue Smalera, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
22-05287 Jan 10, 17, 24, 2023

Smith, Bonnie L., deceased, of Pittsburgh, PA. No. 05581 of 2022. Patricia V. Pittore, Admr. d.b.n., 23 Lorraine Dr., Carnegie, PA 15106 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.  
22-05281 Jan 10, 17, 24, 2023

Steffy-Ross, Matthew Finwick, deceased, of Pitcairn, PA. No. 06866 of 2022. Bonnie McLain, Admr., 500 Hunter Street, Apt. 301, Turtle Creek, PA 15145 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.  
22-05290 Jan 10, 17, 24, 2023

Suwalski, Irene K., deceased, of Shaler Township, PA. No. 7758 of 2022. Denise A. Deleonardis, Extr., 62 Rustic Ridge Road, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.  
22-05298 Jan 10, 17, 24, 2023

Weinbaum, Morris J., deceased, of Pittsburgh, PA. No. 05865 of 2022. David Weinbaum, Co-Extr., and Judith Weinbaum, Co-Extr., c/o Glynis Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.  
22-05294 Jan 10, 17, 24, 2023

White, Egypt M., deceased, of Pittsburgh, PA. No. 06160 of 2020. Lisa Guy, Admr., 2404 Main Street, Penn Hills, PA 15235 or to Edward F. Twomey, Esq., The Lynch Law

Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.  
22-05291 Jan 10, 17, 24, 2023

Barlett, Desmond W. a/k/a Desmond William Bartlett, deceased, of Pittsburgh, PA. No. 06592 of 2022. PNC Bank, National Association, Co-Extr. and Jennie C. Bartlett, Co-Extr., c/o Wendy Denton Heleen, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Dr., Ste. 300, Sewickley, PA 15143-8782.  
22-05178 Jan 3, 10, 17, 2023

Foster, Robert E., deceased, of Aspinwall, PA. No. 07594 of 2022. Kim A. Martin, Extr., 22042 E. Allenspark Drive, Aurora, CO 80016.  
22-02210w Jan 3, 10, 17, 2023

Haller, Robert F., deceased, of Bethel Park, PA. No. 08100 of 2022. Jane Miller, Extr., c/o Edward M. Foley, Esq., Brutscher Foley Milliner Land & Kelly LLP, 213 E. State St., Kennett Square, PA 19348.  
22-02207w Jan 3, 10, 17, 2023

Jones, Patricia A. a/k/a Patricia Ann Tedeski a/k/a Patricia A. Kulwicki a/k/a Patricia A. McKee, deceased, of McKees Rocks, PA. No. 07888 of 2022. Roy Jones, Extr., 33 Bellview Drive, McKees Rocks, PA 15136 to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
22-05187 Jan 3, 10, 17, 2023

Kennedy, Stephanie C., deceased, of Oakdale, PA. No. 07903 of 2022. Elizabeth R. Kennedy, Admr., 233 Main Street, Worthville, PA 15784 or to Jay P. Lundy, Esq., Lundy & Lundy, 219 East Union Street, PO Box 74, Punxsutawney, PA 15767.  
22-02211w Jan 3, 10, 17, 2023

Klein, Iona M. a/k/a Iona Huhn Klein, deceased, of Bethel Park, PA. No. 04135 of 2022. Sandra L. Simpson, Extr., c/o Benjamin Scott Johns, Esq., Jones Gregg Creehan & Gerace LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
22-02205w Jan 3, 10, 17, 2023

Magiske, Elizabeth, deceased, of Jefferson Hills, PA. No. 06499 of 2022. Lea Ann Match, Admr., 108 Parkwyn Drive, Elizabeth, PA 15037 or to Jeffrey D. Ries, Esq., 714 Lebanon Road, West Mifflin, PA 15122.  
22-02203w Jan 3, 10, 17, 2023

Ratliff, Melvin, deceased, of Pittsburgh, PA. No. 03477 of 2022. Elliott Ratliff, Extr., 3910 Old William Penn Highway, Apt. 124, Pittsburgh, PA 15235 or to Amanda E. McMillen, Esq., 1928 Ardmore Blvd., Pittsburgh, PA 15221.  
22-02209w Jan 3, 10, 17, 2023

Stanley, Carol D., deceased, of Carnegie, PA. No. 04446 of 2022. Richard H. Stanley, Extr., 306 Sunset Place, Carnegie, PA 15106

## THE ALLEGHENY COUNTY BAR ASSOCIATION JUDICIARY COMMITTEE WILL INTERVIEW CANDIDATES SEEKING RATINGS FOR THE ALLEGHENY COUNTY COURT OF COMMON PLEAS AND PA APPELLATE COURTS

In accordance with the By-Laws of the Bar Association Article 14 – Committee on Judiciary – and the “Guidelines, Rules and Procedures” of the Committee, notice is hereby given that:

### THE ACBA JUDICIARY COMMITTEE

will meet at 4:00 p.m. on the following dates at the ACBA Headquarters, 4th Floor, Koppers Building, Pittsburgh, PA to consider candidates seeking ratings for the Allegheny County Court of Common Pleas and Pennsylvania Appellate Courts.

Tuesday, January 24, 2023

Candidates that are requesting an interview must submit an application that is available online at [www.ACBA.org](http://www.ACBA.org). Up to four (4) candidate interviews may be conducted during each Committee meeting and the Judiciary Committee will take appropriate action on the applications at the conclusion of the interviews.

To download a candidate questionnaire and other related materials please visit [www.ACBA.org/Judiciary-Committee](http://www.ACBA.org/Judiciary-Committee) or visit the home page of the ACBA website ([www.ACBA.org](http://www.ACBA.org)). If you have questions about the candidate questionnaire, please contact David Blaner, ACBA Executive Director by phone at 412-402-6601 or by email at [dblaner@acba.org](mailto:dblaner@acba.org).

One (1) copy of the candidate questionnaire, confidential questionnaire, supplemental questionnaire, signed candidate pledge form, signed acknowledgement form and a writing sample must be emailed to David Blaner, ACBA Executive Director, for your application to be processed. Please submit one complete PDF document as your application.

**Deadline for submitting an application to the Judiciary Committee is 2 weeks prior to the listed meetings dates. Candidate evaluations will be scheduled based upon the date and time that the questionnaires are submitted to the ACBA.**

or to John D. Finnegan, Esq., Bresnahan Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.  
22-02201w Jan 3, 10, 17, 2023

Swazuk, Linda Anne, deceased, of Pittsburgh, PA. No. 07949 of 2022. William John Swazuk, Extr., 43 Mayfair Drive, Pittsburgh, PA 15228.  
22-05180 Jan 3, 10, 17, 2023

Wagner, Robert H., deceased, of Plum Borough, PA. No. 07920 of 2022. Marlis J. Cicolini, Admrx., 40 Ross Hollow Road, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.  
22-05186 Jan 3, 10, 17, 2023

Williams, Jean A., deceased, of Pittsburgh, PA. No. 07981 of 2022. Alfred S. Williams, Jr., Extr., 1237 Firwood Drive, Pittsburgh, PA 15243 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.  
22-05182 Jan 3, 10, 17, 2023

Beining, Frances L., deceased, of Pittsburgh, PA. No. 08038 of 2022. Nora C. Peace, Admrx. and Atty., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
22-02191w Dec 27 2022; Jan 3, 10, 2023

Bowers, Kevin, deceased, of Oakdale, PA. No. 7875 of 2022. Michelle Bowers, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
22-02166w Dec 27 2022; Jan 3, 10, 2023

Cline, Irene M., deceased, of West Mifflin, PA. No. 8095 of 2022. Theresa C. Dinofrio, Admrx., c/o John W. Giltinan, Esq., P.C., 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222.  
22-02161w Dec 27 2022; Jan 3, 10, 2023

Colizza, Edward Joseph, deceased, of White Oak, PA. No. 05421 of 2022. Kevin Colizza, Extr., 4016 Bittersweet Circle, Collegetown, PA 19426 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.  
22-02179w Dec 27 2022; Jan 3, 10, 2023

Cook, Karen Louise, deceased, of Cheswick, PA. No. 8141 of 2022. Christine Kiss, Admrx., 918 Fairfield Lane, McDonald, PA 15057 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
22-02184w Dec 27 2022; Jan 3, 10, 2023

Dennis, David H., deceased, of Pittsburgh, PA. No. 07821 of 2022. William McCue, Extr., 826 Missionary Drive, Pittsburgh, PA 15236 or to Todd T. Jordan, Esq., Williams Coulson, LLC, One Gateway Center, 16th Floor, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222.  
22-02190w Dec 27 2022; Jan 3, 10, 2023

Ellis, John H., deceased, of Pittsburgh, PA. No. 08148 of 2022. Richard H. Ellis, Extr., 1004 Mars Evans City Road, Mars, PA 16046 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Road, Pittsburgh, PA 15237.  
22-02185w Dec 27 2022; Jan 3, 10, 2023

Fleshman, Stephen J., deceased, of Pittsburgh, PA. No. 07795 of 2022. Gloria J. Enright, Extr., 4573 Middle Road, Allison Park, PA 15101 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.  
22-02170w Dec 27 2022; Jan 3, 10, 2023

Fontana, Elizabeth J., deceased, of Pittsburgh, PA. No. 07788 of 2022. Thomas D. Frost, Extr., 144 West Manilla Avenue, Pittsburgh, PA 15220 or to Robert H.

Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.  
22-05100 Dec 27 2022; Jan 3, 10, 2023

Frentzos, Kalliope, deceased, of Pittsburgh, PA. No. 07389 of 2022. Lisa Kristian, Extr., 153 Fairfax Road, Pittsburgh, PA 15221 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.  
22-05098 Dec 27 2022; Jan 3, 10, 2023

Gouirand, Ann B., deceased, of Pittsburgh, PA. No. 07872 of 2022. Juliette E. Gouirand, Extr., 1200 Wareman Avenue, Pittsburgh, PA 15226 or to Ross M. Thompson, Esq., S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057.  
22-05103 Dec 27 2022; Jan 3, 10, 2023

Irvine, Kristine Julianna, deceased, of Moon Township, PA. No. 07930 of 2022. Edward P. Wojnarowski, Jr., Adm. and Atty., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.  
22-02158w Dec 27 2022; Jan 3, 10, 2023

Jablonsky, Michael Francis, deceased, of Coraopolis, PA. No. 06216 of 2022. Michael Brian Jablonsky, Adm., 2312 Kane Road, Aliquippa, PA 15001 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.  
22-02172w Dec 27 2022; Jan 3, 10, 2023

Lawson, M. Gloria, deceased, of Pittsburgh, PA. No. 06468 of 2019. Mark Lawson, Extr., 6804 Real Princess Lane, Gwynn Oaks, MD 21207 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.  
22-05099 Dec 27 2022; Jan 3, 10, 2023

Levin, Sandra, deceased, of Pittsburgh, PA. No. 07836 of 2022. Jeffrey Levin, Co-Extr., 6690 Hauser Road, Apt. J-203, Macungie, PA 18062 and Dr. Steven Carl Levin, Co-Extr., 610 Pointe Villas North, Baltimore, MD 21230 or to Mary Nicholas, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.  
22-05102 Dec 27 2022; Jan 3, 10, 2023

Marino, Jane F. a/k/a Jane Frances Marino, deceased, of Oakmont, PA. No. 7628 of 2022. Samuel R. Trentadue, Co-Extr. and Nina Jane Trentadue, Co-Extr., 514 9th Street, Oakmont, PA 15139 or to Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.  
22-05101 Dec 27 2022; Jan 3, 10, 2023

Martin, Richard A. a/k/a Richard Martin, deceased, of Plum Borough, PA. No. 07957 of 2022. Michael E. Martin, Extr., 821 Pittsburgh Street, Lower Burrell, PA 15068 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.  
22-02168w Dec 27 2022; Jan 3, 10, 2023

McNeil, Jane L. a/k/a Jane McNeil a/k/a Jane Leah McNeil, deceased, of Verona, PA. No. 08063 of 2022. Paul K. Schempp, Extr., 877 Second Street, Verona, PA 15147 or to James Irwin, Esq., 3058 Leechburg Road, Suites 10 & 11, Lower Burrell, PA 15068.  
22-02159w Dec 27 2022; Jan 3, 10, 2023

Miller, Judith, deceased, of Pittsburgh, PA. No. 08117 of 2022. Rachel Hopkins, Extr., 5002 Spruce Drive, Moon Township, PA 15108 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.  
22-02187w Dec 27 2022; Jan 3, 10, 2023

Ng, Mary Theresa a/k/a Mary T. Ng, deceased, of Pittsburgh, PA. No. 07960 of 2022. Roxanne L. Acquaro, Extr., c/o

Thomas J. Dempsey, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
22-02181w Dec 27 2022; Jan 3, 10, 2023

Peluso, Carol, deceased, of Pittsburgh, PA. No. 08112 of 2022. Diane McElhaney, Extr., 110 Spencer Lane, Glenshaw, PA 15116 or to John R. Cook, Esq., Cook & Associates, 106 Arcadia Court, 9380 McKnight Road, Pittsburgh, PA 15237.  
22-02180w Dec 27 2022; Jan 3, 10, 2023

Petrovich, Mitchell, deceased, of Hampton, PA. No. 08037 of 2022. Stephen Petrovich, Adm., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
22-02173w Dec 27 2022; Jan 3, 10, 2023

Plummer-Jones, Blanche, deceased, of Pittsburgh, PA. No. 7366 of 2022. Destiny Cherry-Igizio, Extr., 251 Watson Blvd., Pittsburgh, PA 15214 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.  
22-05107 Dec 27 2022; Jan 3, 10, 2023

Psica, Thomas, deceased, of McKeesport, PA. No. 06971 of 2022. Jeffrey Hackett, Extr., 186 Darlene Drive, Coraopolis, PA 15108 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.  
22-02178w Dec 27 2022; Jan 3, 10, 2023

Sadowski, Patricia Ann, deceased, of Pittsburgh, PA. No. 08008 of 2022. Lynette Summerill, Extr., 1501 Mt. Royal Blvd., Glenshaw, PA 15116 or to Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
22-02183w Dec 27 2022; Jan 3, 10, 2023

Sendek, Michael Edward, deceased, of White Oak, PA. No. 06160 of 2022. Lauren Talotta, Admrx., 1793 Hafflinger Drive, North Huntingdon, PA 15642 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.  
22-02169w Dec 27 2022; Jan 3, 10, 2023

Stewart, Alice E., deceased, of Carnegie, PA. No. 08118 of 2022. John A. Stewart, Extr., 12617 Tabeaud Road, Pine Grove, CA 95665 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.  
22-02188w Dec 27 2022; Jan 3, 10, 2023

Wilkerson, David H., deceased, of Pittsburgh, PA. No. 08045 of 2022. Cere M. Wilkerson, Admrx., c/o Albert G. Reese, Jr., Esq., Law Office of Albert G. Reese, Jr., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.  
22-02186w Dec 27 2022; Jan 3, 10, 2023

**Action to Quiet Title**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
GD-22-010175

Vankirk 3, LLC vs Keith A. Nolder and Cathy Jo Nolder, Gary Wilcox a/k/a Gary G. Wilcox, First Financial Bank, successor in interest to Irwin Union Bank and Trust Company, Beneficial Discount Company d/b/a Beneficial Mortgage Co of Pennsylvania, Conesco Finance Consumer Discount Company, successor in interest to National City Bank, County of Allegheny, City of Clairton, and Clairton City School District.

Quiet Title Action regarding real property located in the 2nd Ward - City of Clairton, Allegheny County, PA, having an address of 925 Vankirk Street, Block & Lot 1002-H-85 / 926 Vankirk Street, Block & Lot 1001-E-14 / 931 Vankirk Street, Block & Lot 1002-H-91.

Quiet Title Action regarding real property located in the 2nd Ward - City of Clairton, Allegheny County, PA, having an address of

925 Vankirk Street, Block & Lot 1002-H-85 / 926 Vankirk Street, Block & Lot 1001-E-14 / 931 Vankirk Street, Block & Lot 1002-H-91.

To: Keith A. Nolder, Cathy Jo Nolder, and Conesco Finance Consumer Discount Company, successor in interest to National City Bank.

NOTICE: You have been sued in court. If you wish to defend, you must enter a written appearance personally or by an attorney and filing your defenses or objections in writing with this 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 for the relief requested by the plaintiff. You may lose money or 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 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 Avenue, 4th Floor  
Pittsburgh, PA 15219  
(412) 261-5555

Marlena N. Carlini, Esq., PA I.D. #318498, Fiscus & Ball, P.C., 1605 Carmody Ct., Ste. 102, Sewickley, PA 15143, (412) 456-9700.  
22-05276 Jan 10, 2023

**Articles of Incorporation  
Professional Corporation**

Elliott & Davis, P.C., 6425 Living Place, Suite 200, Pittsburgh, PA 15206. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Aaron Sontz Legal Services, P.C.  
23-00027w Jan 10, 2023

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-12482. In re: Petition of Adam Lee Fischer, for change of name to Carzan A.L.F. Shadowson. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, January 23, 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.  
22-05279 Jan 10, 2023

**Find out what's  
happening in the  
Pittsburgh Legal  
Community**

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

[ACBA.org/calendar](https://www.acba.org/calendar)

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-22-12483. In re: Petition of Erica Grace Wilmore, for change of name to Erica Wilmore-Falu Shadovsong. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, January 23, 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.

22-05280 Jan 10, 2023

**Notice**

John A. Thompson v. Sherrin Lynne Kuzel  
Indiana County Court of Common Pleas  
Case No. 10757 CD 2022  
Civil Action – In Divorce  
TO: Sherrin Lynne Kuzel, Defendant,  
pursuant to Special Order of Court dated  
November 7, 2022.

**Notice To Defend And Claim Rights**

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the Court. A judgment may also be entered against you for any other claim or relief requested in these papers by the Plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at Indiana County Courthouse, 825 Philadelphia Street, Indiana, Pennsylvania 15701.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES OR EXPENSES BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Court Administrator's Office  
Court of Common Pleas of Indiana County  
825 Philadelphia Street  
Indiana, PA 15701  
Telephone: (724) 465-3955  
Marshall D. Chriswell, Esq.  
Attorney for Plaintiff  
655 Church St., Suite 306  
Indiana, PA 15701  
(724) 465-5826  
22-04768 Jan 10, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-22-006043  
Imamia Organization of Pittsburgh, PA d/b/a Imamia Organization of Pittsburgh, Plaintiff,  
vs.  
Administrator, U.S. Small Business Administration, an Agency of the United States, Metropolitan Savings Service Corporation, John Johnston and Lara S. Johnston, Co-Trustees of the Johnston Family Trust, Dated April 20, 1995, and Louis V. Nicassio, Defendants  
TO: John Johnston and Lara S. Johnston, Co-Trustees of the Johnston Family Trust Dated April 20, 1995, and Louis V. Nicassio

Take Notice that, on May 19, 2022, the Plaintiff filed a Praecipe for Writ of Summons and Entry of Lis Pendens and, on December 1, 2022, Plaintiff filed a Complaint averring that the Deed recorded in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania in Deed Book Volume 10627, at page 74, and all Deeds in the chain of title thereafter, should be reformed to add the legal description for the parcel of real estate, more particularly set forth and described in the Deed dated April 20, 1995, which was recorded on September 11, 1995 in the Office of the Recorder of Deeds in and for Allegheny County, Pennsylvania in Deed Book Volume 9540, at page 140, to confirm Plaintiff's ownership of the aforesaid parcel of real estate.

You Are Hereby Notified that you have been sued in court. If you wish to defend against the claims set forth in the Writ of Summons, Lis Pendens, and the Complaint, you must take action within thirty (30) days after the last advertisement of this Writ of Summons, Lis Pendens, and the Complaint, and Notice, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you in the Writ of Summons, Lis Pendens, and the Complaint. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money or property claimed in the Writ of Summons, Lis Pendens, and the Complaint or for any claim or relief requested by the Plaintiff. You may lose money or 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 ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Ave.  
Pittsburgh, Pennsylvania 15219  
Telephone: 412-261-5555  
lrs@acba.org  
King Legal Group, LLC, By: Bradley A. King, Bradley A. King, Esquire, Attorney for Plaintiff, 114 North Maple Avenue, Greensburg, PA 15601, (724) 836-1500.  
22-05163 Jan 10, 2023

**Notice**

To: Delores E. Pomeroy  
In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
No. GD-22-014160  
Carlton Creative Solutions, LLC, Plaintiff,  
vs.  
Delores E. Pomeroy, Defendant.  
Notice To Defend

You Have Been Sued In Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or 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  
Allegheny County Bar Association  
4th Floor Koppers Building  
436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219  
Telephone: (412) 261-5555  
22-05277 Jan 10, 2023

**Notice**

In the Court of Common Pleas of Allegheny County, Orphans' Court Division, Estate of Hilda T. Ralicki, deceased, Case No. 022207854: Petition for Determination of Title filed December 8, 2022 on behalf of Jeanne T. Six to terminate the interests of the heirs and devisees of Hilda T. Ralicki in 116 Beckert St., Pittsburgh, PA 15209. Peter B. Lewis, Attorney, 928 Penn Avenue, Pittsburgh, PA 15222, (412) 586-6153.  
22-05278 Jan 10, 17, 24, 2023

**Notice of Condemnation**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division

In Re: Condemnation By The Pennsylvania Turnpike Commission of Land Located In Borough of Dravosburg, County of Allegheny, Commonwealth of Pennsylvania, for the Construction of the Mon-Fayette Expressway, Route 51 To I-376 Project

(Block and Lot No. Not Assessed)

To: Blanche S. Paul, Deceased, Her Heirs, Successors In Interest And Assigns, As Their Interests May Appear

All That Certain piece of land located in the Borough of Dravosburg, County of Allegheny, Commonwealth of Pennsylvania identified as the PTC Property Plot Plan No. 14S284-A, being Exhibit "B" attached to the Declaration of Taking.

**Notice To Condemnees**

In Accordance With Section 305 Of The Eminent Domain Code, Codified At 26 Pa.C.S. §305, The Pennsylvania Turnpike Commission Hereby Gives Notice That:

1. The Pennsylvania Turnpike Commission filed a Declaration of Taking on December 28, 2022 in the Court of Common Pleas of Allegheny County, Pennsylvania at No. GD 22-016161. This was filed pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1, effective in 120 days [Sept. 1, 2006].

2. The Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania. Its principal office is located at Exit 247 of the Pennsylvania Turnpike System in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P. O. Box 67676, Harrisburg, Pennsylvania, 17106-7676.

3. The Pennsylvania Turnpike Commission is authorized and empowered by Section 6 of Act of May 21, 1937, P.L. 774, No. 211, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.

4. This Declaration of Taking was authorized by a Resolution adopted October 4, 2022 by said Condemnor. The record of the proceedings regarding this adoption may be examined at the Pennsylvania Turnpike's

Central Office, located at Exit 247 of the Pennsylvania Turnpike.

5. The purpose of the condemnation is to acquire property interests for the construction of the Mon-Fayette Expressway, Route 51 and I-376 Project, and its requirements.

6. The property is situated in Dravosburg Borough, Allegheny County, Pennsylvania and consists of a) .390 acre in fee, as required right-of-way for limited access;

b) 2.383 acres in fee, as required legal right-of-way (which includes 1.057 acres in easement, as substitute easement for the benefit of Peoples Natural Gas Company), a total take. A plan of the property condemned sufficient for its identification has been filed with the Declaration, which was filed with the Department of Court Records of Allegheny County and with the Department of Real Estate of Allegheny County in accordance with Section 304 of the Eminent Domain Code of 2006.

7. The nature of the title hereby condemned is (i) fee simple in the surface; (ii) easement for the benefit of Peoples Natural Gas Company; (iii) only so much of any coal beneath the surface or any separate estate in such coal as is necessary for the lateral and subjacent support of the surface and any improvements now or hereafter erected thereon; (iv) the right to access coal, oil, or gas from the surface of the land hereby condemned; and (v) any and all coal encountered during construction of the highway. However, excepting and reserving unto Condemnees all of the oil and gas to which Condemnees hold title, provided access to any such oil and gas must be obtained from beyond the land hereby condemned.

8. A plan showing the property may be inspected at the office of Goldberg, Kamin & Garvin, LLP, 1806 Frick Building, 437 Grant Street, Pittsburgh, Pennsylvania 15219.

9. The Condemnor filed with the Declaration of Taking its Open-End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just compensation is made or secured by the filing of said Bond.

10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Counsel for the Pennsylvania Turnpike Commission, Samuel P. Kamin, Esquire, Deborah R. Erbstein, Esquire, Goldberg, Kamin & Garvin, LLP, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, (412) 281-1119.

22-05285 Jan 10, 2023

**Voluntary Dissolution  
Business Corporation**

Michael W. Darpino, Esq., Business & Succession Planning Advisors LLC, One PPG Place, Ste. 1710, Pittsburgh, PA 15222. Notice is hereby given by Sherco Erectors, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-00022w Jan 10, 17, 2023

**Voluntary Dissolution  
Business Corporation**

Dixon R. Rich, Jr., Esq., 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219. Notice is

hereby given by A & N LEASING CO., INC., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-00025w Jan 10, 17, 2023

**Voluntary Dissolution  
Business Corporation**

Dixon R. Rich, Jr., Esq., 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219. Notice is hereby given by B & B SYSTEMS, INC., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

23-00026w Jan 10, 17, 2023

**CIVIL DIVISION**

**Arbitration Awards**

*(Continued from Page 1, Column 2)*

through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

**HACP/ Scattered Sites South Management vs Martin**; LT-22-001349; P-atty: Diana L. Page; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$ N/A plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 8331 Vidette Street, 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.

**Scott Township Apartments LP vs Hannigan, et al**; LT-22-001382; 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 \$6,190.49 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). Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39863

**Scott Township Apartments LP vs Foster**; LT-22-001384; 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 \$4,511.00-\$4,206.00 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 \$305.00 legal fees. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

**Oakhurst Rentals vs Scott**; LT-22-001359; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$4,200.00 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 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39865

**Arkham Realty vs Smith**; LT-22-001381; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,900.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 550 McMasters St., Apt. B, Turtle Creek, PA 15145. 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.

**AHRCO vs Thompson**; LT-22-001388; P-atty: Verdell Dean; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$0 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 9B Midway Drive, West Mifflin, PA 15122. 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.

**Troff vs Kroboth**; LT-22-001392; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Gianni Properties vs Lewis**; LT-22-001438; P-atty: Pro Se; D-atty: Julia A. Zebley; Award for Defendant on Plaintiff's claim for possession. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

**Muetzel vs Rotolo, et al**; LT-22-001441; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,700.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 345 Brookline Blvd., Apt. 1, Pittsburgh, PA 15226. 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.

**Bonn vs Woods**; LT-22-001444; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$3,735.53 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 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39865

**Watson-Lindsey vs Vernon**; LT-22-001456; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$1,300.00 for water. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39863

**Faros Allegheny Center LLC vs Moses**; LT-22-001397; P-atty: Jason M. Yarbrough, Brandon B. Rothey; 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 \$7,769.00-\$3,174.22 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), \$4,270.00 for damages to real property, and \$325.00 attorneys fees. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39863

**Lease vs Woods**; LT-22-001420; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff/Defendant. Award for Plaintiff on claim for possession based on non-payment of rent. Award for Defendant on Plaintiff's claim for damages. Dated 01/05/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39864

**Arkham Realty and Property Management vs Fields**; LT-22-001457; P-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,584.52 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 4058 Howley St., Rear, Pittsburgh, PA 15224. 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.

**Neicy-See LLC vs Green**; LT-22-001479; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$317.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 120 Churchill St., McKees Rocks, PA 15136. 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.

**Wright vs Perry**; LT-22-001566; P-atty: Louis John Kroeck, IV; D-atty: Pro Se; Non Jury Verdict Dated 01/05/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,917.16 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 104 S. 14th St., Pittsburgh, PA 15203. 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.

**Barnett vs Anderson**; AR-22-001068; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,000.00. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

**Ferraro vs Orié, et al**; AR-22-002613; P-atty: Pro Se; D-atty: Pro Se; Award for Defendants and against Plaintiff. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

**Currington vs Webb**; AR-22-003691; P-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39867

**Portfolio Recovery Associates LLC vs Young**; AR-22-003708; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$3,158.67. The Defendant failed to appear at 10:05 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

**Portfolio Recovery Associates LLC vs Savko, et al**; AR-22-003710; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,860.34. The Defendant failed to appear at 10:05 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

**Portfolio Recovery Associates LLC vs Ross**; AR-22-003716; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded the sum of \$1,029.05. The Defendant failed to appear at 10:05 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

**Capital One Bank USA N.A. vs Rutter**; AR-19-004507; P-atty: Robert L. Baroska, III; D-atty: Brian J. Fenters, Joshua P. Ward; Award for Plaintiff and against Defendant in the amount of \$1,766.46. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39867

**Wilcox vs House of Law Inc.**; AR-22-000565; P-atty: Pro Se; D-atty: Kevin R. O'Malley; Award Non Pros for Defendant. Plaintiff failed to appear at 10:15 a.m. Dated 01/06/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39866

**Conservatorship**

**Heit Holdings LLC vs Battistoli Jr. Bruno, Battistoli Geraldine**; CS-22-000080; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

**Rising Tide Partners vs Thompson Rodney**; CS-22-000081; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

**Rising Tide Partners vs Uddin Sala M.**; CS-22-000082; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley

**Rising Tide Partners vs Hughes Kenneth**; CS-23-000004; Conservatorship; Petition for Conservatorship; Atty(s): Cobb Wayne Bradley