

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:

Alauzen, Nancy Jane, deceased, of Pittsburgh, PA. No. 04765 of 2024. Paul Alauzen, Extr., 1331 Rose Circle, Pittsburgh, PA 15241 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

24-01453w Jul 30; Aug 6, 13, 20, 2024

Betzner, Frederick Von, deceased, of Forward Township, PA. No. 04612 of 2024. Frederick W. Betzner, Admr., 1162 New Hampshire Drive, Pittsburgh, PA 15212 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02843 Aug 6, 13, 20, 2024

Bongartz, Ellen Teresa a/k/a Ellen F. Bongartz a/k/a Ellen T. Bongartz a/k/a Ellen Bongartz a/k/a Ellen Theresa Bongartz, deceased, of Pittsburgh, PA. No. 04416 of 2024. Eric Charles Bongartz, Extr., c/o Joel Steinman, Esq., Grim, Biehn & Thatcher, 104 S. Sixth Street, P.O. Box 215, Perkasio, PA 18944.

24-02838 Aug 6, 13, 20, 2024

Deacon, Minnie, deceased, of Carnegie, PA. No. 04285 of 2024. Rachelle M. McLaughlin, Extr., 106 Namy Drive, Pittsburgh, PA 15220 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-02849 Aug 6, 13, 20, 2024

Dunn, Virginia M. a/k/a Virginia Dunn, deceased, of Scott Township, PA. No. 03539 of 2024. Kathleen Schmitz, Extr., 2022 Worcester Drive, Pittsburgh, PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-02848 Aug 6, 13, 20, 2024

Geary, June E., deceased, of Pittsburgh, PA. No. 04735 of 2024. Eileen E. Lutz, Co-Admr., and Diane Tataseo, Co-Admr., 206 Link Avenue, Pittsburgh, PA 15237 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

24-02846 Aug 6, 13, 20, 2024

Kolodziek, Frances, deceased, of Bridgeville, PA. No. 04497 of 2024. Leonard J. Kolodziek, Sr., Extr., 4C Chartiers Terrace, Carnegie, PA 15106 or to Douglas L. Price, Esq., Price Legal Group, 227 Tech Road, Pittsburgh, PA 15205.

24-01451w Jul 30; Aug 6, 13, 20, 2024

MacGregor, Richard Alan - Late of Moon Twp., Allegheny County, PA. D.O.D. 6/16/20. Will #022404199. Concetta Schiavo, Administratrix, c/o Steven M. Zelinger, Esq., 1650 Market St., #3600, Phila., PA 19103; Steven M. Zelinger, LLC, Atty., 1650 Market St., #3600, Phila., PA 19103.

24-02877 Aug 6, 13, 20, 2024

McTall, Linda, deceased, of Bethel Park, PA. No. 03983 of 2024. Elizabeth Martin, Co-Extr., 47 Granite Dr., Finleyville, PA 15332 and Rebecca McTall, Co-Extr., 6093 McPherson Ave., Bethel Park, PA 15102 or to Lori Love, Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

24-01450w Jul 30; Aug 6, 13, 20, 2024

Pollaro, Barbara A., deceased, of Pittsburgh, PA. No. 04724 of 2024. Vincent Pollaro, Jr., Extr., 102 Woodsdale Road, Pittsburgh, PA 15237 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

24-02847 Aug 6, 13, 20, 2024

Resnick, Joseph Anthony a/k/a Joseph A. Resnick, deceased, of Natrona Heights, PA. No. 04798 of 2024. Adrienne Resnick, Admr., 206 Freedom Lane, Natrona Heights, PA 15065 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

24-02844 Aug 6, 13, 20, 2024

Vitale, Sr., Patrick Joseph a/k/a Patrick J. Vitale a/k/a Patrick Vitale, deceased, of McKeesport, PA. No. 03441 of 2024. Patrick J. Vitale, Jr., Admr., 401 Fairmont Ave., Trafford, PA 15085 or to Jerome L. Tierney, Esq., 10531 Center Hwy., North Huntingdon, PA 15642.

24-02837 Aug 6, 13, 20, 2024

Warren, Richard Rensselaer (a/k/a Richard R. Warren) - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 1/18/24. Will #022404925. Virginia Bullen, Executrix, c/o Mark T. Carlidge, Esq., 620 W. Germantown Pike, Suite 350, Plymouth Meeting, PA 19462; Mark T. Carlidge, Nachmias Morris & Alt LLC, 620 W. Germantown Pike, Suite 350, Plymouth Meeting, PA 19462.

24-02876 Aug 6, 13, 20, 2024

Wilson, Sylvester - Late of Clairton City, Allegheny County, PA. D.O.D. 9/16/21. Will #022404448. Juanita Wilson, Administratrix, c/o Steven M. Zelinger, Esq., 1650 Market St., #3600, Phila., PA 19103; Steven M. Zelinger, LLC, Atty., 1650 Market St., #3600, Phila., PA 19103.

24-02878 Aug 6, 13, 20, 2024

Bogan, Karen Leah a/k/a Karen Bogan a/k/a Karen L. Bogan, deceased, of Oakmont, PA. No. 04705 of 2024. Jeanne Marie Marquette, Admr., and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-01403w Jul 30; Aug 6, 13, 2024

Broderick, Amelia a/k/a Amelia L. Broderick, deceased, of Pittsburgh, PA. No. 02369 of 2024. Tim Broderick, Co-Extr., 104 Hahn Road, Pittsburgh, PA 15209 and John A. Broderick, Co-Extr., 606 Shelby Avenue, Cheswick, PA 15024 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

24-02786 Jul 30; Aug 6, 13, 2024

Chess, Michael F., deceased, of Baldwin, PA. No. 04813 of 2024. Mary K. Randolph, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

24-01407w Jul 30; Aug 6, 13, 2024

Fuhs, Paul John a/k/a Paul J. Fuhs, deceased, of Pittsburgh, PA. No. 03157 of 2024. Thomas Paul Fuhs, Extr., c/o Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

24-02784 Jul 30; Aug 6, 13, 2024

Hampton, Carrie L., deceased, of North Versailles, PA. No. 4759 of 2023. John F.

Morris, Esq., Admr. c.t.a., 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

24-01397w Jul 30; Aug 6, 13, 2024

Hillman, Theresa Predis, deceased, of Pittsburgh, PA. No. 4244 of 1994. Kenneth William Hillman, III, Admr., 348 Windemere Drive, Ringgold, GA 30736 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

24-01396w Jul 30; Aug 6, 13, 2024

Hresko, Jr., Robert R., deceased, of Port Vue, PA. No. 04586 of 2024. Melissa LaGuardia, Extr., 1341 Barkley Road, McKeesport, PA 15133 or to Jeffrey D. Ries, Esq., 381 Daily Drive, North Huntingdon, PA 15642.

24-01402w Jul 30; Aug 6, 13, 2024

Kremer, Robert P., deceased, of West Mifflin, PA. No. 4821 of 2024. Peggy L. Kremer, Extr., 3905 Jane St., West Mifflin, PA 15122 or to Benjamin W. Urso, Esq., Zacharia Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-01406w Jul 30; Aug 6, 13, 2024

Lidiak, Edward G., deceased, of Scott Township, PA. No. 04571 of 2024. Jane McKenry, Extr., 130 Heather Drive, Canonsburg, PA 15317 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

24-02783 Jul 30; Aug 6, 13, 2024

Luchin, Gayle F., deceased, of Wexford, PA. No. 03177 of 2024. Nancy R. Lehm, Extr., 4236 Woodwind Lane, Allison Park, PA 15101 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

24-02782 Jul 30; Aug 6, 13, 2024

Mikulski, Beverly, deceased, of Baldwin Township, PA. No. 04490 of 2024. Karen Garrity, Extr., 105 N. Heide Lane, Canonsburg, PA 15317 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-01399w Jul 30; Aug 6, 13, 2024

Murrell, Robert E., deceased, of Coraopolis, PA. No. 04553 of 2024. David M. Murrell, Extr., c/o Steven L. Sablowsky, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

24-02780 Jul 30; Aug 6, 13, 2024

Pastelock, Louise E. a/k/a Louise Pastelock, deceased, of McKeesport, PA. No. 02597 of 2024. John Daniel Pastelock, Extr., 1146 Cadogan Squire, San Antonio, TX 78260 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

24-02779 Jul 30; Aug 6, 13, 2024

Phifer, Emma Ardella a/k/a Emma A. Phifer, deceased, of West Mifflin, PA. No. 04086 of 2024. Debra J. Phifer, Admr., 502 Blackberry Street, West Mifflin, PA 15122 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.

24-02785 Jul 30; Aug 6, 13, 2024

Swiss, Dorothy a/k/a D. Swiss, deceased, of Pittsburgh, PA. No. 04707 of 2024. Ellen Swiss Rosi, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-01401w Jul 30; Aug 6, 13, 2024

Tuttle, Marjorie J., deceased, of Pittsburgh, PA. No. 04819 of 2024. Walter Meyers, Extr., 2378 Palm Beach Avenue, Pittsburgh, PA 15216 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-01400w Jul 30; Aug 6, 13, 2024

Baucom, Stephen A. a/k/a Stephen Andrew Baucom, deceased, of Aspinwall, PA. No. 03480 of 2024. Lois Baucom Boone, Extr., 402 Clearwater Drive, Wilkesboro, NC 28697 or to Paul F. Brostrom, Esq., 125 Kenah Drive, New Brighton, PA 15066.

24-02636 Jul 23, 30; Aug 6, 2024

Carr, Lynn M., deceased, of Mount Lebanon, PA. No. 04430 of 2024. Eric R. Carr, Admr., 10 E. 29th Street, New York, NY 10016 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

24-02627 Jul 23, 30; Aug 6, 2024

Chernoff, B. Mark, deceased, of Marion County, IN. No. 04349 of 2024. Neil S. Chernoff, Co-Extr. and Dale C. Theising, Co-Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-02634 Jul 23, 30; Aug 6, 2024

Chrestay, Charlotte Marie a/k/a Charlotte Chrestay, deceased, of Pittsburgh, PA. No. 04543 of 2024. Deborah Yaras, Extr., c/o James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.

24-02624 Jul 23, 30; Aug 6, 2024

Gorring, Marie A. a/k/a Marie Annette Gorring, deceased, of Pittsburgh, PA. No. 04205 of 2024. Beth A. Mizgorski, Extr., 1220 Woodbourne Avenue, Pittsburgh, PA 15226 or to Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Suite 106, Canonsburg, PA 15317.

24-02632 Jul 23, 30; Aug 6, 2024

Handlos, Jean Marion, deceased, of Pittsburgh, PA. No. 04291 of 2024. Georgene Schanck, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-02633 Jul 23, 30; Aug 6, 2024

Howell, Dorothy C. a/k/a Dorothy Caroline Howell, deceased, of Elizabeth Township, PA. No. 04198 of 2024. Diane L. McCarty, Extr., 127 Prosser Drive, Monongahela, PA 15063 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-02629 Jul 23, 30; Aug 6, 2024

Leinhardt, Samuel, deceased, of Pittsburgh, PA. No. 04450 of 2024. Gaea Leinhardt, Extr., 4 Ellsworth Place, Pittsburgh, PA 15232 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

24-02623 Jul 23, 30; Aug 6, 2024

Martin, Lois Carolyn a/k/a Lois C. Martin, deceased, of Pittsburgh, PA. No. 04104 of 2024. PNC Bank, National Association, Extr., c/o Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-02628 Jul 23, 30; Aug 6, 2024

Moore, Carol J., deceased, of Collier Township, PA. No. 06339 of 2023. William H. Moore, Extr., 707 Winstein Street, Bridgeville, PA 15017 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.

24-02622 Jul 23, 30; Aug 6, 2024

Packan, Janet Ann, deceased, of Pittsburgh, PA. No. 04644 of 2024. Ronald Druga, Extr., 648 Becks Run Road, Pittsburgh, PA 15210 or to Christian M. Rieger, Esq., Law Office of Christian M. Rieger, 2403 Sidney St., Suite 214, Pittsburgh, PA 15203.

24-01362w Jul 23, 30; Aug 6, 2024

Patalsky, Leonard B., deceased, of Pittsburgh, PA. No. 04673 of 2024. Anthony Giglio, Admr. and Atty., Andrews & Price,

LLC, 1500 Ardmore Blvd., Ste. 506, Pittsburgh, PA 15221.

24-01358w Jul 23, 30; Aug 6, 2024

Pope, Sidney R., deceased, of Versailles Borough, PA. No. 04195 of 2024. David J. Pope, Extr., 5014 3rd Street, McKeesport, PA 15132 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-02630 Jul 23, 30; Aug 6, 2024

Regan, Dian M., deceased, of Pittsburgh, PA. No. 04565 of 2024. Kenneth D. Regan, Extr., 126 Wilmar Drive, Pittsburgh, PA 15238-1608 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.

24-02625 Jul 23, 30; Aug 6, 2024

Rigot, Anita C., deceased, of Pittsburgh, PA. No. 4318 of 2024. Cary Rigot, Admr., 5128 Lantern Hill Drive, Pittsburgh, PA 15236 or to Aleksandra J. Kocelko, Esq., 454 Perry Highway, West View, PA 15229.

24-02635 Jul 23, 30; Aug 6, 2024

Root, Jr., Joseph J., deceased, of Pittsburgh, PA. No. 04643 of 2024. Dennis Root, Extr., 2935 Breker Street, Pittsburgh, PA 15212 or to LaRoss Campbell, Esq., 187 Hinkel Road, Pittsburgh, PA 15229.

24-01360w Jul 23, 30; Aug 6, 2024

Spehar, Virginia J., deceased, of Pittsburgh, PA. No. 04247 of 2024. Janice Coen, Extr., 1695 South Main Street, Washington, PA 15301 or to Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Suite 106, Canonsburg, PA 15317.

24-02631 Jul 23, 30; Aug 6, 2024

Wytiaz, Francine N., deceased, of Avalon Borough, PA. No. 04520 of 2024. Debra M. Paradise, Extr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.

24-02626 Jul 23, 30; Aug 6, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-002944. In re: Petition of Shereea Boswell, parent(s) and Legal guardian(s) of Amor Ferguson for change of name to Amor Boswell. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 21, 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.

24-01452w Aug 6, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of WHS4EVER Alumni Association, with its principal office or place of business at P.O. 8746, Wilksburg, PA 15221. The names and addresses of all persons who are parties to the registration are: Richard L. Morris, 7144 Thomas Blvd., Pittsburgh, PA 15208; Loretta Reed, 1311 Corkwood Drive, Monroeville, PA 15146; and Tony L. Allen, 5340 Waterford Street, Pittsburgh, PA 15208.

24-01449w Aug 6, 2024

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the

Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of BLAM GRAM, with its principal office or place of business at 100 43rd Street, Suite 110, Pittsburgh, PA 15201. The names and addresses of all persons who are parties to the registration are: Peter J. Collins, 100 43rd Street, Suite 110, Pittsburgh, PA 15201.

24-01454w Aug 6, 2024

Notice

Petition to Determine Title to 204 Florian Street, Pittsburgh, PA 15204, formerly owned by Joanna M. Lancaster, deceased, filed July 15, 2024 by Ronald Duane Barber, No. 4609 of 2024. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

24-02836 Aug 6, 13, 20, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-012409. Notice is hereby given to Veronica L. Burnsworth, and all other parties of interest, that a tax sale has been initiated against the property located at 540 N. 6th Street, Clairton, Allegheny County, Pennsylvania 15025, known as lot/block 764-B-175. This notice acts as service of the Praecipe for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the June 25, 2024 Order of Court.

24-02839 Aug 6, 2024

Notice

To The Estate Of Silja Haapanen, A Civil Complaint Has Been Filed Against You By RK Conservation Corporation In The Allegheny Court Of Common Pleas Under Case No. CS-24-000025. This Is A Formal Notice Pursuant To Pa.R.C.P.430(b)(1). Failure To Defend These Claims Will Result In Judgment Entered Against You.

24-02840 Aug 6, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division NO. GD-24-006572 South Allegheny School District, Plaintiff, v.

The Unknown Heirs of Mary A. Smith, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 233-M-42, more commonly known as 520 Princeton Boulevard, Pittsburgh, PA 15221 in Wilksburg Borough.

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

400 Koppers Building

436 Seventh Avenue

Telephone: (412) 261-5555

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

24-02841 Aug 6, 2024

Notice

To The Estate Of Ruth Pozzi, A Civil Complaint Has Been Filed Against You By RK Conservation Corporation In The Allegheny Court Of Common Pleas Under Case No. CS-24-000021. This Is A Formal Notice Pursuant To Pa.R.C.P.430(b)(1). Failure To Defend These Claims Will Result In Judgment Entered Against You.

24-02842 Aug 6, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division CS-24-000042

239 42nd St. LLC, a Pennsylvania limited liability company, Petitioner,

vs.

Estate of Gary Kalkowski and Any Unknown Heirs of the Estate of Gary Kalkowski, Amanda N. Pederson, intestate heir to the Estate of Jeffrey Kalkowski a/k/a Jeffrey J. Kalkowski, and Edward Kalkowski, Respondents.

Statement Pursuant To 231 Pa. Code §430(b)(1)

The nature of the above-captioned action is a Petition for Appointment of Conservator of real estate situate in the Borough of Sharpsburg, County of Allegheny and Commonwealth of Pennsylvania, being known as 106-108 1st Street, Pittsburgh, PA 15215 and identified as Parcel ID: 0167-L-00266-0000-00.

Notice

If you wish to defend, you must enter 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.

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

4th Floor Koppers Bldg.

436 Seventh Ave.

Pittsburgh, PA 15219

(412) 261-5555

24-02875 Aug 6, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Plaintiff on claims: for possession based on non-payment of rent; for damages in the amount of \$24,277.47 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 08/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40566

HomeRiver Group vs Green; LT-24-000657; P-atty: Sarah Elizabeth Morrison; Award for Defendant on Plaintiff's claim for damages. Dated 08/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40565

Young vs Bloomer, et al; LT-24-000664; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 08/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40566

Credere Investments LLC vs Vidra; LT-24-000680; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 08/01/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,100.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 237 Spring Street, Harwick, PA 15049. 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

SegavePO LLC vs Adams-Myers, et al; LT-24-000683; P-atty: Alisa N. Carr; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent; for damages in the amount of \$5,485.00-\$4,335.00 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 \$1,150.00 attorney's fees. Dated 08/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40567

Munkittrick vs Jones, et al; LT-24-000689; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff Award for possession. Award for Plaintiff on claim for damages in the amount of \$5,165.94-\$4,800.00 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 \$365.94 utilities. Dated 08/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40565

Estate of Joe Wasiecko vs Rust; LT-24-000699; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession and damages in the amount of \$0. Dated 08/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40566

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at [ACBA.org/LivingWill](https://www.acba.org/LivingWill).