

LEGAL ADS

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**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:

Armani, Vivian D., deceased, of Collier Township, PA. No. 01781 of 2024. James C. Armani, Jr., Extr., 2315 E. Bedford Avenue, Apt. 102, Fresno, CA 93720 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317.  
24-00744w Apr 17, 24; May 1, 2024

Aubele, Joann R., deceased, of Bethel Park, PA. No. 02183 of 2024. David P. Aubele, Extr., 5726 Smith Drive, Bethel Park, PA 15102 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.  
24-00745w Apr 17, 24; May 1, 2024

Balombiny, Edward J., deceased, of West Mifflin, PA. No. 1002 of 2024. Heather Mayer, Admrx., 809 Ledgeview Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
24-00748w Apr 17, 24; May 1, 2024

Burlingame, Wendy Deliece, deceased, of Pittsburgh, PA. No. 00555 of 2007. Kelton Burgess, Admr. and Atty., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.  
24-00740w Apr 17, 24; May 1, 2024

Douty, Diane, deceased, of Pittsburgh, PA. No. 02469 of 2024. Donna Lee, Admrx., 727 Walbridge Street, Pittsburgh, PA 15220 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
24-00739w Apr 17, 24; May 1, 2024

Hayes, Jr., Richard D., deceased, of Scott Township, PA. No. 02082 of 2024. Susan H. Earley, Extr., 1731 Hastings Mills Road, Pittsburgh, PA 15241 or to Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317.  
24-00742w Apr 17, 24; May 1, 2024

Kavalis, Christine M., deceased, of Pittsburgh, PA. No. 01123 of 2024. Susan Berneburg, Admrx., 228 Northview Drive, Pittsburgh, PA 15237 or to Mary Elizabeth Fischman, Esq., 6000 Brooktree Road, Ste. 301, Wexford, PA 15090.  
24-01379 Apr 17, 24; May 1, 2024

Longanecker, Dane R., deceased, of White Oak, PA. No. 02137 of 2024. Patrick Longanecker, Admr., 15 Wayne Avenue, Jeannette, PA 15644.  
24-01373 Apr 17, 24; May 1, 2024

Reese, Gerald A., deceased, of Elizabeth, PA. No. 02229 of 2024. Gayle Reese Thomas, Extr., 10 Waterside Place, Pittsburgh, PA 15222 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 West McMurray Road, McMurray, PA 15317.  
24-00746w Apr 17, 24; May 1, 2024

Reid, John A. a/k/a John Andrew Reid, deceased, of Pittsburgh, PA. No. 2343 of 2024. Richard Beeler, Extr., 110 S. Isabelle St., Saxenburg, PA 16056 or to Ted Tishman, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.  
24-01380 Apr 17, 24; May 1, 2024

Smith, Patricia O., deceased, of Pittsburgh, PA. No. 01901 of 2024. Robert L. Becker, III, Extr., 133 Great Hollow Road, West Cornwall, CT 06796 or to Barbara A. Simanek, Esq., K&L Gates LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222.  
24-00747w Apr 17, 24; May 1, 2024

Suhanin, Sylvia A., deceased, of Glenshaw, PA. No. 02060 of 2024. Mary Jo Rusnak, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
24-00743w Apr 17, 24; May 1, 2024

Wise, Lois Mae, deceased, of Etna, PA. No. 01991 of 2024. Kim Ann Tremmel, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
24-00749w Apr 17, 24; May 1, 2024

Beres, Eleanor J., deceased, of Clairton, PA. No. 02049 of 2024. Rachel Beres Payne, Extr., 12216 Elnora Lane, Glen Allen, VA 23059.  
24-00705w Apr 10, 17, 24, 2024

Bryden, Robert G., deceased, of Whitehall Borough, PA. No. 02282 of 2024. Robert T. Bryden, Extr., 19 Christler Street, Etna, PA 15223 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.  
24-00717w Apr 10, 17, 24, 2024

Buettner, Kenneth J., deceased, of Pittsburgh, PA. No. 02138 of 2024. Amber Bair, Extr., 4219 Colonial Dr., Murrysville, PA 15668 or to Dawn A. Botsford, Esq., 373 Republic St., Pittsburgh, PA 15211.  
24-01313 Apr 10, 17, 24, 2024

Disney, JoAnne Madeline a/k/a Jo Anne M. Disney a/k/a Joanne M. Disney, deceased, of Pittsburgh, PA. No. 01513 of 2024. Richard Kepple Disney, Jr., Extr., 344 Magnolia Avenue, Charlotte, NC 28203 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
24-00708w Apr 10, 17, 24, 2024

Frohlich, Marilyn, deceased, of Pittsburgh, PA. No. 4291 of 2022. Mindy Frohlich, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
24-00716w Apr 10, 17, 24, 2024

Frohlich, Richard B., deceased, of Pittsburgh, PA. No. 7818 of 2023. David Frohlich, Admr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
24-00715w Apr 10, 17, 24, 2024

Krasinski, Mary Ann, deceased, of Harrison Township, PA. No. 02254 of 2024. W. Craig Krasinski, Extr., 14 Pasture Lane, Nashua, NH 03062 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.  
24-01322 Apr 10, 17, 24, 2024

Manso, Beatrice C. a/k/a Beatrice DeBoth a/k/a Beatrice DeBoth Manso a/k/a Beatrice Manso, deceased, of West Mifflin, PA. No. 01239 of 2024. Joseph M. DeBoth, Extr., 16501 Lucky Bell Lane, Chagrin Falls, OH 44023 or to John A. Coming, Esq., Steadman Law Office, P.C., 24 Main Street East, P.O. Box 87, Girard, PA 16417.  
24-01311 Apr 10, 17, 24, 2024

Michel, Norman R., deceased, of Plum, PA. No. 02029 of 2024. Kenneth James Michel, Extr., 15A Potomac Street, Oakmont, PA 15139 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
24-01314 Apr 10, 17, 24, 2024

Pietzak, Stephen David a/k/a Stephen D. Pietzak, deceased, of Pittsburgh, PA. No. 06701 of 2023. Anthony J. Pietzak, Extr., 403 Mountain Ave., Pittsburgh, PA 15210.  
24-01312 Apr 10, 17, 24, 2024

Potter, Mary Jane, deceased, of Glenshaw, PA. No. 2107 of 2024. Nancy Potter, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
24-00714w Apr 10, 17, 24, 2024

Watts, Sharon Lynn, deceased, of Brighton Heights, PA. No. 01382 of 2024. Caleb Watts, Admr., 714 Klemont Ave., Pittsburgh, PA 15202 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.  
24-01315 Apr 10, 17, 24, 2024

Wieseckel, Veronica a/k/a Veronica Pauline Wieseckel, deceased, of Pittsburgh, PA. No. 1863 of 2024. Frank J. Rautkis, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
24-00709w Apr 10, 17, 24, 2024

Benson, Roberta Lynn, deceased, of McKeesport, PA. No. 2168 of 2024. Kris T. Stitt, Extr., 2024 Eagle Ridge Drive, Monroeville, PA 15146 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.  
24-00669w Apr 3, 10, 17, 2024

Caliguire, Anthony John, deceased, of Thornburg, PA. No. 01882 of 2024. Gina Caliguire, Extr., 1121 Harvard Road, Pittsburgh, PA 15205 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.  
24-00668w Apr 3, 10, 17, 2024

Catanzaro, Rose Marie a/k/a Rose M. Catanzaro, deceased, of Oakmont, PA. No. 01875 of 2024. Amanda J. Pagnotta, Admrx. c.t.a., 439 11th St., Oakmont, PA 15139 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.  
24-01243 Apr 3, 10, 17, 2024

Chekan, Eleanor Racho a/k/a Eleanor Chekan a/k/a Eleanor R. Chekan, deceased, of Baldwin, PA. No. 01913 of 2024. Paul Neal Chekan, Extr., c/o Steven L. Sablowsky, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.  
24-01232 Apr 3, 10, 17, 2024



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Cotton, Sr., David H., deceased, of Sewickley, PA. No. 01893 of 2024. Kelly Clay-Slack, Extr., 9508 Orchard Road, Pittsburgh, PA 15237 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

24-01242 Apr 3, 10, 17, 2024

Farina, Rose, deceased, of Pittsburgh, PA. No. 01869 of 2024. Melissa J. Coyne, Extr., c/o Stanley J. Lehman, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

24-01230 Apr 3, 10, 17, 2024

Freeman, James A. a/k/a James Almon Freeman, deceased, of Aspinwall, PA. No. 01954 of 2024. Lynnlee Giannirakis, Admrx., 1525 Park Manor Boulevard #294, Pittsburgh, PA 15205 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-01237 Apr 3, 10, 17, 2024

Kosela, Madeline M., deceased, of Sewickley, PA. No. 01997 of 2024. Kristine Autenreith, Extr., 8431 Edwood Road, Pittsburgh, PA 15237 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

24-00672w Apr 3, 10, 17, 2024

Logan, Vivian E., deceased, of Springdale, PA. No. 01965 of 2024. Denise Elliott, Extr., 608 James Street, Springdale, PA 15144 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

24-01240 Apr 3, 10, 17, 2024

Lundeen, John F., deceased, of North Fayette Township, PA. No. 01920 of 2024. Carol E. Hazlett, Extr., 343 Chestnut Street, Sewickley, PA 15143 or to Anthony T. Floro, Esq., Airport Professional Building, 7411 University Blvd., Moon Twp., PA 15108.

24-01241 Apr 3, 10, 17, 2024

Mascari, Donald R. a/k/a Donald Richard Mascari, deceased, of McCandless Township, PA. No. 01200 of 2024. Michael A. Mascari, Extr., 443 Worthington Drive, Mars, PA 16046 or to Mary Jo Dillon, Esq., Dillon McCandless King Coulter & Graham L.L.P., 128 West Cunningham St., Butler, PA 16001.

24-01239 Apr 3, 10, 17, 2024

Nicassio, Mario L., deceased, of Penn Hills, PA. No. 02167 of 2024. Barry E. Gray, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

24-00674w Apr 3, 10, 17, 2024

Osten, Josephine Helen a/k/a Josephine Osten, deceased, of Ross Township, PA. No. 01955 of 2024. Lynnlee Giannirakis, Extr., 1525 Park Manor Boulevard #294, Pittsburgh, PA 15205 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-01236 Apr 3, 10, 17, 2024

Petley, James F. a/k/a James Francis Petley, deceased, of Upper St. Clair, PA. No. 01819 of 2024. Kathleen D. Petley, Extr., 199 Kent Drive, Pittsburgh, PA 15241 or to Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222.

24-01234 Apr 3, 10, 17, 2024

Putanko, Edith A., deceased, of Pittsburgh, PA. No. 1880 of 2024. Barry Lintner, Extr., c/o Ronald A. Sugar, Esq., 394 Bigelow St., Pittsburgh, PA 15207.

24-00677w Apr 3, 10, 17, 2024

Robosson, Gwendolyn M. a/k/a Gwendolyn Wholey Robosson, deceased, of Harmar Township, PA. No. 01853 of 2024. John P. Robosson, Extr., 119 Riding Trail Lane, Pittsburgh, PA 15215 or to Raymond C.

Vogliano, Esq., Eckert Seamans Cherin & Mellott, LLC, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

24-01231 Apr 3, 10, 17, 2024

Schillinger, William J., deceased, of Pittsburgh, PA. No. 01158 of 2024. John M. Gavel, Extr., 1871 Red Coach Road, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00671w Apr 3, 10, 17, 2024

Simon, DeLores, deceased, of North Versailles, PA. No. 2022 of 2024. Joyce K. Tritsch, Extr., 1818 Howell Street, North Versailles, PA 15137 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

24-00670w Apr 3, 10, 17, 2024

Simpson, Elaine M., deceased, of Upper St. Clair, PA. No. 01911 of 2024. Rebecca S. Condo, Extr., 277 Frances Lane, McDonald, PA 15057 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

24-01235 Apr 3, 10, 17, 2024

Stayianos, Janice D., deceased, of Pittsburgh, PA. No. 01963 of 2024. Cynthia Trbovich, Extr., 23035 Village Road, Unionville, VA 22567 or to John R. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

24-01238 Apr 3, 10, 17, 2024

Steiner, Paul A., deceased, of Pittsburgh, PA. No. 02186 of 2024. Diane M. Kaiser, Extr., 1322 Methyl Street, Pittsburgh, PA 15216 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00675w Apr 3, 10, 17, 2024

#### Certificate of Organization Limited Liability Company

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Joe Wodarek Music LLC.

24-00741w Apr 17, 2024

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-001276. In re: Petition of Serena Isabelle Fisher, for change of name to Blake Isabelle Fisher. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 8, 2024, at 9:30 a.m.

as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

24-00738w Apr 17, 2024

#### Notice

Petition to Determine Title to 1910 Termon Avenue, Pittsburgh, PA 15212, formerly owned by Ida Gertrude Quinn, deceased, filed April 4, 2024 by Lisa Quinn, No. 2355 of 2024. John R. Axtell, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

24-01372 Apr 17, 24; May 1, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-24-000574  
Allegheny County Southwest Tax Collection District, Plaintiff,

vs.  
Gina Cappabianco, Defendant(s).  
Gina Cappabianco:

You are hereby notified that on February 2, 2024 Plaintiff, Allegheny County Southwest Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-000574. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2019 and 2020 that were to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 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

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Lawyer Referral Service

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219

(Telephone: 412-261-5555)

24-01374 Apr 17, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-24-001381

Allegheny County Southwest Tax Collection District, Plaintiff,

vs.  
Joseph McCabe, Defendant(s).

Joseph McCabe:

You are hereby notified that on March 6, 2024 Plaintiff, Allegheny County Southwest Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-24-001381. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2021-2022 that were to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 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

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
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(Telephone: 412-261-5555)

24-01375 Apr 17, 2024

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO.: MG-24-000169

Dollar Bank, Federal Savings Bank, Plaintiff,

vs.  
Ricco Bronaugh; Alyssa Blose; David Blose, Jr., Known Heir of the Estate of David Blose and the Unknown Heirs, Executors and/or Administrators of the Estate of David Blose, Defendants.

#### 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 for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Pittsburgh, PA 15219  
(412) 261-5555  
24-01378 Apr 17, 2024

**Notice of Action in Mortgage Foreclosure**

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
No. MG-24-000080  
Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc., Plaintiff v  
Mary Ann Koch, in Her Capacity as Heir of Frances E. Bossler; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Frances E. Bossler Defendant(s), 5201 Wellesley Avenue, Pittsburgh, PA 15206  
Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, Mortgage Assets Management, LLC f/k/a Reverse Mortgage Solutions, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA docketed to No. MG-24-000080, seeking to foreclose the mortgage secured on your property located, 5201 Wellesley Avenue, Pittsburgh, PA 15206.

**Notice**

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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.

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys for Plaintiff, Troy Freedman, Esq. ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

24-01376 Apr 17, 2024

**CIVIL DIVISION**

**Arbitration Awards**

(Continued from Page 1, Column 2)

amount of \$737.00 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 04/11/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40442

**Aux Funding, LLC** vs Hernandez, et al; LT-24-000212; P-atty: Alisa N. Carr; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$0 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 04/11/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40441

**Smith** vs McKnight; LT-24-000222; P-atty: Pro Se; D-atty: Kayla Marie Conahan; Non Jury Verdict Dated 04/11/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,490.18 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2809 McDowell St., Pittsburgh, PA 15212. 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.

**District Riverfront Properties, LLC** vs Stanczak; LT-24-000227; P-atty: Alisa N. Carr; 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 \$11,305.84-\$10,175.00 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 \$1,130.84 utilities. Dated 04/11/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40441

**Baum** vs Augustine; LT-24-000228; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 04/11/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$8,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 627 Brookline Blvd., Pittsburgh, PA 15226. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Warren** vs McFadden; LT-24-000248; P-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claims for damages in the amount of \$1,700.00 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 04/11/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40441

**Allegheny County Housing Authority** vs Thomas; LT-23-000661; P-atty: John M. Daley; D-atty: Mary Ellen Droll; Award for Plaintiff on claims: for possession based on non-payment of rent (pay and stay agreement), for damages in the amount of \$13,025.00 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 04/11/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40443

**Housing Authority City of Pittsburgh** vs Sewell; LT-23-001686; P-atty: Kenneth G. Scholtz; D-atty: Pro Se; Non Jury Verdict Dated 04/11/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,860.91 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2519 Bedford Ave., No. 279, Pittsburgh, PA 15219. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Citibank, N.A.** vs Wimer; AR-23-005851; P-atty: Michael Robert Lipinski; Award Ex Parte for Plaintiff in the amount of \$10,192.24 plus costs. Defendant failed to appear by 10:17 a.m. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**Absolute Resolutions Investments, LLC** vs Copeland; AR-23-006711; P-atty: Daniel J. Santucci; D-atty: Pro Se; Award Ex Parte for Plaintiff in the amount of \$8,559.39 plus costs. Defendant failed to appear by 10:15 a.m. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**DK Home Improvement Co./Carmine Diulus** vs Wilson; AR-24-000042; P-atty: Rodney D. Shepherd; D-atty: Jonathan S. McAnney; Award for Plaintiff and against Defendant, in the amount of \$10,000.00. Award in favor of Plaintiff on Defendant's counterclaim. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40445

**LVNV Funding, LLC** vs Clark; AR-24-000111; P-atty: Daniel J. Santucci; D-atty: Pro Se; Award Ex Parte for Plaintiff in the amount of \$964.56 plus costs. Defendant failed to appear by 10:05 a.m. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**LVNV Funding, LLC** vs Clark; AR-24-000113; P-atty: Daniel J. Santucci; D-atty: Pro Se; Award Ex Parte for Plaintiff in the amount of \$1,571.61 plus costs. Defendant failed to appear by 10:08 a.m. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**PNC Bank National Association** vs Kirik; AR-24-000383; P-atty: Andrew Loewy, Jason Emerson Strand; D-atty: William Paul Harrington; Award Ex Parte for Plaintiff in the amount of \$5,591.77 plus costs. Defendant failed to appear by 10:02 a.m. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**Skyzz** vs Tresky; AR-24-000408; D-atty: Thomas A. McDonnell; Award for Plaintiff \$18,000.00 and against Defendant. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**JPMorgan Chase Bank, N.A.** vs Razakov; AR-23-002867; P-atty: Robert M. Kline; Award Ex Parte for Plaintiff in the amount of \$15,305.56 plus costs. Defendant failed to appear by 10:04 a.m. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**Citibank, N.A.** vs Williams; AR-23-004510; P-atty: Robert M. Kline; Award for Plaintiff in the amount of \$4,089.00 plus costs. Dated 04/12/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40444

**CKS Prime Investments, LLC** vs Robinson; AR-24-000429; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,949.99. Defendant failed to appear at 10:15 a.m. Dated 04/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40447

**CKS Prime Investments, LLC** vs Lacher; AR-24-000430; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,018.57. Defendant failed to appear at 10:35 a.m. Dated 04/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40447

**CKS Prime Investments, LLC** vs Dillard; AR-24-000434; P-atty: Demetrios H. Tsarouhis; D-atty: Janice Q. Quoresimo; Award for Defendant Dated 04/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40447

**CKS Prime Investments, LLC** vs Curran; AR-24-000435; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,442.16. Defendant failed to appear at 10:10 a.m. Dated 04/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40447

**CKS Prime Investments, LLC** vs Hall; AR-24-000443; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,279.90. Defendant failed to appear at 10:20 a.m. Dated 04/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40447

**SoFi Bank National Association** vs Brazier; AR-24-000445; P-atty: Andrew Loewy; D-atty: Pro Se; Award for Plaintiff in the amount of \$48,859.49. Dated 04/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40447

**CKS Prime Investments, LLC** vs Stiegler; AR-24-000448; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,476.08. Defendant failed to appear at 10:25 a.m. Dated 04/15/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40447

**CKS Prime Investments, LLC** vs McCoy, III; AR-24-000450; P-atty: Demetrios H. Tsarouhis; Award Ex Parte.

**Borough of West Mifflin** vs Sergey Kucherenko, et al; GD-23-014775; P-atty: Nicholas J. Evashavik, Gregory A. Evashavik; D-atty: Fred G. Fabner; Award for Defendants. Dated 04/15/24. Case Consolidated at AR-23-004151. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40446

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