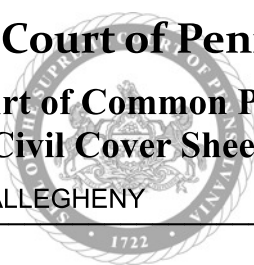


# Supreme Court of Pennsylvania

## Court of Common Pleas Civil Cover Sheet

ALLEGHENY

County



*For Prothonotary Use Only:*

Docket No:

TIME STAMP

*The information collected on this form is used solely for court administration purposes. This form does not supplement or replace the filing and service of pleadings or other papers as required by law or rules of court.*

SECTION A

**Commencement of Action:**

- Complaint     
  Writ of Summons     
  Petition  
 Transfer from Another Jurisdiction     
  Declaration of Taking

Lead Plaintiff's Name:  
October Development & Construction Co., LLC

Lead Defendant's Name:  
City of Pittsburgh

Are money damages requested?  Yes  No      Dollar Amount Requested:  within arbitration limits  outside arbitration limits (check one)

Is this a *Class Action Suit*?  Yes  No      Is this an *MDJ Appeal*?  Yes  No

Name of Plaintiff/Appellant's Attorney: Daniel Friedson, Esq.

Check here if you have no attorney (are a Self-Represented [Pro Se] Litigant)

SECTION B

**Nature of the Case:** Place an "X" to the left of the ONE case category that most accurately describes your **PRIMARY CASE**. If you are making more than one type of claim, check the one that you consider most important.

**TORT** (do not include Mass Tort)

- Intentional  
 Malicious Prosecution  
 Motor Vehicle  
 Nuisance  
 Premises Liability  
 Product Liability (does not include mass tort)  
 Slander/Libel/ Defamation  
 Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**MASS TORT**

- Asbestos  
 Tobacco  
 Toxic Tort - DES  
 Toxic Tort - Implant  
 Toxic Waste  
 Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PROFESSIONAL LIABILITY**

- Dental  
 Legal  
 Medical  
 Other Professional: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CONTRACT** (do not include Judgments)

- Buyer Plaintiff  
 Debt Collection: Credit Card  
 Debt Collection: Other \_\_\_\_\_  
 \_\_\_\_\_  
 Employment Dispute: Discrimination  
 Employment Dispute: Other \_\_\_\_\_  
 \_\_\_\_\_  
 Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**REAL PROPERTY**

- Ejectment  
 Eminent Domain/Condemnation  
 Ground Rent  
 Landlord/Tenant Dispute  
 Mortgage Foreclosure: Residential  
 Mortgage Foreclosure: Commercial  
 Partition  
 Quiet Title  
 Other: Conservatorship of Blight \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CIVIL APPEALS**

- Administrative Agencies  
 Board of Assessment  
 Board of Elections  
 Dept. of Transportation  
 Statutory Appeal: Other \_\_\_\_\_  
 \_\_\_\_\_  
 Zoning Board  
 Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**MISCELLANEOUS**

- Common Law/Statutory Arbitration  
 Declaratory Judgment  
 Mandamus  
 Non-Domestic Relations Restraining Order  
 Quo Warranto  
 Replevin  
 Other: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## **NOTICE**

**Pennsylvania Rule of Civil Procedure 205.5. (Cover Sheet) provides, in part:**

**Rule 205.5. Cover Sheet**

(a)(1) This rule shall apply to all actions governed by the rules of civil procedure except the following:

- (i) actions pursuant to the Protection from Abuse Act, Rules 1901 et seq.
- (ii) actions for support, Rules 1910.1 et seq.
- (iii) actions for custody, partial custody and visitation of minor children, Rules 1915.1 et seq.
- (iv) actions for divorce or annulment of marriage, Rules 1920.1 et seq.
- (v) actions in domestic relations generally, including paternity actions, Rules 1930.1 et seq.
- (vi) voluntary mediation in custody actions, Rules 1940.1 et seq.

(2) At the commencement of any action, the party initiating the action shall complete the cover sheet set forth in subdivision (e) and file it with the prothonotary.

(b) The prothonotary shall not accept a filing commencing an action without a completed cover sheet.

(c) The prothonotary shall assist a party appearing pro se in the completion of the form.

(d) A judicial district which has implemented an electronic filing system pursuant to Rule 205.4 and has promulgated those procedures pursuant to Rule 239.9 shall be exempt from the provisions of this rule.

(e) The Court Administrator of Pennsylvania, in conjunction with the Civil Procedural Rules Committee, shall design and publish the cover sheet. The latest version of the form shall be published on the website of the Administrative Office of Pennsylvania Courts at [www.pacourts.us](http://www.pacourts.us).

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY,  
PENNSYLVANIA**

**PETITION FOR THE APPOINTMENT OF A CONSERVATOR &  
EMERGENCY HEARING REQUEST**

October Development & Construction Company LLC,	:	CIVIL DIVISION
	:	
PETITIONER,	:	
	:	
v.	:	
	:	
RESPONDENTS:	:	GD No. <u>21-</u>
	:	
City Of Pittsburgh,	:	Issue No.
Pittsburgh Public Schools,	:	
Allegheny County ,	:	<u>Real Estate Involved:</u>
Community Alliance Of Spring Garden East Deutschtown,	:	23 <sup>rd</sup> Ward, Pittsburgh,
Sage Financial Ltd.,	:	Pennsylvania 15212:
Integra Bank,	:	
Equitable Resources Inc.,	:	<u>Known As</u> <u>Block &amp; Lot</u>
Credit Asset Management,	:	823 Eagle Way B&L 24-J-319;
Pittsburgh National Bank,	:	851 Triploi St B&L 24-J-325;
Beneficial Consumer Discount Co.,	:	851 Triploi St B&L 24-J-326;
Sky Vue Nursing Center,	:	851 Triploi St B&L 24-J-327;
Progressive Home Federal Saving & Loan Assoc.,	:	851 Triploi St B&L 24-J-328;
Commonwealth Of Pennsylvania Dept Of Revenue,	:	Lovitt Way B&L 24-J-357;
American General Consumer Discount Co.,	:	Lovitt Way B&L 24-J-364;
Han, Ruth R. ,	:	Suismon St B&L 24-J-376;
Investment Growth Fund ,	:	Suismon St B&L 24-J-378;
Asset Acquisitions Group,	:	Suismon St B&L 24-J-403;
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Berkheimer Associates,	:	Suismon St B&L 24-J-408;
The 824 Phineas Street Land Trust,	:	Suismon St B&L 24-J-409;
Norpit40 Llc. ,	:	Suismon St B&L 24-J-410;
Herder, Carol ,	:	847 Suismon St B&L 24-J-415;
Or Teutonia, Maennerch ,	:	Peralta St B&L 24-J-422;
Yonick Irrevocable Trust (The) ,	:	Peralta St B&L 24-J-425;
Bloomfield Enterprises Llc.,	:	Peralta St B&L 24-J-426;
EF Mortgage ,	:	836 Peralta St B&L 24-J-427;
Waraks, Chris,	:	923 Chestnut St B&L 24-K-1;
Haj Hassahel Benali Rabia,	:	Peralta St B&L 24-K-31;
Carik, Barbara ,	:	900 Chestnut St 24-K-244;
Carik, Joseph ,	:	923 Chestnut St 24-J-329;
Gohari, Omid ,	:	923 Chestnut St 24-J-330;
Tanvir, Mohammad ,	:	923 Chestnut St 24-J-331;

Page, Robert ,	:	828 Suismon St B&L 24-J-387;
Portage National Bank,	:	Suismon St B&L 24-J-412;
Deushtown Community I Llc. ,	:	923 Chestnut St B&L 24-K-2;
Amd Construction & Development ,	:	898 Phineas St B&L 24-K-32;
Roche, Charlotte M. A. ,	:	828 Phineas St B&L 24-J-448;
Gross, Bridgett A.,	:	833 Peralta St. B&L 24-J-453;
Scott, Walter,	:	868 Phineas St B&L 24-K-37;
Scott, Gertrude,	:	Phineas St B&L 24-K-42;
Wappes, Jr. Raymond ,	:	Phineas St B&L 24-K-36;
Wappes, Georgia C,	:	852 Peralta St B&L 24-K-22;
Moyers, Debra J. ,	:	851 Suismon St 24-J-416-0;
Moyers Thomas L. ,	:	901 Chestnut St 24-K-12;
US Bank,	:	Suismon St B&L 24-K-13;
Marc Anthony Management Co. LP.,	:	Lovitt Way B&L 24-J-366;
Gelacek, Evan A.,	:	Lovitt Way B&L 24-J-367;
Gelacek, Emily F.,	:	Lovitt Way B&L 24-J-368;
Beneficial Consumer Discount Co.,	:	846 Lovitt Way B&L 24-J-337;
Duda, Donald ,	:	846 Lovitt Way B&L 24-J-339;
Jadlowiec, Krystyna ,	:	Eagle Way B&L 24-J-345;
Jadlowiec, Caroline ,	:	Lovitt Way B&L 24-J-346;
Abuccofan Llc. ,	:	Tripoli St B&L 24-J-312;
M&M RE Holdings LLC,	:	Tripoli St B&L 24-J-312-0;
Bbc Pittsburgh Llc. ,	:	829 Tripoli St B&L 24-J-314;
Dailey, Ruth Ann ,	:	829 Tripoli St B&L 24-J-315;
Tew, John L. ,	:	Lovitt Way B&L 24-J-369;
Tew, Avonell ,	:	853 Lovitt Way B&L 24-J-370;
Beneficial Consumer Discount Co.,	:	Lovitt Way B&L 24-J-358;
Thomas, Deborah R. ,	:	Lovitt Way B&L 24-J-361;
Smith, Daniel W. ,	:	Lovitt Way B&L 24-J-363;
Bridgeway Capital ,	:	851 Tripoli St B&L 24-J-335;
Wentz, James J.,	:	Lovitt Way B&L 24-J-336;
Bureau Investment Group ,	:	860 Concord St 24-E-140;
Vista Street Enterprises Inc. ,	:	Concord St B&L 24-E-141;
Szabo, Kalman G. ,	:	856 Concord St 24-E-142;
Jackson, Jr. Bruce Lee ,	:	854 Concord St 24-E-143;
Parkview Community Federal Credit Union,	:	Concord St B&L 24-E-144;
Irs - Brandywine Agency ,	:	Concord St B&L 24-E-145;
Kocian, Douglas ,	:	848 Concord St 24-E-147;
Kocian, Georgia ,	:	844 Concord St 24-E-149;
The 846 Vista Street Land Trust ,	:	840 Concord St 24-E-151;
Laskac, Anna D. ,	:	Concord St B&L 24-E-161;
Laskac, Robert L. ,	:	829 Vista St. B&L 24-E-183;
Thomas, Shirley M. ,	:	837 Vista St B&L 24-E-187;
Key Bank ,	:	Vista St B&L 24-E-193;
816 Spring Garden Enterprises Llc.,	:	Vista St B&L 24-E-196;
Vlakancic, William ,	:	Vista St B&L 24-E-198;
Fugent, Howard ,	:	Vista St B&L 24-E-270;
Fugent, Lavona ,	:	Vista St B&L 24-E-272;



Oneill Maintenance ,	:	856 Vista St B&L 24-E-275;
Sequitur Financial Llc. ,	:	Vista St B&L 24-E-276;
Bgs1 Properties Llc. ,	:	Vista St B&L 24-E-277;
Standard Bank ,	:	Vista St B&L 24-E-278;
Urban Redevelopment Authority of Pittsburgh.	:	Vista St B&L 24-E-279;
	:	Vista St B&L 24-E-280;
	:	835 Vista St B&L 24-E-185;
	:	834 Vista St B&L 24-E-281;
	:	Vista St B&L 24-E-282;
	:	Vista St B&L 24-E-284;
	:	820 Vista St B&L 24-E-285;
	:	826 Concord St 24-E-159;
	:	831 Tripoli St B&L 24-J-317;
	:	816 Spring Grdn Av. 24-J-247;
	:	Concord St B&L 24-J-247-01;
	:	837 Spring Grdn Av. 24-J-262;
	:	839 Spring Grdn Av. 24-J-263;
	:	841 Spring Grdn Av. 24-J-267;
	:	848 Tripoli St B&L 24-J-290;
	:	Concord St B&L 24-E-101;
	:	833 Concord St 24-E-108;
	:	Chestnut St 24-F-102;
	:	Jacksonia St B&L 23-F-301; &
	:	Arch St. B&L 23-F-336
	:	
	:	<b>PETITION FOR THE</b>
	:	<b>APPOINTMENT OF</b>
	:	<b>A CONSERVATOR</b>

Filed on behalf of Petitioner,  
 OCTOBER DEVELOPMENT &  
 CONSTRUCTION COMPANY, LLC  
Counsel of Record for this Party:  
 Daniel Friedson, Esq.  
 Bar No. 93807  
 (412) 519-8527  
 1818 S. Braddock Ave., Pgh., PA 15218  
[friedsonlaw@gmail.com](mailto:friedsonlaw@gmail.com)

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY,  
PENNSYLVANIA**

**PETITION FOR THE APPOINTMENT OF A CONSERVATOR &  
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October Development & Construction Company LLC,	:	CIVIL DIVISION
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v.	:	
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	:	<b>PETITION FOR THE</b>
	:	<b>APPOINTMENT OF</b>
	:	<b>A CONSERVATOR &amp;</b>
	:	<b>EMERGENCY HEARING</b>

**NOTICE TO DEFEND**

You have been sued in Court because you may, or may not, have an interest in property in the above-captioned case. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) 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 property or other rights important to you.

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.

LAWYER REFERRAL SERVICE  
 ALLEGHENY COUNTY BAR ASSOCIATION  
 920 CITY-COUNTY BUILDING  
 414 GRANT STREET  
 PITTSBURGH, PA 15219  
 (412) 261-0518

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Herder, Carol ,	:	847 Suismon St B&L 24-J-415;
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Bloomfield Enterprises Llc.,	:	Peralta St B&L 24-J-426;
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Waraks, Chris,	:	923 Chestnut St B&L 24-K-1;
Haj Hassahel Benali Rabia,	:	Peralta St B&L 24-K-31;
Carik, Barbara ,	:	900 Chestnut St 24-K-244;
Carik, Joseph ,	:	923 Chestnut St 24-J-329;
Gohari, Omid ,	:	923 Chestnut St 24-J-330;
Tanvir, Mohammad ,	:	923 Chestnut St 24-J-331;
Page, Robert ,	:	828 Suismon St B&L 24-J-387;

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Amd Construction & Development ,	:	898 Phineas St B&L 24-K-32;
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Scott, Gertrude,	:	Phineas St B&L 24-K-42;
Wappes, Jr. Raymond ,	:	Phineas St B&L 24-K-36;
Wappes, Georgia C,	:	852 Peralta St B&L 24-K-22;
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Marc Anthony Management Co. LP.,	:	Lovitt Way B&L 24-J-366;
Gelacek, Evan A.,	:	Lovitt Way B&L 24-J-367;
Gelacek, Emily F.,	:	Lovitt Way B&L 24-J-368;
Beneficial Consumer Discount Co.,	:	846 Lovitt Way B&L 24-J-337;
Duda, Donald ,	:	846 Lovitt Way B&L 24-J-339;
Jadlowiec, Krystyna ,	:	Eagle Way B&L 24-J-345;
Jadlowiec, Caroline ,	:	Lovitt Way B&L 24-J-346;
Abuccofan Llc. ,	:	Tripoli St B&L 24-J-312;
M&M RE Holdings LLC,	:	Tripoli St B&L 24-J-312-0;
Bbc Pittsburgh Llc. ,	:	829 Tripoli St B&L 24-J-314;
Dailey, Ruth Ann ,	:	829 Tripoli St B&L 24-J-315;
Tew, John L. ,	:	Lovitt Way B&L 24-J-369;
Tew, Avonell ,	:	853 Lovitt Way B&L 24-J-370;
Beneficial Consumer Discount Co.,	:	Lovitt Way B&L 24-J-358;
Thomas, Deborah R. ,	:	Lovitt Way B&L 24-J-361;
Smith, Daniel W. ,	:	Lovitt Way B&L 24-J-363;
Bridgeway Capital ,	:	851 Tripoli St B&L 24-J-335;
Wentz, James J.,	:	Lovitt Way B&L 24-J-336;
Bureau Investment Group ,	:	860 Concord St 24-E-140;
Vista Street Enterprises Inc. ,	:	Concord St B&L 24-E-141;
Szabo, Kalman G. ,	:	856 Concord St 24-E-142;
Jackson, Jr. Bruce Lee ,	:	854 Concord St 24-E-143;
Parkview Community Federal Credit Union,	:	Concord St B&L 24-E-144;
Irs - Brandywine Agency ,	:	Concord St B&L 24-E-145;
Kocian, Douglas ,	:	848 Concord St 24-E-147;
Kocian, Georgia ,	:	844 Concord St 24-E-149;
The 846 Vista Street Land Trust ,	:	840 Concord St 24-E-151;
Laskac, Anna D. ,	:	Concord St B&L 24-E-161;
Laskac, Robert L. ,	:	829 Vista St. B&L 24-E-183;
Thomas, Shirley M. ,	:	837 Vista St B&L 24-E-187;
Key Bank ,	:	Vista St B&L 24-E-193;
816 Spring Garden Enterprises Llc.,	:	Vista St B&L 24-E-196;
Vlakancic, William ,	:	Vista St B&L 24-E-198;
Fugent, Howard ,	:	Vista St B&L 24-E-270;
Fugent, Lavona ,	:	Vista St B&L 24-E-272;
Oncill Maintenance ,	:	856 Vista St B&L 24-E-275;

Sequitur Financial Llc. ,	:	Vista St B&L 24-E-276;
Bgs1 Properties Llc. ,	:	Vista St B&L 24-E-277;
Standard Bank ,	:	Vista St B&L 24-E-278;
Urban Redevelopment Authority of Pittsburgh.	:	Vista St B&L 24-E-279;
	:	Vista St B&L 24-E-280;
	:	835 Vista St B&L 24-E-185;
	:	834 Vista St B&L 24-E-281;
	:	Vista St B&L 24-E-282;
	:	Vista St B&L 24-E-284;
	:	820 Vista St B&L 24-E-285;
	:	826 Concord St 24-E-159;
	:	831 Tripoli St B&L 24-J-317;
	:	816 Spring Grdn Av. 24-J-247;
	:	Concord St B&L 24-J-247-01;
	:	837 Spring Grdn Av. 24-J-262;
	:	839 Spring Grdn Av. 24-J-263;
	:	841 Spring Grdn Av. 24-J-267;
	:	848 Tripoli St B&L 24-J-290;
	:	Concord St B&L 24-E-101;
	:	833 Concord St 24-E-108;
	:	Chestnut St 24-F-102;
	:	Jacksonia St B&L 23-F-301; &
	:	Arch St. B&L 23-F-336
	:	
	:	<b>PETITION FOR THE</b>
	:	<b>APPOINTMENT OF</b>
	:	<b>A CONSERVATOR &amp;</b>
	:	<b>EMERGENCY HEARING</b>

**PETITION FOR THE APPOINTMENT OF A CONSERVATOR &  
EMERGENCY HEARING REQUEST**

**I.  
PARTIES**

A conservator for purposes of this action, is judicially supervised steward of real estate that qualifies under the *Abandoned and Blighted Property Conservatorship Act*, 68 PA. CONS. STAT. §§ 1101-1111, as amended, or other equitable or legal means of appointing a conservator (the “*Act*” also referred to as “Act 135”). The proposed conservator, October Development, has an extended track record of success in the rehabilitation of blighted properties in neighborhoods in the North Side. They are now prepared to undertake the most ambitious project in their history, the total revitalization of the neighborhood defined below.

Petitioner, OCTOBER DEVELOPMENT & CONSTRUCTION COMPANY, LLC (“October Development”) by and through its counsel, Daniel Friedson, Esq., humbly asks this Court to provide all the necessary approvals for October Development to commit to and complete this total-

neighborhood restoration project for the Subject Properties of this Petition, described in particular below, for renovation, new construction, value-creation, and redistribution of value and benefits to serve the whole community.

**PETITIONER**

Petitioner is a party in interest as defined by Section 1103 of the *Act*, specifically, OCTOBER DEVELOPMENT & CONSTRUCTION COMPANY, LLC is a corporation duly organized in the Commonwealth of Pennsylvania located at 610 Lockhart Street Pittsburgh, PA 15212, within the municipality where the Properties are located, having as one of its purposes to create and stimulate community economic development activities, including economic development, preservation or the promotion or enhancement of affordable housing opportunities.

The owner of the Petitioner lives in the general area, has significant ties to the neighborhood and surrounding area. All the proposed Conservatorship properties are within the statutorily defined jurisdiction of Petitioner’s hotel. Petitioner has begun outreach for community input and to identify other areas of concern and support.

In accordance with § 1105(e), Petitioner, is a property owner within the jurisdictional requirement to the Subject Properties.

The proposed Conservator’s qualifications to be Conservator, including *inter alia* financial resources and experience regarding past projects of a similar nature which Petitioner requests this Honorable Court to verify at the ***Emergency Hearing*** within 25 days of filing this Petition so the Petitioner may act as expediently as possible before additional transients return, or the elements accelerate the atrophy of Subject Properties.

**Financial Capacity:**

October Development is prepared to submit to this Court, in chambers, letters of finance from at least three banks, all vouching for the Petitioner’s track record with both the banks and its capacity to fund for projects of this size. By necessity, a project of this size is a phased-development project. This project will be capitalized accordingly.

**RESPONDENTS**

Respondents have an interest in the Subject Properties described below because they are the owner or owners, mortgage holders, assignees, lien holders or other persons identified as follows and respectively located as follows:

**Respondents Names & Addresses**

1	City Of Pittsburgh ,	Solicitor 414 Grant Street 313 CCB-Law Dept Pittsburgh, PA 15219
2	Pittsburgh Public Schools ,	341 Bellefield Ave. Pittsburgh, PA 15213



3	Allegheny County ,	436 Grant Street Ct. Rm. 111- Sheriff's Pittsburgh, PA 15219
4	Community Alliance Spring Garden East Deushtown,	800 Vinial St - Ste. B201 Pittsburgh, PA 15212
5	Sage Financial Ltd. ,	267 E Market St Wolpoff & Abramson York, PA 17403
6	Integra Bank ,	PO Box 1404 Franklin, PA 16323
7	Equitable Resources Inc. ,	225 North Shore Dr. - 2nd Flr. Pittsburgh, PA 15212
8	Credit Asset Management ,	1030 Fifth Ave Pittsburgh, PA 15219
9	Pittsburgh National Bank ,	Loan Documentation Center Fifth Ave and Wood St Pittsburgh Pa 15265
10	Beneficial Consumer Discount Co.,	7219 McKnight Rd Pittsburgh, PA 15237
11	Sky Vue Nursing Center ,	2170 Rhine St Pittsburgh, PA 15212
12	Progressive Home Federal Saving & Loan Assoc. ,	820 East Warrington Ave Pittsburgh Pa 15210
13	Commonwealth Of Pennsylvania Dept Of Revenue ,	Bureau of Compliance Department 280946 Harrisburg Pa 17128
14	American General Consumer Discount Co. ,	4771 McKnight Road Pittsburgh Pa 15237
15	Han, Ruth R. ,	115 VIP Drive STE 120 c/o Dave Mauro Esq. Wexford PA 15090
16	Investment Growth Fund ,	1530 16th St STE 200 Denver CO 80202
17	Asset Acquisitions Group ,	2718 Koppers Building 436 7th Ave Pittsburgh Pa 15219
18	Commonwealth Financial ,	120 North Keyser Ave Scranton Pa 18504
19	Berkheimer Associates ,	4653 Clairton Blvd Pittsburgh Pa 15236
20	The 824 Phineas Street Land Trust,	2218 Rockledge St Pittsburgh Pa 15212
21	Norpit40 Llc. ,	372 Wineland Rd, Ligonier, Pa 15658
22	Herder, Carol ,	2031 Penn Ave Pittsburgh Pa 15222
23	Or Teutonia, Maennerch ,	857 Phineas St

		Pittsburgh Pa 15212
24	Yonick Irrevocable Trust (The) ,	190 Hill Rd Wexford Pa 15090
25	Bloomfield Enterprises Llc. ,	428 Forbes Ave STE 1509 Pittsburgh Pa 15219
26	EF Mortgage ,	12841 Holiday Lane Bowie MD 20716
27	Waraks, Chris ,	2 Noster St Pittsburgh Pa 15212
28	Haj Hassahel, Benali Rabia ,	1002 Spring Garden Ave Pittsburgh Pa 15212
29	Carik, Barbara ,	8061 Ken Smith Falls St North Las Vegas, NV 89085
30	Carik, Joseph ,	8061 Ken Smith Falls St, North Las Vegas, NV 89085
31	Gohari, Omid ,	2416 Ramblewood Dr, Wexford Pa 15090
32	Tanvir, Mohammad ,	699 Rodi Rd Pittsburgh Pa 15235
33	Page, Robert ,	4052 Penn Ave FL 1, Pittsburgh Pa 15224
34	Portage National Bank	325 Industrial Park Road PO Box 660 Ebensburg Pa 15931
35	Deushtown Community I Llc. ,	1619 Broadway Ave Ste 200 Pittsburgh Pa 15216
36	Amd Construction & Development ,	640 Ridge Rd Pittsburgh Pa 15205
37	Roche, Charlotte M. A. ,	234 Academy Ave Pittsburgh Pa 15228
38	Gross, Bridgett A. ,	333 Faber St Pittsburgh Pa 15214
39	Scott, Walter ,	1632 Horne Blvd New Kensington Pa 15068
40	Scott, Gertrude ,	1632 Horne Blvd New Kensington Pa 15068
41	Wappes, Jr. Raymond ,	201 Perryview Ave Pittsburgh Pa 15214
42	Wappes, Georgia C. ,	201 Perryview Ave Pittsburgh Pa 15214
43	Moyers, Debra J. ,	829 Tripoli St Pittsburgh Pa 15212
44	Moyers Thomas L. ,	829 Tripoli St Pittsburgh Pa 15212
45	Us Bank ,	209 S. LaSalle St. 3rd FL STE 300 Chicago IL 60604

46	Marc Anthony Management Co. LP. ,	2201 Main St Pittsburgh Pa 15212
47	Gelacek, Evan A. ,	531 Tripoli St Pittsburgh Pa 15212
48	Gelacek, Emily F. ,	531 Tripoli St Pittsburgh Pa 15212
49	Beneficial Consumer Discount Co.,	880 Butler St Pittsburgh PA 15223
50	Duda, Donald ,	PO Box 212 Dravosburg, PA 15034
51	Jadlowiec, Krystyna ,	856 Concord St Pittsburgh, PA 15212
52	Jadlowiec, Caroline ,	856 Concord St Pittsburgh, PA 15212
53	Abuccofan Llc. ,	271 Cascade Rd Pittsburgh, PA 15221
54	M&M RE Holdings LLC	1735 East Carson St #391 Pittsburgh, PA 15203
55	Bbc Pittsburgh Llc. ,	142 Kingston Ave Cranberry, PA 16066
56	Dailey, Ruth Ann ,	816 Concord St Pittsburgh, PA 15212
57	Tew, John L. ,	829 Vista St Pittsburgh, PA 15212
58	Tew, Avonell ,	829 Vista St Pittsburgh, PA 15212
59	Beneficial Consumer Discount Co.,	924 Presque Isle Dr Pittsburgh Pa 15239
60	Thomas, Deborah R. ,	837 Vista St Pittsburgh, PA 15212
61	Smith, Daniel W. ,	PO Box 334 Ingomar Pa 15127
62	Bridgeway Capital ,	702 Grant Street STE 1920 Pittsburgh Pa 15219
63	Wentz, James J. ,	863 Vista St Pittsburgh Pa 15212
64	Bureau Investment Group ,	1717 Central St Evanston IL 60204
65	Vista Street Enterprises Inc. ,	425 William Flynn Highway Pittsburgh Pa 15101
66	Szabo, Kalman G. ,	PO Box 20288 Newark NJ 07101
67	Jackson, Jr. Bruce Lee ,	860 Vista St Pittsburgh Pa 15212
68	Parkview Community Federal Credit Union,	2100 Eden Park Blvd McKeesport Pa 15132
69	Irs - Brandywine Agency ,	357 Lincoln Highway

		North Versailles Pa 15137
70	Kocian, Douglas ,	856 Vista St Pittsburgh Pa 15212
71	Kocian, Georgia ,	856 Vista St Pittsburgh Pa 15212
72	The 846 Vista Street Land Trust ,	2218 Rockledge St Pittsburgh Pa 15212
73	Laskac, Anna D. ,	838 Vista St Pittsburgh Pa 15212
74	Laskac, Robert L. ,	838 Vista St Pittsburgh Pa 15212
75	Thomas, Shirley M. ,	836 Vista St Pittsburgh Pa 15212
76	Key Bank ,	8000 Midatlantic Dr. STE 202 North Mt Laurel NJ 08054
77	816 Spring Garden Enterprises Llc.,	428 Forbes Ave STE 1509, Pittsburgh Pa 15219
78	Vlakancic, William ,	837 Spring Garden Ave Pittsburgh Pa 15212
79	Fugent, Howard ,	569 Loretto Rd Pittsburgh Pa 15217
80	Fugent, Lavona ,	569 Loretto Rd Pittsburgh Pa 15217
81	Oneill Maintenance ,	9865 Rinaman Rd Wexford Pa 15090
82	Sequitur Financial Llc. ,	372 Wineland Rd Ligonier, Pa 15658
83	Bgs1 Properties Llc. ,	PO Box 99938 Pittsburgh Pa 15233
84	Standard Bank ,	2640 Monroeville Blvd Monroeville PA 15146
85	Urban Redevelopment Authority of Pittsburgh	412 Boulevard Of The Allies STE 901 Pittsburgh PA 15219.

(the “Respondents”).

The Title Search Results in **EXHIBIT C**, shows those parties having or possibly having some right, title, or interest in, or claim against, the Subject Properties identified therein, and the eighty-five (85) Respondents identified herein are the relevant parties with an interest in the Subject Properties. **EXHIBIT B and EXHIBIT C** are hereby incorporated as if fully set forth herein (the “Subject Properties”).

Petitioner’s counsel hereby avers that proper notice of this Petition was sent to all relevant stake holders and the Properties will be posted after filing this Petition. Once the Court assigns a Docket Number, that will be posted at the relevant Subject Properties as defined by the *Act*.

Respondents, CITY OF PITTSBURGH, CITY OF PITTSBURGH SCHOOL DISTRICT, ALLEGHENY COUNTY, COMMUNITY ALLIANCE OF SPRING GARDEN-EAST DEUSTCHTOWN, and other individuals, as specified in **EXHIBIT B**, as the respective owner of record for the itemized properties therein (heretofore and hereinafter “OWNERS OF RECORD” or “Respondents”).

OWNERS OF RECORD are the Grantees on the vesting deed or tax deed on the Subject Properties which are the subject of this *Petition for the Appointment of Conservator and Emergency Hearing*, with a last known address listed under OWNERS’ ADDRESSES in **EXHIBIT B**.

Respondent, City of Pittsburgh, is a political subdivision of the County of Allegheny and Commonwealth of Pennsylvania in which the Subject Properties are located with an address of, Law Department, 313 City-County Building, 414 Grant Street, Pittsburgh, PA 15219.

Respondent, Pittsburgh Public Schools, is a political subdivision of the County of Allegheny and Commonwealth of Pennsylvania in which the Subject Properties are located with an address of, 341 South Bellefield Avenue, Pittsburgh, PA 15213.

Respondent, Allegheny County, is a political subdivision of the Commonwealth of Pennsylvania in which the Subject Properties are located with an address of, Allegheny Sheriff’s Office, 436 Grant Street, Courthouse Room 111, Pittsburgh, PA 15219.

To Petitioner’s counsel’s best information, knowledge, and belief, none of the Respondents are an existing “Component Entity” as defined by the *Act*. Section 1103 of the *Act* defines: “**Competent entity**. A person or entity, including a governmental unit with experience in the rehabilitation of residential, commercial or industrial buildings and the ability to provide or obtain the necessary financing for such rehabilitation.” *See § 1103. Definitions*.

### **PROPERTY OWNER(S), LIEN HOLDERS ETC.**

The Petitioner avers that the properties are owned by OWNERS OF RECORD (also hereinafter “Owner(s)”).

The Owners have not vacated the Properties to perform military service in time of war or armed conflict or to assist with relief efforts during a declared federal or state emergency as a member of the United States Armed Forces or reserve.

The Properties are not held in trust for the federal government and regulated under the United States Housing Act of 1937, 50 Stat. 888, 42 U.S.C. § 1437 *et. seq.*

The name and address of every judgment creditor whose judgment is a record lien on the Properties are described herein, and the citations to their instruments of interest, if any, are attached as **EXHIBIT C**, and they have been given notice of this Petition per the Certificate of Service.

After diligent investigation, Petitioner has been unable to ascertain the identity of any other person or persons, corporations, partnerships, associations, or governmental agencies having or

claiming an interest or right in, or lien or encumbrance on, the Properties other than the Defendants identified by name in the above case-styling.

### **PROPOSED CONSERVATOR**

In accordance with § 1105(e), Petitioner, OCTOBER DEVELOPMENT & CONSTRUCTION COMPANY, LLC a corporation duly organized in the Commonwealth of Pennsylvania located at 610 Lockhart Street Pittsburgh, PA 15212, has participated in a project within two miles of the Subject Properties.

The Proposed Conservator, October Development & Construction Company, LLC, is a Pennsylvania business that engages in the business of purchasing, rehabilitating, operating, and selling buildings, as well as new construction and lot development, located primarily in the CITY OF PITTSBURGH.

OCTOBER DEVELOPMENT & CONSTRUCTION COMPANY, LLC has constructed new properties, and rehabilitated or demolished dilapidated properties in and around the neighborhood in which the Subject Properties are situated. The Proposed Conservator is a Competent Entity.

The proposed Conservator will demonstrate to this Court its financial resources and experience to properly rehabilitate or demolish the Subject Properties as set forth in **EXHIBIT B**.

The Proposed Conservator is well known in the community through initiatives. October Development & Construction Company, LLC has been developing in and around the neighborhood for about 12 years now with the help of East Allegheny Citizens Council. October Development nearly transformed the entire East Allegheny neighborhood, only having a couple empty lots now, which are privately owned, that October Development cannot affect.

Every lot that was deserted in East Allegheny, the Petitioner completely transformed to the betterment of the city and community. In the end, Petitioner completed 30+ rehabs in East Allegheny: boarded up or falling down structures turned into single family homes. The Petitioner's business is creating new neighbors, increasing property values, and preserving the integrity of the City of Pittsburgh. *See EXHIBIT F*, letter of support from East Allegheny Community Council.

October Development, to our knowledge, has NOT displaced anybody in prior endeavors.

The Subject Properties in question poses a direct threat to the health and welfare of the near the Subject Properties. In particular, the nearby busway and business district are negatively impacted by the condition of the Subject Properties.

October Development & Construction Company, LLC owns and operates a hotel with 96-rooms close by, within jurisdictional proximity, to the Subject Properties.

October Development believes that with a little boldness and big investment as a Conservator pursuant to the *Abandoned and Blighted Property Conservatorship Act* (hereinafter "the *Act*"), this Court and the community can affect as big of a change in the neighborhood defined below, as was done in East Allegheny.

Petitioner recommends that OCTOBER DEVELOPMENT & CONSTRUCTION COMPANY, LLC be appointed Conservator within the next 25 days for the limited purpose of implementing the process of securing the Subject Properties against winter and will follow this Petition with a Motion for such.

This proposed *Emergency Hearing* may also serve as pre-trial case-management for the Court to instruct Petitioner's counsel on how the Court wishes to proceed given the volume of Subject Properties. Petitioner's counsel will file said Motion(s) shortly after filing this Petition.

Petitioner, humbly suggests that time is of the essence for this Proposed Conservatorship Plan to preserve safety, prevent waste, and to immediately begin improvements in preparation of the construction season.

**THEREFORE**, the proposed Conservator respectfully petitions this Court to appoint it as the Conservator, to take possession of and to undertake the rehabilitation, new construction, or demolition of certain Subject Properties identified herein, and in support thereof avers as follows:

## **II. JURISDICTION AND VENUE**

This Court has jurisdiction pursuant to the Abandoned and Blighted Property Conservatorship Act, P.L. 1672, No. 135, 68 P.S. § 1101 *et seq.* (2008) (the "Act").

Venue is pursuant to Section 1104(a) of the *Act* because the Subject Properties are situate in the CITY OF PITTSBURGH and County of Allegheny, Pennsylvania.

## **III. PROPOSED ORGANIZATION & PROCESS FOR JUDICIAL ECONOMY**

The Petitioner will humbly proceed in accordance with directions provided by this honorable Court. The Petitioner respects the Court's supervision and approval of the conservatorship process under the *Act*. The Petitioner's counsel, offers for the Court's consideration, the following:

The Subject Properties are divided into 4 Phases in **EXHIBIT B**, and Petitioner's counsel proposes that hearings be held on Phase 1 within 25 days for safety concerns. Phases 2 through 4 can be heard in one hearing as well, or as this honorable Court deems fit.

The total-neighborhood approach required to stamp-out blight and keep it from returning for generations to come will require the Subject Properties identified in this Petition to be prioritized based on sustainability first, and then based on ease of administration. The final Phases of this conservatorship will implement existing residents' immediate and future needs, with an eye toward a global-market place willing to call Pittsburgh's shores "home."

These properties organize themselves into four Phases, and within those phases, five (5) sub-categories based on common concerns or common parties, and sometimes both:

1. Priority lots for immediate safety and overall project affordability.

2. City controlled lots.
3. Nonprofit owned lots.
4. Individual or corporate owned lots.
5. Estate controlled lots, if any.

**IV.  
SUBJECT PROPERTIES FOR CONSERVATORSHIP**

**Problem:** Neighborhoods decimated by planning or lack thereof as evinced by atrophy, or by maintenance or use below legal standards.

**Solution:** Conservatorship effort to make safe, clean up, restore, and rebuild pursuant to the *Abandoned and Blighted Property Conservatorship Act*, 68 PA. CONS. STAT. §§ 1101-1111, as amended.

**Scope:** The Neighborhood, ninety-seven (97) lots therein. The specific properties subject to this Petition are as follows:

Real Estate Involved:  
23<sup>rd</sup> Ward, Pittsburgh,  
Pennsylvania 15212:

Known As      Block & Lot

823 Eagle Way B&L 24-J-319;
851 Triploi St B&L 24-J-325;
851 Triploi St B&L 24-J-326;
851 Triploi St B&L 24-J-327;
851 Triploi St B&L 24-J-328;
Lovitt Way B&L 24-J-357;
Lovitt Way B&L 24-J-364;
Suismon St B&L 24-J-376;
Suismon St B&L 24-J-378;
Suismon St B&L 24-J-403;
Suismon St B&L 24-J-405;

Suismon St B&L 24-J-408;
Suismon St B&L 24-J-409;
Suismon St B&L 24-J-410;
847 Suismon St B&L 24-J-415;
Peralta St B&L 24-J-422;
Peralta St B&L 24-J-425;
Peralta St B&L 24-J-426;
836 Peralta St B&L 24-J-427;
923 Chestnut St B&L 24-K-1;
Peralta St B&L 24-K-31;
900 Chestnut St 24-K-244;
923 Chestnut St 24-J-329;
923 Chestnut St 24-J-330;
923 Chestnut St 24-J-331;

828 Suismon St B&L 24-J-387;
Suismon St B&L 24-J-412;
923 Chestnut St B&L 24-K-2;
898 Phineas St B&L 24-K-32;
828 Phineas St B&L 24-J-448;
833 Peralta St. B&L 24-J-453;
868 Phineas St B&L 24-K-37;
Phineas St B&L 24-K-42;
Phineas St B&L 24-K-36;
852 Peralta St B&L 24-K-22;
851 Suismon St 24-J-416-0;



901 Chestnut St 24-K-12;
Suismon St B&L 24-K-13;
Lovitt Way B&L 24-J-366;
Lovitt Way B&L 24-J-367;
Lovitt Way B&L 24-J-368;
846 Lovitt Way B&L 24-J-337;
846 Lovitt Way B&L 24-J-339;
Eagle Way B&L 24-J-345;
Lovitt Way B&L 24-J-346;
Tripoli St B&L 24-J-312;
Tripoli St B&L 24-J-312-0;
829 Tripoli St B&L 24-J-314;
829 Tripoli St B&L 24-J-315;
Lovitt Way B&L 24-J-369;
853 Lovitt Way B&L 24-J-370;
Lovitt Way B&L 24-J-358;
Lovitt Way B&L 24-J-361;
Lovitt Way B&L 24-J-363;
851 Tripoli St B&L 24-J-335;
Lovitt Way B&L 24-J-336;

860 Concord St 24-E-140;
Concord St B&L 24-E-141;
856 Concord St 24-E-142;
854 Concord St 24-E-143;
Concord St B&L 24-E-144;
Concord St B&L 24-E-145;
848 Concord St 24-E-147;
844 Concord St 24-E-149;
840 Concord St 24-E-151;
Concord St B&L 24-E-161;
829 Vista St. B&L 24-E-183;
837 Vista St B&L 24-E-187;
Vista St B&L 24-E-193;
Vista St B&L 24-E-196;
Vista St B&L 24-E-198;
Vista St B&L 24-E-270;
Vista St B&L 24-E-272;
856 Vista St B&L 24-E-275;
Vista St B&L 24-E-276;
Vista St B&L 24-E-277;
Vista St B&L 24-E-278;
Vista St B&L 24-E-279;

Vista St B&L 24-E-280;
835 Vista St B&L 24-E-185;
834 Vista St B&L 24-E-281;
Vista St B&L 24-E-282;
Vista St B&L 24-E-284;
820 Vista St B&L 24-E-285;
826 Concord St 24-E-159;
831 Tripoli St B&L 24-J-317;
816 Spring Garden Av. 24-J-247;
Concord St B&L 24-J-247-01;
837 Spring Garden Av. 24-J-262;
839 Spring Garden Av. 24-J-263;
841 Spring Garden Av. 24-J-267;
848 Tripoli St B&L 24-J-290;
Concord St B&L 24-E-101;
833 Concord St 24-E-108;
Chestnut St 24-F-102;
Jacksonia St B&L 23-F-301;
Arch St. B&L 23-F-336,

(the “Subject Properties.”) The Subject Properties identified herein are contained within the following city-blocks:

Beginning at the northwesterly corner of Concord Street and Madison Avenue, then along Concord Street and continuing in a southeasterly direction along Vinial Street, then along Phineas Street in a southwesterly direction, and then back in a northwesterly direction along Madison to the place of beginning at the Corner of Madison Avenue and Chestnut Street, more or less.

This includes significant portions of Chestnut Street and the residential blocks and alleyways in and around Spring Garden Avenue, Blossom Way, Tripoli Street, Lovitt Way, Suismon Street, and Peralta Street. The neighborhood, for purposes of this Petition only, is defined within the peninsula outlined on the map attached as **EXHIBIT A-2**, and a few parcels around the area. Petitioner alleges that many residential streets in the neighborhood are unfortunately beaten down by car graveyards, unsanitary and unsafe structures, transient use, and blight. In particular, the Subject Properties proposed by the Conservator are attached and itemized in **EXHIBIT B**. **EXHIBIT A-2 and EXHIBIT B** are hereby incorporated herein as if fully set forth and shall hereinafter be referred to as “The Neighborhood(s).”

The Properties subject to this Petition are all residential vacant lots that either host or used to host structures on them and they are located on the North Side of the City of Pittsburgh. The Neighborhood is in a peninsula between the Highway, Hospital, Fire Station and Penn Brewery as noteworthy landmarks on its edges. This petition proposes a conservatorship plan that is wide-spread and aggressive to stop blight from coming back to this community.

This endeavor is for the benefit and on behalf of the existing housing stock and future potential of SPRING GARDEN-EAST DEUTSCHTOWN, and a few other lots in a nearby neighborhood. The Petitioner proposes the scope of this Petition can include any eligible property this honorable Court deems fit throughout the defined Neighborhoods.

The aim of this Conservatorship is to clean up, restore and build where this honorable Court deems fit from the Subject Properties attached and incorporated as if fully set forth herein, as **EXHIBIT B** (hereinafter “Subject Properties” or “Properties”). A cursory Title Search of the Subject Properties can be found per itemization by Phase as **EXHIBIT C** (“Title Report”), attached hereto and incorporated as if fully set forth herein. The **Legal Descriptions** for the Subject Properties are attached hereto and incorporated herein as **EXHIBIT D** (hereinafter “Subject Properties” or “Properties”). A copy of the last recorded **Vesting Deeds** can be found per itemization by Phase cited to Deed Book Volume and Page, with dated and recorded data for the relevant instruments in the department of Real Estate of Allegheny County per **EXHIBIT C**. A copy of the last recorded **Mortgage of Record, if any, can be found** per itemization cited to Mortgage Book Volume and Page, with dated and recorded data for the relevant instruments in the department of Real Estate of Allegheny County per **EXHIBIT C**.

## V. CONDITIONS FOR CONSERVATORSHIP

In accordance with the *Act* § 1105, the Properties counsel for the Petitioner avers the conditions of conservatorship are met to the best of his information, knowledge and belief, and as evinced by **EXHIBIT G**, Photographs of the Subject Properties and as will be further demonstrated by evidence at hearing or trial as follows:

A general search via Google satellite or, a walk or drive through the Neighborhood reveals several of the Subject Properties are unfit for human habitation, occupancy or use because they are dilapidated, in disrepair, and has structural defects.

The Subject Properties have not been legally occupied for at least twelve (12) months before the date of the filing of this Petition.

The Subject Properties have not been actively marketed during the sixty (60) days before the date of the filing of this Petition, as defined by the *Act, to wit:*

No “For Sale” sign has been placed on or in front of the Properties during the sixty (60) days before the date of the filing of this Petition; and,

The Properties have not been advertised as for sale through distributed print advertisements, print or electronic media, or through engagement of a real estate professional to place the Properties in a Multiple Listing Service or to otherwise market the Properties.

*The Act* § 1105.

According to inspection of public records, the Subject Properties appear to not be subject to existing foreclosure actions.

According to inspection of public records, OWNERS OF RECORD have not acquired the Properties within the preceding six (6) months prior to the date of the filing of this Petition. *See EXHIBIT C.*

No rehabilitation has taken place during the previous twelve (12) months prior to the date of the filing of this Petition. Photographs of the Subject Properties are attached hereto and incorporated as if fully set forth herein as **EXHIBIT G** and further evidence will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition. The Conservatorship Plan for the Subject Properties will include removing dangerous conditions, garbage, debris, and overgrowth, and securing the Properties (boarding/replacing windows and doors) until it can be developed.

Among other defects, parts of the side and roof of some of the homes are missing or have exterior damage due to atrophy exposing the interior of the house to natural elements; some of the electric meters are broken or missing; many sidewalks, curbs and driveways are in dangerous disrepair; front porches are missing, windows are broken or missing; transient use is apparent; the area is hallmarked by “vehicle graveyards”; further, the Properties have been, or arguably should be, deemed by the City as illegal uses or unfit for human habitation; the fences in some lots are in disrepair and unsecure; and, some of the exterior yards are overgrown and littered with debris, *see EXHIBIT G* (additional Photographs of the Properties will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition, as Exhibits).

There are a few maintained lots proposed in this Conservatorship petition that were allegedly set-aside by the City, years ago, for eventual development. For this proposed Conservatorship plan to work economically for Petitioner, evidence will be shown at trial or hearing that it is in the best

interests of the Neighborhood and within the purview of the *Act* to actualize those development plans from years ago in this present Conservatorship effort, by the Conservator.

Evidence will show that the conditions and vacancy of some of the Properties materially increase the risk of fire to the Properties and adjacent properties because the Properties are unsecured thereby exposing them to greater risk of arson or accidental fire by vandals or vagrants. Further evidence will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition.

The Properties are subject to unauthorized entry leading to potential health and safety hazards and the Owners have failed to take reasonable and necessary measures to secure the Properties. Further evidence will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition.

The Properties are an attractive nuisance to children, including, but not limited to, the presence of an unsecured and an unsafe structure. The dilapidated structure has become such a noticeable issue that the owner was cited. Further evidence will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition.

The presence of vermin and the accumulation of debris, uncut vegetation or physical deterioration of the structure and grounds have created potential health and safety hazards, and the Owners have failed to take reasonable and necessary measures to remove the hazards. Further evidence will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition.

The dilapidated appearance and condition of the Properties negatively affects the economic well-being of residents and businesses near the Subject Properties, including decreases in property value and loss of business, and the Owners have failed to take reasonable and necessary measures to remedy the appearance and condition. The Owners have also failed to clean up debris in and around the Properties, clear overgrowth, or perform any maintenance on the Properties which would improve its appearance or structure. Further evidence will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition.

The Properties are an attractive nuisance for illicit purposes, including prostitution, drug use and vagrancy. Because the Properties are unsecured, there is no way to prevent it from being freely used for such illicit purposes. **See EXHIBIT G.** Further **photographic** evidence will be presented at or before the requested ***Emergency Hearing*** in 25 days from filing this Petition.

## VI. THE REASONS FOR THE CONSERVATORSHIP

### **The People**

The residents of the Neighborhood are champions of their lots, and arguably, this City, because they put forth remarkable effort to maintain their homes. Beset on all sides by unsanitary, neglected buildings and blighted parcels by events set in motion nearly 50 years ago. Yet nearly every owner-occupied home shine like a gem. Unlike other neighborhoods with tremendous potential, there

is not a designated community development corporation with real estate expertise, and paid staff, to coordinate an effort of this magnitude.

Thus far, Petitioner met a handful of times with a volunteer group of concerned residents. Either through this Court via public hearings, or in conferences in between hearings, Petitioner plans for, and remains optimistic for, more meaningful participation from the community at-large and, the COMMUNITY ALLIANCE OF SPRING GARDEN - EAST DEUSCHTOWN (“Community Group”), one of the respondents herein with properties subject to this Petition. Through their volunteer efforts, the Community Group drafted some design guidelines they would like honored, attached as **EXHIBIT A-1**. The proposed Conservator intends to honor the design guidelines, to the extent they are otherwise lawful, relevant, and feasible for the residential housing efforts proposed.

While the nature of this legal instrument is a Court petition, it is not adversarial in nature, as much as administrative. Petitioner is making efforts to avoid acrimony and misperception that naturally flows from significant change. Several properties, either owned by the City, the Urban Redevelopment Authority for the City of Pittsburgh (“URA”), the Community Group, or various individuals, are alleged to be eligible under the *Abandoned and Blighted Property Conservatorship Act*. Petitioner hopes the respondents, due to this proposed action, will want to protect the community and their own property interests, along with the Petitioner in this effort.

Petitioner is unbiased as to who the owners of record may be, rather the Properties were chosen for total-neighborhood sustainability based upon the Petitioner’s particular expertise in this area of Pittsburgh. A parcel or realty in need of improvement due to stagnated plans, or due to atrophy, are the only driving facts relevant to Petitioner.

Petitioner suggests the Subject Properties appearing on the list for this proposed effort reflect a problem which is not isolated to just Pittsburgh. Rather blight of this magnitude is so common, that some refer to the phenomenon as “The Rust Belt” of the mid-Atlantic and Midwestern regions. Nonetheless, Petitioner reserves the right to identify violations of property and public welfare laws on a per property basis, as the evidence may support at hearing(s).

Petitioner intends to provide the residents of the Neighborhood as much authorship as can be afforded to scale the effort herein. Petitioner is able, and willing, to connect residents to City, financial and charitable resources so they may actualize their authorship during and after the proposed Conservatorship effort. If there is a will, there is a way. One of the salient facts of the Neighborhood: Apathy is not the cause of the atrophy.

### **The Place & The Work**

The Neighborhood history is rooted as a residential area that housed skilled, immigrant workers from Europe. The federal highway development, many decades ago, had a long-lasting impact which still needs to be addressed. Within the past decade, Petitioner, and others, started major developments nearby. Presently, the residents who own their homes in the Neighborhood generally take good care of them and they stand out, albeit piecemeal, among the dominant visage of the resident blocks, which appear beat-up or run down.

The future of the Neighborhood is allegedly in the balance. To send a clear message to those who use the Neighborhood for alleged neglect or alleged illegal purposes, Petitioner asks this Court to grant possession and care to Petitioner for the restoration of the Subject Properties.

The Conservatorship Plan herein, as articulated in its Phases, is an appropriate effort to unlock its natural benefits of the Neighborhood, pursuant to the *Act*, because the **airport** is 20 miles away, which is about 25 minutes travel time if driving a car or, an hour bus ride. **UPMC's outpatient, children's hospital** is less than 4 miles away, which is about 12 minutes travel time by car, and 20 minutes by bus. The City's world-famous **Triangle Park and Strip District** are less than 1.5 miles away, **and the Sports Stadiums** are less than a mile away. These are walkable or easy public transit commutes for jobs, entertainment or shopping anchored in Pittsburgh's legacy economic engines: hospitality, universities, tourism.

These community-driven facts that tie this neighborhood to the world. The *Abandoned and Blighted Property Conservatorship Act* contemplated the enormous problems and potential of America's rustbelt embodied in the present state of the Neighborhood. The existing residents clearly take pride in their homes and work hard to make them shine. They succeed in making the most of their lots.

### **Public Economic Value to the City and County**

To extrapolate the proposed value to the City, School District and County: A \$400,000 home yields approximately \$8,000 per year in property tax revenue, also helping to retain people in Pittsburgh and luring new stakeholder to the community, which in turn means each home has the potential to house two earners paying city wage tax over and above the Properties tax revenue. Turning this blighted neighborhood into a revitalized urban area including at least 40 new homes with potential to add over \$1 million in actual annual tax revenue to the city coffers. ***Please see EXHIBIT E*** for pages and pages of non-tax producing properties that arguably represent the rust in the proverbial belt (the "Tax Information"). This information is organized in the same sequence as the other Exhibits for each Phase; and in the order they appear on each Exhibit referencing the Subject Properties.

To illustrate the amount of money the City could generate if this Conservatorship plan were approved, using these scarce assets for their intended purpose, please consider this hypothetical:

For example, forty new homes will kick start everyone's property-values in the Neighborhood, resulting in substantial appreciation in property value for the long-time residents of the Neighborhood, a home that is worth \$50,000 today could easily be worth \$100,000 in two years or so. This plan aims to be the tide that raises all boats for the existing residents.

The present homeowner will likely net an additional \$50,000 in equity which they can realize if she or he sells, or one can refinance and put the windfall equity to work for themselves however they choose. October Development will be putting the empty lots to their greatest and best use with the intent that everybody wins and there are no losers here.

Petitioner respectfully asks this Court to grant this Petition because continued control of the Subject Properties by under resourced and overburdened individuals and public entities is how the blight has persisted in the first place, *res ipsa loquitur*.

As conservator, Petitioner will restore the Subject Properties, or build new homes, and remove blight. Any Subject Property that comes under our control will be brought up to the standards of this otherwise viable, cozy Neighborhood.

## **The Commonwealth & The Abolition of the “Rustbelt”**

Through the passage of *The Abandoned and Blighted Property Conservatorship Act*, the Commonwealth invites neighborhood champions to be examples for this part of the nation. The Neighborhood is an appropriate neighborhood to be a champion for the *Act* because of existing residents’ fearless fight against blight to this point.

The scope of this proposed Conservatorship is in the best interests of the Neighborhood. The proposed Conservator humbly request this Court, and the City, support the proposed Conservator’s conclusion that the current pandemic crippling the economy justify the economic expediency afforded by the law for the Subject Properties and the Conservatorship Plan proposed here.

## **VII. TIMING & EXPEDIENCY OF THE CONSERVATORSHIP**

Immediacy is alleged and we humbly move this honorable Court to grant an ***Emergency Hearing*** to make immediate dangers safe and to weatherize structures exposed to the elements, as itemized as Phase 1 in **EXHIBIT B within the next 25 days.**

This request is necessary to maintain safety and the affordability of the tremendous blight reduction effort proposed here. This request is also necessary to secure materials and labor in time for the construction season. Construction season is customarily when the weather is likely to be sustained above 40 degrees.

Petitioner proposes the hearings for the remaining Properties in Phases 2 through 4 in **EXHIBIT B** be held within **40 days**, but no later than 120 days of filing this Petition, pursuant to the *Act*, and as humbly suggested herein.

### **Past Timeline:**

- Winter 2020 October Development Completed renovation of hotel in the Neighborhood.
- November 2020 – February 2021 community outreach began with Ward leadership and volunteer neighborhood organizations.

### **Suggested Timeline:**

1. Expedited 1st Hearing for Immediate Safety within 25 Days hereof.
2. Start Safety Measures within 40 Days hereof, or sooner as the Court may allow.
3. Finalize community input within 60 to 90 days hereof, or sooner as the case may be.
4. Begin any zoning or regulatory requirements within 70 to 100 days hereof, or sooner as the case may be, if any.
5. Additional Hearings, with community input, within 120 Days hereof.
6. Within 120 - 150 days hereof, break-ground on Restoration, New Construction, and Renovation for Court approved lots for Conservatorship.
7. Implement the Neighborhood blight reduction and then begin marketing sales or rentals of revitalized and new housing stock by Fall of 2021.

## **VIII. THE CONSERVATORSHIP PLAN**

The Preliminary Plan is to systematically secure and weatherize the Subject Properties: clear all debris and unsafe items from the premise, and address all structural issues of the Subject Properties based upon evidence presented at the *Emergency Hearing to Appoint Petitioner as Conservator for the Limited Purpose of Weatherizing the Subject Properties and Coordinating Case-Management with the Court*, if this honorable Court agrees it would be in the best interest of the neighborhood and judicial economy to proceed with said hearing 25 days from filing hereof.

### Long-term Overview

October Development's Conservatorship Plan provides a global approach involving the total-neighborhood. Any piecemeal approach will not allow the Petitioner to achieve the total-neighborhood comprehensive Conservatorship plan, nor support the substantial commitment needed to fund this proactive conservatorship project for sustainability.

The Properties subject to this Petition are all residential vacant lots that either host or used to host structures on them and they are located on the North Side of the City of Pittsburgh. The Neighborhood is in a peninsula between the Highway, Hospital, Fire Station and Penn Brewery as noteworthy landmarks on its edges. This petition proposes a Conservatorship Plan that is wide-spread and aggressive to stop blight from coming back to this community.

In the end of the plan, if all the Subject Properties are approved by this Court, then a substantial number of lots will actualize their originally planned purpose. This will, in turn, aid the Neighborhood in actualizing its planned purpose.

Other lasting impacts that Conservator intends to implement if it makes financial sense are centralized resident parking, solar power, and electric-vehicle friendly living.

Alleged illegal lot use should be eliminated 100% or as near as possible. For existing homeowners, they may realize some equity or larger lots for their existing dwellings.

### 6 Steps

1. Address blight and affordability of conservatorship.
2. Address immediate safety conditions.
3. Continue to address community benefits.
4. Raze and renovate.
5. New development and redistribution of community benefits.
6. Exit strategy. *There isn't one.* The proposed Conservator is from the community, owns and operates a business in the community, and intends to stay. However, the *Act* requires an exit strategy for the proposed conservatorship which is as follows:

Leave the Properties in better condition than when we started, for the existing residents, and to make it more welcoming to the future ones who wish to buy or rent.

The proposed Conservator's future sales strategy for new and renovated homes in need of residents is as follows: Buy a home or townhome in some of Pittsburgh's up-and-coming North Side



neighborhoods. Close to Three Rivers Stadium, the hospital, Penn Brewery, and easy commute to downtown or the airport.

Unlike other conservatorship efforts in the City of Pittsburgh, to date, this is an effort not to merely save a lot, or a block, but to literally restore, revitalize and sustain an entire neighborhood as economically as possible in one large effort, per the *Act's* title and intent. Immediate safety and sanitary conditions need to be addressed to prevent further atrophy; to honor the residents, the housing stock, and all the City has to offer this Neighborhood.

Petitioner will show through evidence at hearings that these corner lots and contiguous lots should be controlled by a steward with a comprehensive vision, shared by many stakeholders in the community: Fight the blight, connect the neighborhood to the community on the other side of the highway and around the world.

After the corner and contiguous lots are secured and restored to their intended purpose, the Conservatorship Plan herein will be affordable and feasible for Petitioner. The Conservatorship Plan is contingent on these lots being included in this neighborhood-wide effort.

The Conservatorship Plan is to fortify the neighborhood, phase-by-phase, filling in missing teeth with rehabilitated homes, green space, and new construction homes that are compatible with the village-feel of the area. This is another fantastic Pittsburgh neighborhood for a working-class family to get all the advantages Pittsburgh has to offer.

The Petitioner, October Development, has an extended track record of success in the rehabilitation of blighted properties in neighborhoods in the North Side. They are now prepared to undertake the most ambitious project in their history, the total revitalization of the Neighborhood.

### **Sustainability Strategy**

To identify this area as a residential neighborhood with so many eyes on the street that no one would think of dumping another car here again, placing new homes on critical corner-lots will send the required message to those who contribute to the blight. The message the housing stock must send is that plans developed, and they do not include blight, or illegal dumping - move along.

The Neighborhood is rather easy to access from many different directions, and right off a highway exit. This presents both a strength and a weakness of the Neighborhood. With the present and persistent level of blight, as defined by the *Act*, it is an easy target from the highway which cuts this Neighborhood off from the rest of the community to the west of the highway. This geological fact makes the Neighborhood vulnerable to dumping and other transient-oriented liabilities. October Development recognizes this challenge and therefore proposes the necessary steps to turn these blighted blocks around for the deserving homeowners who remain committed to their neighborhood, and to make room for new residents too.

Part of the Petitioner's conservatorship plan is to move the green space from the edges of the Neighborhood to more central paths along the natural pedestrian walkways to and from the existing residences. The walkways connect to the public steps and transportation along Chestnut and other streets.

Building in green space closer to where more people live will also alleviate the vehicle graveyards from their current alleged illegal use. Some of the proposed lots will be put to productive use as permitted, and legal parking for the residents.

Presently there are not any observable driveways or off-street parking options other than allegedly illegal use of vacant land subject to this Petition. The Community Group has expressed a desire for designs that include covered parking for residential lots, possibly with decks on top, *see* **EXHIBIT A-1**.

The Petitioner proposes to leave some lots unbuilt, as side lots to existing residents or to restorations and new builds under this Court's supervision through this Conservatorship action.

The Conservator humbly asks this Court to consider some of the proposed lots, which are corner-lots and contiguous lots, as critical to achieve the objective of the over-all place-making effort of this Conservatorship effort. Unlike other conservatorships efforts in the City of Pittsburgh, to date, this is an effort not to merely save a lot, or a structure, but to literally step in and save a neighborhood from further atrophy. The new construction for the critical corner-lots, and contiguous lots, will proceed with the Community Group's designs in mind, and compatibility with existing architecture, *see* **EXHIBIT A-1**.

#### **Exit Strategy for the Subject Properties out of Conservatorship**

Some of the Subject Properties are likely to stay with existing residents and Owners of Record depending. For the remaining properties, this Court approves for restoration and development, the price-point for the new units will be both for existing residents and new ones.

The Conservator proposes to actively market to young families and millennials, whom no longer can afford Lawrenceville, the Strip, Allegheny East, Allegheny West, and the War Streets. October Development will also provide dwellings that are suitable for empty nesters to lure them back into the City. Assuming residential construction costs return to pre-COVID pandemic levels, our desired price point is to be below approximately \$399,000.00.

#### **Estimated Budget and Timeline for Decisions to Secure Labor and Invest Funds?**

The estimate budget overall is phased and depends on community input and governmental support or resistance.

**Budget 1 is Pre-Planning.** This phase is mostly complete, with sunk costs in pre-planning, hiring professionals, initial community outreach, design, and legal budgets, altogether roughly \$200,000 from October 2020 to present.

**Budget 2 is approval as Conservator for The Neighborhood and Emergency site-control.** The total estimated budget for this phase is roughly \$250,000 with a basis of \$2,000 acquisition-costs per lot, for approximately 100 lots, then the blight reduction costs per lot will vary greatly. Immediate weatherization costs for Phase 1 properties are estimated to be about \$50,000.

**Budget 3 is blight reduction and lot assembly.** The proposed Conservator anticipates will be roughly \$500,000 because many lots will need to be secured, razed, or have debris or junked cars removed.

At this phase of the effort, the proposed Conservator will have sunk costs approximately at \$900,000 to \$1 million, possibly more as the COVID-pandemic has increased the immediate costs of labor and materials by roughly 40%.

**Budget 4 is restoration and development.** The proposed budget for improvements to build or renovate, is approximately \$20 million for The Neighborhood, depending on acquisition costs for free-and-clear-title where substantial investment is required. Generally, under normal conditions, new construction requires spending an average of \$175 to \$225 per square foot, **however, post-COVID-19-pandemic these costs increased to \$250 to \$300 per square foot.** This means, for example, each 1,000 square foot dwelling costs \$250,000 to \$300,000 to build.

The proposed Conservator anticipates each lot development plan will be driven by community financial participation and input, if any, and then the development costs will vary greatly depending on those results. The possibilities include renovation of existing housing stock, consolidation of lots for existing neighbors, new residential construction, new green space, private and/or public residential parking. Evidence of proposed single-family residences, other dwellings, lot-reconfigurations, and projected costs for those designs will be presented at hearing or trial.

In the Neighborhood, the lots sizes are planned for small, affordable homes. A small single-family residence in the Neighborhood is roughly 1,500 square feet, and a large single-family residence is about 1,800 square feet. Thus, the cost to build or renovate will likely range between **\$375,000 to \$450,000** for a small stand-alone dwelling given the lot size and amenities. For a larger dwelling in the Neighborhood, the range is likely to be **\$450,000 to \$540,000** to build each new dwelling, or renovate existing housing stock, at this scale.

To make this overall blight reduction effort sustainable for the long-term, some lots will be built for more meaningful profits to offset some of the initial blight reduction costs and the continued commitment to build and preserve affordable housing. With respect to renovation of existing housing stock, some will be less expensive than new construction, some will be much more expensive than new construction. **On average the proposed Conservator anticipates renovation costs to run the same as new construction costs.**

Not every lot within the scope of this proposed conservatorship will require a dwelling. Some consistent feedback from informal canvassing of the Neighborhood was to remove the junk-vehicle-graveyards and add some leased parking to residents, for example. Expanding green space and gardens with the guidance of the community will help maintain the theme of the Neighborhood while creating some much-needed blight reduction in the Neighborhood.

The schedule, cost and overall viability of this proposed Conservatorship scope and planned improvements depend on realistic planning, the support of community, and forgiveness of delinquent taxes or liens by the government.

**Budget Bottomline:** At stake are \$21 million of potential improvements in the form of planning, restoration, new construction, and increased maintenance for the Neighborhood, with the help of this Court and this Commonwealth's *Abandoned and Blighted Property Conservatorship Act*.

**What are we selling to whom and for what price?**

Future tax revenues to the Taxing Bodies where currently there are none, delinquent, or *de minimus* property taxes. Plus, additional transfer tax transactions. Reduced blight will relieve the City's burden and taxpayer-resources to maintain zero or negative maintenance to most of these lots.

To individuals and families, an affordable, future-forward home in a neighborhood well-positioned to easily connect to jobs, major events, and interstate or international travel.

In exchange for appropriate support for the community-wide revitalization plan. And, in exchange for reduced or completely compromised delinquent taxes per the *Tax Compromise Act of 1934*.

Proposed Conservator will supply:

Improved real estate values for the entire neighborhood enabling greater equity to cash-strapped residents who own their home during this pandemic. Anyone who can show they live in the Neighborhood is invited to connect with the Petitioner, if appointed Conservator, for guidance about home ownership programs, banks in the community, public programs, or if so inclined, they may offer their lot for sale or improvement as part of this neighborhood blight reduction effort.

A cleaner, greener, safer community with less blight, abandonment, and vehicle-graveyards throughout for the existing residents. If feasible, homes with clean energy amenities such as solar and electric vehicle plug-in stations. If feasible, centralized parking lots for resident use, bio-swells or storm water gardens, and compatible design standards, per the Community Group's input.

Improved safety and sanitation because several of the lots are imminent threats to the physical safety of neighboring homes due to missing windows, holes in the roof or walls, transient use of empty or unclaimed property, and junked vehicle "graveyards" which bring vermin and additional crime. In addition to jobs nearby supported by these publicly supported enterprises, the proposed Conservator has renovated a major building in the Neighborhood, a new hotel, which will also supply jobs and income for the residents of the Neighborhood.

In exchange for appropriate participation and support for the community-wide revitalization plan. Participation can include providing useful input, such as raising neighborhood-wide concerns in an appropriate, community documented process. Participation can include refinancing one's own home to make improvements to take advantage of economic incentives provided for the current pandemic and to take advantage of the fruits of this proposed Conservatorship effort.

Under the *Abandoned and Blighted Property Conservatorship Act* this Court has the power to grant judicially supervised possession to the proposed Conservator to immediately make the identified Properties safe, and other powers to remedy blight. We humbly ask this Court to do so.

The Petitioner will dot all the "i's" and cross all the "t's" with City Planning, Zoning and obey all State, local and federal laws. To the extent possible and financially feasible, the Petitioner will try to implement clean design and clean energy in its efforts.

One of the best things the Neighborhood has to offer the working person is public transit on a flat walking path, in Pittsburgh. Naturally, the areas that are likely walking paths from the bus stops to the surrounding homes should be maintained lots, restored, and newly built, if possible and

practical. The ideal resident, one who buys for the easy commute, will be likely judge the Neighborhood from the feeling they get from driving or walking along Spring Garden Avenue, Suismon Street, or Tripoli Street. The present state of the Neighborhood demands an appetite for risk from a potential resident. Conservator will lower this barrier to entry.

Part of the comprehensive total-neighborhood approach will address unkept back alleyways, those parcels with alleged illegal uses, those parcels with stalled development plans, and some volunteer-run gardens could also benefit from the *Act* even if they are not imminently dangerous because the respondents may be lacking time or capital to actualize legal standards for maintenance and use of the Subject Properties. Relocation of, and creation of, parking, greenspace, and bio-swells closer to the public transit and pathways from the corner of Tripoli and Chestnut and Spring Garden Avenue & Chestnut, are a proposed part of the Conservatorship Plan.

**WHEREFORE,** Petitioner respectfully prays this Court to proceed expeditiously to approve the Conservatorship Plan as proposed because Petitioner intends to bring the Subject Properties it into compliance with all municipal codes and duly adopted plans for the area in which the Subject Properties are located. The Preliminary Plan is to secure the Properties, clear all debris and unsafe items from the premise, study and inspect the Subject Properties, and address all structural issues. Further evidence shall be presented at the Hearing(s) to Appoint Petitioner as Conservator.

Dated: 03/05/2021

Respectfully submitted,

Filed on behalf of Petitioner  
OCTOBER DEVELOPMENT &  
CONSTRUCTION COMPANY, LLC

A handwritten signature in black ink, appearing to read 'DLF', is written over a light pink rectangular stamp. The signature is fluid and cursive.

Counsel of Record for this Party:  
Daniel Friedson, Esq.  
PA ID# 93807  
Friedson Law Group  
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Pittsburgh, PA 15218  
(412) 519-8527  
preferred: friedsonlaw@gmail.com

**NOTICE OF INTENT TO FILE LIS PENDENS**

Petitioner will serve or provide notice of the filing of this Petition as provided by Section 1104(d) of the *Act* and as otherwise ordered by the Court.

As required by Section 1104 (c), Petitioner shall file a *Lis Pendens*, substantially in the form attached hereto, with the County of Allegheny Department of Court Records, Civil/Family Division and shall thereafter file a file-stamped copy with the Prothonotary.

WHEREFORE, Petitioner prays for the following relief:

Issue an Order to Show Cause, *inter alia*, as to why a Conservator should not be appointed to abate the public nuisance and rehabilitate or demolish, as alleged and ultimately proven, at the Properties located at:

Real Estate Involved:  
23<sup>rd</sup> Ward, Pittsburgh,  
Pennsylvania 15212:

Known As      Block & Lot

823 Eagle Way B&L 24-J-319;
851 Triploi St B&L 24-J-325;
851 Triploi St B&L 24-J-326;
851 Triploi St B&L 24-J-327;
851 Triploi St B&L 24-J-328;
Lovitt Way B&L 24-J-357;
Lovitt Way B&L 24-J-364;
Suismon St B&L 24-J-376;
Suismon St B&L 24-J-378;
Suismon St B&L 24-J-403;
Suismon St B&L 24-J-405;
Suismon St B&L 24-J-408;
Suismon St B&L 24-J-409;

Suismon St B&L 24-J-410;
847 Suismon St B&L 24-J-415;
Peralta St B&L 24-J-422;
Peralta St B&L 24-J-425;
Peralta St B&L 24-J-426;
836 Peralta St B&L 24-J-427;
923 Chestnut St B&L 24-K-1;
Peralta St B&L 24-K-31;
900 Chestnut St 24-K-244;
923 Chestnut St 24-J-329;
923 Chestnut St 24-J-330;
923 Chestnut St 24-J-331;
828 Suismon St B&L 24-J-387;
Suismon St B&L 24-J-412;

923 Chestnut St B&L 24-K-2;
898 Phineas St B&L 24-K-32;
828 Phineas St B&L 24-J-448;
833 Peralta St. B&L 24-J-453;
868 Phineas St B&L 24-K-37;
Phineas St B&L 24-K-42;
Phineas St B&L 24-K-36;
852 Peralta St B&L 24-K-22;
851 Suismon St 24-J-416-0;
901 Chestnut St 24-K-12;
Suismon St B&L 24-K-13;
Lovitt Way B&L 24-J-366;
Lovitt Way B&L 24-J-367;
Lovitt Way B&L 24-J-368;

846 Lovitt Way B&L 24-J-337;
846 Lovitt Way B&L 24-J-339;
Eagle Way B&L 24-J-345;
Lovitt Way B&L 24-J-346;
Tripoli St B&L 24-J-312;
Tripoli St B&L 24-J-312-0;
829 Tripoli St B&L 24-J-314;
829 Tripoli St B&L 24-J-315;
Lovitt Way B&L 24-J-369;
853 Lovitt Way B&L 24-J-370;
Lovitt Way B&L 24-J-358;
Lovitt Way B&L 24-J-361;
Lovitt Way B&L 24-J-363;
851 Tripoli St B&L 24-J-335;
Lovitt Way B&L 24-J-336;
860 Concord St 24-E-140;
Concord St B&L 24-E-141;
856 Concord St 24-E-142;
854 Concord St 24-E-143;

Concord St B&L 24-E-144;
Concord St B&L 24-E-145;
848 Concord St 24-E-147;
844 Concord St 24-E-149;
840 Concord St 24-E-151;
Concord St B&L 24-E-161;
829 Vista St. B&L 24-E-183;
837 Vista St B&L 24-E-187;
Vista St B&L 24-E-193;
Vista St B&L 24-E-196;
Vista St B&L 24-E-198;
Vista St B&L 24-E-270;
Vista St B&L 24-E-272;
856 Vista St B&L 24-E-275;
Vista St B&L 24-E-276;
Vista St B&L 24-E-277;
Vista St B&L 24-E-278;
Vista St B&L 24-E-279;
Vista St B&L 24-E-280;
835 Vista St B&L 24-E-185;

834 Vista St B&L 24-E-281;
Vista St B&L 24-E-282;
Vista St B&L 24-E-284;
820 Vista St B&L 24-E-285;
826 Concord St 24-E-159;
831 Tripoli St B&L 24-J-317;
816 Spring Garden Av. 24-J-247;
Concord St B&L 24-J-247-01;
837 Spring Garden Av. 24-J-262;
839 Spring Garden Av. 24-J-263;
841 Spring Garden Av. 24-J-267;
848 Tripoli St B&L 24-J-290;
Concord St B&L 24-E-101;
833 Concord St 24-E-108;
Chestnut St 24-F-102;
Jacksonia St B&L 23-F-301;
Arch St. B&L 23-F-336,

(the “Subject Properties.”)

Appoint a Conservator as authorized by the *Abandoned and Blighted Property Conservatorship Act*,  
and

Grant such other and additional relief as may be just and appropriate.

Dated: 03/05/2021

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. Friedson', is written over a red vertical line. The signature is stylized and cursive.

Filed on behalf of Petitioner  
OCTOBER DEVELOPMENT &  
CONSTRUCTION COMPANY, LLC  
Counsel of Record for this Party:  
Daniel Friedson, Esq.  
PA ID# 93807  
Friedson Law Group  
1818 South Braddock Avenue  
Pittsburgh, PA 15218



**VERIFICATION OF PETITIONER**

I, Daniel Friedson, Esq., hereby state:

1. I am Attorney for OCTOBER DEVELOPMENT & CONSTRUCTION COMPANY, LLC  
Petitioner in this action;
2. I verify that the statements contained in the foregoing Petition to Appoint a Conservator are true and correct to the best of my knowledge, information, and belief; and
3. I understand that the statements in the Petition to Appoint a Conservator are subject to the penalties of 18 Pa. C.S.A. § 4904 relating to unsworn falsification to authorities.

A handwritten signature in black ink, appearing to read 'D. Friedson', is written over a light-colored rectangular stamp. A vertical red line is visible to the right of the signature.

Filed on behalf of Petitioner

OCTOBER DEVELOPMENT &  
CONSTRUCTION COMPANY, LLC  
Counsel of Record for this Party:  
Daniel Friedson, Esq.  
PA ID# 93807  
1818 South Braddock Avenue  
Pittsburgh, PA 15218

Dated: 03/05/2021

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY,  
PENNSYLVANIA**

**NOTICE OF FILING A  
PETITION FOR THE APPOINTMENT OF A CONSERVATOR &  
EMERGENCY HEARING REQUEST**

October Development & Construction Company LLC,	:	CIVIL DIVISION
	:	
PETITIONER,	:	
	:	
v.	:	
	:	
RESPONDENTS:	:	GD No. <u>21-</u>
	:	
City Of Pittsburgh,	:	Issue No.
Pittsburgh Public Schools,	:	
Allegheny County ,	:	<u>Real Estate Involved:</u>
Community Alliance Of Spring Garden East Deutschtown,	:	23 <sup>rd</sup> Ward, Pittsburgh,
Sage Financial Ltd.,	:	Pennsylvania 15212:
Integra Bank,	:	
Equitable Resources Inc.,	:	<u>Known As</u> <u>Block &amp; Lot</u>
Credit Asset Management,	:	823 Eagle Way B&L 24-J-319;
Pittsburgh National Bank,	:	851 Triploi St B&L 24-J-325;
Beneficial Consumer Discount Co.,	:	851 Triploi St B&L 24-J-326;
Sky Vue Nursing Center,	:	851 Triploi St B&L 24-J-327;
Progressive Home Federal Saving & Loan Assoc.,	:	851 Triploi St B&L 24-J-328;
Commonwealth Of Pennsylvania Dept Of Revenue,	:	Lovitt Way B&L 24-J-357;
American General Consumer Discount Co.,	:	Lovitt Way B&L 24-J-364;
Han, Ruth R. ,	:	Suismon St B&L 24-J-376;
Investment Growth Fund ,	:	Suismon St B&L 24-J-378;
Asset Acquisitions Group,	:	Suismon St B&L 24-J-403;
Commonwealth Financial,	:	Suismon St B&L 24-J-405;
Berkheimer Associates,	:	Suismon St B&L 24-J-408;
The 824 Phineas Street Land Trust,	:	Suismon St B&L 24-J-409;
Norpit40 Llc. ,	:	Suismon St B&L 24-J-410;
Herder, Carol ,	:	847 Suismon St B&L 24-J-415;
Or Teutonia, Maennerch ,	:	Peralta St B&L 24-J-422;
Yonick Irrevocable Trust (The) ,	:	Peralta St B&L 24-J-425;
Bloomfield Enterprises Llc.,	:	Peralta St B&L 24-J-426;
EF Mortgage ,	:	836 Peralta St B&L 24-J-427;
Waraks, Chris,	:	923 Chestnut St B&L 24-K-1;
Haj Hassahel Benali Rabia,	:	Peralta St B&L 24-K-31;
Carik, Barbara ,	:	900 Chestnut St 24-K-244;
Carik, Joseph ,	:	923 Chestnut St 24-J-329;
Gohari, Omid ,	:	923 Chestnut St 24-J-330;
Tanvir, Mohammad ,	:	923 Chestnut St 24-J-331;

Page, Robert ,	:	828 Suismon St B&L 24-J-387;
Portage National Bank,	:	Suismon St B&L 24-J-412;
Deushtown Community I Llc. ,	:	923 Chestnut St B&L 24-K-2;
Amd Construction & Development ,	:	898 Phineas St B&L 24-K-32;
Roche, Charlotte M. A. ,	:	828 Phineas St B&L 24-J-448;
Gross, Bridgett A.,	:	833 Peralta St. B&L 24-J-453;
Scott, Walter,	:	868 Phineas St B&L 24-K-37;
Scott, Gertrude,	:	Phineas St B&L 24-K-42;
Wappes, Jr. Raymond ,	:	Phineas St B&L 24-K-36;
Wappes, Georgia C,	:	852 Peralta St B&L 24-K-22;
Moyers, Debra J. ,	:	851 Suismon St 24-J-416-0;
Moyers Thomas L. ,	:	901 Chestnut St 24-K-12;
US Bank,	:	Suismon St B&L 24-K-13;
Marc Anthony Management Co. LP.,	:	Lovitt Way B&L 24-J-366;
Gelacek, Evan A.,	:	Lovitt Way B&L 24-J-367;
Gelacek, Emily F.,	:	Lovitt Way B&L 24-J-368;
Beneficial Consumer Discount Co.,	:	846 Lovitt Way B&L 24-J-337;
Duda, Donald ,	:	846 Lovitt Way B&L 24-J-339;
Jadlowiec, Krystyna ,	:	Eagle Way B&L 24-J-345;
Jadlowiec, Caroline ,	:	Lovitt Way B&L 24-J-346;
Abuccofan Llc. ,	:	Tripoli St B&L 24-J-312;
M&M RE Holdings LLC,	:	Tripoli St B&L 24-J-312-0;
Bbc Pittsburgh Llc. ,	:	829 Tripoli St B&L 24-J-314;
Dailey, Ruth Ann ,	:	829 Tripoli St B&L 24-J-315;
Tew, John L. ,	:	Lovitt Way B&L 24-J-369;
Tew, Avonell ,	:	853 Lovitt Way B&L 24-J-370;
Beneficial Consumer Discount Co.,	:	Lovitt Way B&L 24-J-358;
Thomas, Deborah R. ,	:	Lovitt Way B&L 24-J-361;
Smith, Daniel W. ,	:	Lovitt Way B&L 24-J-363;
Bridgeway Capital ,	:	851 Tripoli St B&L 24-J-335;
Wentz, James J.,	:	Lovitt Way B&L 24-J-336;
Bureau Investment Group ,	:	860 Concord St 24-E-140;
Vista Street Enterprises Inc. ,	:	Concord St B&L 24-E-141;
Szabo, Kalman G. ,	:	856 Concord St 24-E-142;
Jackson, Jr. Bruce Lee ,	:	854 Concord St 24-E-143;
Parkview Community Federal Credit Union,	:	Concord St B&L 24-E-144;
Irs - Brandywine Agency ,	:	Concord St B&L 24-E-145;
Kocian, Douglas ,	:	848 Concord St 24-E-147;
Kocian, Georgia ,	:	844 Concord St 24-E-149;
The 846 Vista Street Land Trust ,	:	840 Concord St 24-E-151;
Laskac, Anna D. ,	:	Concord St B&L 24-E-161;
Laskac, Robert L. ,	:	829 Vista St. B&L 24-E-183;
Thomas, Shirley M. ,	:	837 Vista St B&L 24-E-187;
Key Bank ,	:	Vista St B&L 24-E-193;
816 Spring Garden Enterprises Llc.,	:	Vista St B&L 24-E-196;
Vlakancic, William ,	:	Vista St B&L 24-E-198;
Fugent, Howard ,	:	Vista St B&L 24-E-270;
Fugent, Lavona ,	:	Vista St B&L 24-E-272;

Oneill Maintenance ,	:	856 Vista St B&L 24-E-275;
Sequitur Financial Llc. ,	:	Vista St B&L 24-E-276;
Bgs1 Properties Llc. ,	:	Vista St B&L 24-E-277;
Standard Bank ,	:	Vista St B&L 24-E-278;
Urban Redevelopment Authority of Pittsburgh.	:	Vista St B&L 24-E-279;
	:	Vista St B&L 24-E-280;
	:	835 Vista St B&L 24-E-185;
	:	834 Vista St B&L 24-E-281;
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	:	816 Spring Grdn Av. 24-J-247;
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	:	837 Spring Grdn Av. 24-J-262;
	:	839 Spring Grdn Av. 24-J-263;
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	:	848 Tripoli St B&L 24-J-290;
	:	Concord St B&L 24-E-101;
	:	833 Concord St 24-E-108;
	:	Chestnut St 24-F-102;
	:	Jacksonia St B&L 23-F-301; &
	:	Arch St. B&L 23-F-336
	:	
	:	<b>NOTICE OF FILING A</b>
	:	<b>PETITION FOR THE</b>
	:	<b>APPOINTMENT OF</b>
	:	<b>A CONSERVATOR &amp;</b>
	:	<b>EMERGENCY HEARING</b>

Filed on behalf of Petitioner,  
OCTOBER DEVELOPMENT &  
CONSTRUCTION COMPANY, LLC

Counsel of Record for this Party:  
Daniel Friedson, Esq.  
PA ID# 93807  
Friedson Law Group  
1818 South Braddock Avenue  
Pittsburgh, PA 15218  
friedsonlaw@gmail.com

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY,  
PENNSYLVANIA**

**NOTICE OF FILING A  
PETITION FOR THE APPOINTMENT OF A CONSERVATOR &  
EMERGENCY HEARING REQUEST**

October Development & Construction Company LLC,	:	CIVIL DIVISION
	:	
PETITIONER,	:	
	:	
v.	:	
	:	
RESPONDENTS:	:	GD No. <u>21-</u>
	:	
City Of Pittsburgh,	:	Issue No.
Pittsburgh Public Schools,	:	
Allegheny County ,	:	<u>Real Estate Involved:</u>
Community Alliance Of Spring Garden East Deutschtown,	:	23 <sup>rd</sup> Ward, Pittsburgh,
Sage Financial Ltd.,	:	Pennsylvania 15212:
Integra Bank,	:	
Equitable Resources Inc.,	:	<u>Known As</u> <u>Block &amp; Lot</u>
Credit Asset Management,	:	823 Eagle Way B&L 24-J-319;
Pittsburgh National Bank,	:	851 Triploi St B&L 24-J-325;
Beneficial Consumer Discount Co.,	:	851 Triploi St B&L 24-J-326;
Sky Vue Nursing Center,	:	851 Triploi St B&L 24-J-327;
Progressive Home Federal Saving & Loan Assoc.,	:	851 Triploi St B&L 24-J-328;
Commonwealth Of Pennsylvania Dept Of Revenue,	:	Lovitt Way B&L 24-J-357;
American General Consumer Discount Co.,	:	Lovitt Way B&L 24-J-364;
Han, Ruth R. ,	:	Suismon St B&L 24-J-376;
Investment Growth Fund ,	:	Suismon St B&L 24-J-378;
Asset Acquisitions Group,	:	Suismon St B&L 24-J-403;
Commonwealth Financial,	:	Suismon St B&L 24-J-405;
Berkheimer Associates,	:	Suismon St B&L 24-J-408;
The 824 Phineas Street Land Trust,	:	Suismon St B&L 24-J-409;
Norpit40 Llc. ,	:	Suismon St B&L 24-J-410;
Herder, Carol ,	:	847 Suismon St B&L 24-J-415;
Or Teutonia, Maennerch ,	:	Peralta St B&L 24-J-422;
Yonick Irrevocable Trust (The) ,	:	Peralta St B&L 24-J-425;
Bloomfield Enterprises Llc.,	:	Peralta St B&L 24-J-426;
EF Mortgage ,	:	836 Peralta St B&L 24-J-427;
Waraks, Chris,	:	923 Chestnut St B&L 24-K-1;
Haj Hassahel Benali Rabia,	:	Peralta St B&L 24-K-31;
Carik, Barbara ,	:	900 Chestnut St 24-K-244;
Carik, Joseph ,	:	923 Chestnut St 24-J-329;
Gohari, Omid ,	:	923 Chestnut St 24-J-330;
Tanvir, Mohammad ,	:	923 Chestnut St 24-J-331;

Page, Robert ,	:	828 Suismon St B&L 24-J-387;
Portage National Bank,	:	Suismon St B&L 24-J-412;
Deushtown Community I Llc. ,	:	923 Chestnut St B&L 24-K-2;
Amd Construction & Development ,	:	898 Phineas St B&L 24-K-32;
Roche, Charlotte M. A. ,	:	828 Phineas St B&L 24-J-448;
Gross, Bridgett A.,	:	833 Peralta St. B&L 24-J-453;
Scott, Walter,	:	868 Phineas St B&L 24-K-37;
Scott, Gertrude,	:	Phineas St B&L 24-K-42;
Wappes, Jr. Raymond ,	:	Phineas St B&L 24-K-36;
Wappes, Georgia C,	:	852 Peralta St B&L 24-K-22;
Moyers, Debra J. ,	:	851 Suismon St 24-J-416-0;
Moyers Thomas L. ,	:	901 Chestnut St 24-K-12;
US Bank,	:	Suismon St B&L 24-K-13;
Marc Anthony Management Co. LP.,	:	Lovitt Way B&L 24-J-366;
Gelacek, Evan A.,	:	Lovitt Way B&L 24-J-367;
Gelacek, Emily F.,	:	Lovitt Way B&L 24-J-368;
Beneficial Consumer Discount Co.,	:	846 Lovitt Way B&L 24-J-337;
Duda, Donald ,	:	846 Lovitt Way B&L 24-J-339;
Jadlowiec, Krystyna ,	:	Eagle Way B&L 24-J-345;
Jadlowiec, Caroline ,	:	Lovitt Way B&L 24-J-346;
Abuccofan Llc. ,	:	Tripoli St B&L 24-J-312;
M&M RE Holdings LLC,	:	Tripoli St B&L 24-J-312-0;
Bbc Pittsburgh Llc. ,	:	829 Tripoli St B&L 24-J-314;
Dailey, Ruth Ann ,	:	829 Tripoli St B&L 24-J-315;
Tew, John L. ,	:	Lovitt Way B&L 24-J-369;
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Beneficial Consumer Discount Co.,	:	Lovitt Way B&L 24-J-358;
Thomas, Deborah R. ,	:	Lovitt Way B&L 24-J-361;
Smith, Daniel W. ,	:	Lovitt Way B&L 24-J-363;
Bridgeway Capital ,	:	851 Tripoli St B&L 24-J-335;
Wentz, James J.,	:	Lovitt Way B&L 24-J-336;
Bureau Investment Group ,	:	860 Concord St 24-E-140;
Vista Street Enterprises Inc. ,	:	Concord St B&L 24-E-141;
Szabo, Kalman G. ,	:	856 Concord St 24-E-142;
Jackson, Jr. Bruce Lee ,	:	854 Concord St 24-E-143;
Parkview Community Federal Credit Union,	:	Concord St B&L 24-E-144;
Irs - Brandywine Agency ,	:	Concord St B&L 24-E-145;
Kocian, Douglas ,	:	848 Concord St 24-E-147;
Kocian, Georgia ,	:	844 Concord St 24-E-149;
The 846 Vista Street Land Trust ,	:	840 Concord St 24-E-151;
Laskac, Anna D. ,	:	Concord St B&L 24-E-161;
Laskac, Robert L. ,	:	829 Vista St. B&L 24-E-183;
Thomas, Shirley M. ,	:	837 Vista St B&L 24-E-187;
Key Bank ,	:	Vista St B&L 24-E-193;
816 Spring Garden Enterprises Llc.,	:	Vista St B&L 24-E-196;
Vlakancic, William ,	:	Vista St B&L 24-E-198;
Fugent, Howard ,	:	Vista St B&L 24-E-270;
Fugent, Lavona ,	:	Vista St B&L 24-E-272;

Oneill Maintenance ,	:	856 Vista St B&L 24-E-275;
Sequitur Financial Llc. ,	:	Vista St B&L 24-E-276;
Bgs1 Properties Llc. ,	:	Vista St B&L 24-E-277;
Standard Bank ,	:	Vista St B&L 24-E-278;
Urban Redevelopment Authority of Pittsburgh.	:	Vista St B&L 24-E-279;
	:	Vista St B&L 24-E-280;
	:	835 Vista St B&L 24-E-185;
	:	834 Vista St B&L 24-E-281;
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	:	839 Spring Grdn Av. 24-J-263;
	:	841 Spring Grdn Av. 24-J-267;
	:	848 Tripoli St B&L 24-J-290;
	:	Concord St B&L 24-E-101;
	:	833 Concord St 24-E-108;
	:	Chestnut St 24-F-102;
	:	Jacksonia St B&L 23-F-301; &
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	:	<b>NOTICE OF FILING A</b>
	:	<b>PETITION FOR THE</b>
	:	<b>APPOINTMENT OF</b>
	:	<b>A CONSERVATOR &amp;</b>
	:	<b>EMERGENCY HEARING</b>

**NOTICE OF FILING A  
PETITION FOR THE APPOINTMENT OF A CONSERVATOR &  
EMERGENCY HEARING REQUEST**

A petition has been filed under the *Abandoned and Blighted Property Conservatorship Act*, 68 P.S. §§ 1101-1111 (2008), for appointment of a Conservator to take possession of and rehabilitate or demolish the Properties located at:

Real Estate Involved:  
23<sup>rd</sup> Ward, Pittsburgh,  
Pennsylvania 15212:

Known As      Block & Lot

823 Eagle Way B&L 24-J-319;
-----------------------------

851 Triploi St B&L 24-J-325;
851 Triploi St B&L 24-J-326;
851 Triploi St B&L 24-J-327;
851 Triploi St B&L 24-J-328;

Lovitt Way B&L 24-J-357;
Lovitt Way B&L 24-J-364;
Suismon St B&L 24-J-376;
Suismon St B&L 24-J-378;

Suismon St B&L 24-J-403;
Suismon St B&L 24-J-405;
Suismon St B&L 24-J-408;
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Suismon St B&L 24-J-410;
847 Suismon St B&L 24-J-415;
Peralta St B&L 24-J-422;
Peralta St B&L 24-J-425;
Peralta St B&L 24-J-426;
836 Peralta St B&L 24-J-427;
923 Chestnut St B&L 24-K-1;
Peralta St B&L 24-K-31;
900 Chestnut St 24-K-244;
923 Chestnut St 24-J-329;
923 Chestnut St 24-J-330;
923 Chestnut St 24-J-331;
828 Suismon St B&L 24-J-387;
Suismon St B&L 24-J-412;
923 Chestnut St B&L 24-K-2;
898 Phineas St B&L 24-K-32;
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833 Peralta St. B&L 24-J-453;
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Phineas St B&L 24-K-42;
Phineas St B&L 24-K-36;
852 Peralta St B&L 24-K-22;
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Suismon St B&L 24-K-13;
Lovitt Way B&L 24-J-366;
Lovitt Way B&L 24-J-367;
Lovitt Way B&L 24-J-368;
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Lovitt Way B&L 24-J-346;
Tripoli St B&L 24-J-312;
Tripoli St B&L 24-J-312-0;
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829 Tripoli St B&L 24-J-315;
Lovitt Way B&L 24-J-369;
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Lovitt Way B&L 24-J-358;

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Lovitt Way B&L 24-J-363;
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Lovitt Way B&L 24-J-336;
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Concord St B&L 24-E-141;
856 Concord St 24-E-142;
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Concord St B&L 24-E-145;
848 Concord St 24-E-147;
844 Concord St 24-E-149;
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826 Concord St 24-E-159;
831 Tripoli St B&L 24-J-317;
816 Spring Garden Av. 24-J-247;
Concord St B&L 24-J-247-01;
837 Spring Garden Av. 24-J-262;
839 Spring Garden Av. 24-J-263;

841 Spring Garden Av. 24-J-267;
848 Tripoli St B&L 24-J-290;
Concord St B&L 24-E-101;
833 Concord St 24-E-108;
Chestnut St 24-F-102;
Jacksonia St B&L 23-F-301;
Arch St. B&L 23-F-336,

(the “Subject Properties”).

A hearing, or hearings, and/or an emergency hearing on the Petition for the Appointment of a Conservator will be scheduled by the Court. As required by local rule, the Petitioner shall serve or mail a copy of this *Notice*, the *Petition for the Appointment of a Conservator* together with all exhibits for submission to the Courts as they may or may not be admitted, and a copy of the court order scheduling a hearing. A copy of this *Notice* (without the *Petition for the Appointment of a Conservator*, exhibits or court order) will also be posted at the Properties.

**YOU ARE RECEIVING THIS NOTICE BECAUSE PUBLIC RECORDS REVEAL THAT YOU MAY BE ONE OF THE FOLLOWING:**

**Owner of one or more of the Properties at issue.** If you are the record owner or an owner claiming a right to title to one or more of the identified premises or lots and want to be heard in this matter, you must file an answer **within 20 days** as required by the Court order referenced above.

**If you do not file an answer, the court may proceed without you and you may lose your rights to the Properties.** A conservator may be appointed to take possession of the Properties, incur expenses that will be a lien against the Properties, and sell the Properties. You will still be responsible for your obligations as the owner, including expenses incurred by the conservator.

**Lien holder/Secured Creditors.** If you are a lien holder or other secured creditor and want to be heard in this matter, you must file a petition to intervene as required by the Court order referenced above and may seek to be appointed as Conservator. **If you do not file an answer, the court may proceed without you and you may lose your rights to the Properties.** A conservator may be appointed to take possession of the Properties, incur expenses that will be a lien against the Properties, and sell the Properties. The conservator lien may have priority over your lien or other rights.

**The Taxing Bodies.** As the political subdivision in which the Properties are located, the taxing bodies may file a petition to intervene as required by the Court order referenced above and may seek to be appointed as the conservator.

*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 below to find out where you can get legal help.*

*Lawyer Referral Service  
Allegheny County Bar Association  
11th Floor Koppers Building  
Pittsburgh, PA 15219  
Telephone: (412) 261-5555*

*Lleve esta demanda a un abogado inmediatamente. Si no tiene abogado o si no tiene el dinero suficiente de pagar tal servicio, vaya en persona o llame por telefono a la oficina cuya direccion encuentra escrita abajo para averiguar donde se puede conseguir asistencia legal.*

*El Servicio de la Referencia del abogado  
Asociación de Barra de Condado de Allegheny  
el Piso undécimo Koppers Edificio  
Pittsburgh, PA 15219*

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing **NOTICE OF FILING OF A PETITION FOR THE APPOINTMENT OF A CONSERVATOR** and **REQUEST FOR AN EMERGENCY HEARING** has been served upon all other parties at the address(es) below via FedEx, or US Mail as indicated.

**Respondents Names & Addresses & form of Notice**

1	City Of Pittsburgh ,	Solicitor 414 Grant Street 313 CCB-Law Dept Pittsburgh, PA 15219	FedEx
2	Pittsburgh Public Schools ,	341 Bellefield Ave. Pittsburgh, PA 15213	US Mail
3	Allegheny County ,	436 Grant Street Ct. Rm. 111- Sheriff's Pittsburgh, PA 15219	FedEx
4	Community Alliance Spring Garden East Deutschtown ,	800 Vinial St - Ste. B201 Pittsburgh, PA 15212	FedEx
5	Sage Financial Ltd. ,	267 E Market St Wolpoff & Abramson York, PA 17403	US Mail
6	Integra Bank ,	PO Box 1404 Franklin, PA 16323	US Mail
7	Equitable Resources Inc. ,	225 North Shore Dr. - 2nd Flr. Pittsburgh, PA 15212	US Mail
8	Credit Asset Management ,	1030 Fifth Ave Pittsburgh, PA 15219	US Mail
9	Pittsburgh National Bank ,	Loan Documentation Center Fifth Ave and Wood St Pittsburgh Pa 15265	US Mail
10	Beneficial Consumer Discount Co.,	7219 McKnight Rd Pittsburgh, PA 15237	US Mail
11	Sky Vue Nursing Center ,	2170 Rhine St Pittsburgh, PA 15212	US Mail
12	Progressive Home Federal Saving & Loan Assoc. ,	820 East Warrington Ave Pittsburgh Pa 15210	US Mail
13	Commonwealth Of Pennsylvania Dept Of Revenue ,	Bureau of Compliance Department 280946 Harrisburg Pa 17128	FedEx
14	American General Consumer Discount Co. ,	4771 McKnight Road Pittsburgh Pa 15237	US Mail
15	Han, Ruth R. ,	115 VIP Drive STE 120 c/o Dave Mauro Esq. Wexford PA 15090	US Mail

16	Investment Growth Fund ,	1530 16th St STE 200 Denver CO 80202	US Mail
17	Asset Acquisitions Group ,	2718 Koppers Building 436 7th Ave Pittsburgh Pa 15219	US Mail
18	Commonwealth Financial ,	120 North Keyser Ave Scranton Pa 18504	US Mail
19	Berkheimer Associates ,	4653 Clairton Blvd Pittsburgh Pa 15236	US Mail
20	The 824 Phineas Street Land Trust,	2218 Rockledge St Pittsburgh Pa 15212	FedEx
21	Norpit40 Llc. ,	372 Wineland Rd, Ligonier, Pa 15658	FedEx
22	Herder, Carol ,	2031 Penn Ave Pittsburgh Pa 15222	FedEx
23	Or Teutonia, Maennerch ,	857 Phineas St Pittsburgh Pa 15212	FedEx
24	Yonick Irrevocable Trust (The) ,	190 Hill Rd Wexford Pa 15090	US Mail
25	Bloomfield Enterprises Llc. ,	428 Forbes Ave STE 1509 Pittsburgh Pa 15219	FedEx
26	EF Mortgage ,	12841 Holiday Lane Bowie MD 20716	US Mail
27	Waraks, Chris ,	2 Noster St Pittsburgh Pa 15212	FedEx
28	Haj Hassahel, Benali Rabia ,	1002 Spring Garden Ave Pittsburgh Pa 15212	FedEx
29	Carik, Barbara ,	8061 Ken Smith Falls St North Las Vegas, NV 89085	FedEx
30	Carik, Joseph ,	8061 Ken Smith Falls St, North Las Vegas, NV 89085	FedEx
31	Gohari, Omid ,	2416 Ramblewood Dr, Wexford Pa 15090	FedEx
32	Tanvir, Mohammad ,	699 Rodi Rd Pittsburgh Pa 15235	FedEx
33	Page, Robert ,	4052 Penn Ave FL 1, Pittsburgh Pa 15224	FedEx
34	Portage National Bank	325 Industrial Park Road PO Box 660 Ebensburg Pa 15931	US Mail
35	Deushtown Community I Llc. ,	1619 Broadway Ave Ste 200 Pittsburgh Pa 15216	FedEx
36	Amd Construction & Development ,	640 Ridge Rd Pittsburgh Pa 15205	FedEx
37	Roche, Charlotte M. A. ,	234 Academy Ave Pittsburgh Pa 15228	FedEx

38	Gross, Bridgett A. ,	333 Faber St Pittsburgh Pa 15214	FedEx
39	Scott, Walter ,	1632 Horne Blvd New Kensington Pa 15068	FedEx
40	Scott, Gertrude ,	1632 Horne Blvd New Kensington Pa 15068	FedEx
41	Wappes, Jr. Raymond ,	201 Perryview Ave Pittsburgh Pa 15214	FedEx
42	Wappes, Georgia C. ,	201 Perryview Ave Pittsburgh Pa 15214	FedEx
43	Moyers, Debra J. ,	829 Tripoli St Pittsburgh Pa 15212	FedEx
44	Moyers Thomas L. ,	829 Tripoli St Pittsburgh Pa 15212	FedEx
45	Us Bank ,	209 S. LaSalle St. 3rd FL STE 300 Chicago IL 60604	FedEx
46	Marc Anthony Management Co. LP. ,	2201 Main St Pittsburgh Pa 15212	FedEx
47	Gelacek, Evan A. ,	531 Tripoli St Pittsburgh Pa 15212	FedEx
48	Gelacek, Emily F. ,	531 Tripoli St Pittsburgh Pa 15212	FedEx
49	Beneficial Consumer Discount Co.,	880 Butler St Pittsburgh PA 15223	FedEx
50	Duda, Donald ,	PO Box 212 Dravosburg, PA 15034	US Mail
51	Jadlowiec, Krystyna ,	856 Concord St Pittsburgh, PA 15212	FedEx
52	Jadlowiec, Caroline ,	856 Concord St Pittsburgh, PA 15212	US Mail
53	Abuccofan Llc. ,	271 Cascade Rd Pittsburgh, PA 15221	FedEx
54	M&M RE Holdings LLC	1735 East Carson St #391 Pittsburgh, PA 15203	FedEx
55	Bbc Pittsburgh Llc. ,	142 Kingston Ave Cranberry, PA 16066	FedEx
56	Dailey, Ruth Ann ,	816 Concord St Pittsburgh, PA 15212	FedEx
57	Tew, John L. ,	829 Vista St Pittsburgh, PA 15212	FedEx
58	Tew, Avonell ,	829 Vista St Pittsburgh, PA 15212	FedEx
59	Beneficial Consumer Discount Co.,	924 Presque Isle Dr Pittsburgh Pa 15239	FedEx
60	Thomas, Deborah R. ,	837 Vista St Pittsburgh, PA 15212	FedEx

61	Smith, Daniel W. ,	PO Box 334 Ingomar Pa 15127	US Mail
62	Bridgeway Capital ,	702 Grant Street STE 1920 Pittsburgh Pa 15219	US Mail
63	Wentz, James J. ,	863 Vista St Pittsburgh Pa 15212	FedEx
64	Bureau Investment Group ,	1717 Central St Evanston IL 60204	FedEx
65	Vista Street Enterprises Inc. ,	425 William Flynn Highway Pittsburgh Pa 15101	US Mail
66	Szabo, Kalman G. ,	PO Box 20288 Newark NJ 07101	US Mail
67	Jackson, Jr. Bruce Lee ,	860 Vista St Pittsburgh Pa 15212	FedEx
68	Parkview Community Federal Credit Union,	2100 Eden Park Blvd McKeesport Pa 15132	US Mail
69	Irs - Brandywine Agency ,	357 Lincoln Highway North Versailles Pa 15137	US Mail
70	Kocian, Douglas ,	856 Vista St Pittsburgh Pa 15212	FedEx
71	Kocian, Georgia ,	856 Vista St Pittsburgh Pa 15212	FedEx
72	The 846 Vista Street Land Trust ,	2218 Rockledge St Pittsburgh Pa 15212	FedEx
73	Laskac, Anna D. ,	838 Vista St Pittsburgh Pa 15212	FedEx
74	Laskac, Robert L. ,	838 Vista St Pittsburgh Pa 15212	FedEx
75	Thomas, Shirley M. ,	836 Vista St Pittsburgh Pa 15212	FedEx
76	Key Bank ,	8000 Midatlantic Dr. STE 202 North Mt Laurel NJ 08054	US Mail
77	816 Spring Garden Enterprises Llc.,	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	FedEx
78	Vlakancic, William ,	837 Spring Garden Ave Pittsburgh Pa 15212	FedEx
79	Fugent, Howard ,	569 Loretto Rd Pittsburgh Pa 15217	FedEx
80	Fugent, Lavona ,	569 Loretto Rd Pittsburgh Pa 15217	FedEx
81	O'Neill Maintenance ,	9865 Rinaman Rd Wexford Pa 15090	FedEx
82	Sequitur Financial Llc. ,	372 Wineland Rd Ligonier, Pa 15658	FedEx
83	Bgs1 Properties Llc. ,	PO Box 99938 Pittsburgh Pa 15233	US Mail

84	Standard Bank ,	2640 Monroeville Blvd Monroeville PA 15146	US Mail
85	Urban Redevelopment Authority of Pittsburgh	412 Boulevard Of The Allies STE 901 Pittsburgh PA 15219	FedEx

A handwritten signature in black ink, appearing to read 'D. Friedson', is written over a light-colored rectangular stamp or watermark. The signature is fluid and cursive.

03/05/2021  
Dated

Daniel Friedson, Esq.  
PA ID# 93807  
Friedson Law Group  
1818 South Braddock Avenue  
Pittsburgh, PA 15218  
friedsonlaw@gmail.com

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY,  
PENNSYLVANIA**

**PROPOSED**

**ORDER TO SHOW CAUSE**

October Development & Construction Company LLC,	:	CIVIL DIVISION
	:	
PETITIONER,	:	
	:	
v.	:	
	:	
RESPONDENTS:	:	GD No. <u>21-</u>
	:	
City Of Pittsburgh,	:	Issue No.
Pittsburgh Public Schools,	:	
Allegheny County ,	:	<u>Real Estate Involved:</u>
Community Alliance Of Spring Garden East Deutschtown,	:	23 <sup>rd</sup> Ward, Pittsburgh,
Sage Financial Ltd.,	:	Pennsylvania 15212:
Integra Bank,	:	
Equitable Resources Inc.,	:	<u>Known As</u> <u>Block &amp; Lot</u>
Credit Asset Management,	:	823 Eagle Way B&L 24-J-319;
Pittsburgh National Bank,	:	851 Triploi St B&L 24-J-325;
Beneficial Consumer Discount Co.,	:	851 Triploi St B&L 24-J-326;
Sky Vue Nursing Center,	:	851 Triploi St B&L 24-J-327;
Progressive Home Federal Saving & Loan Assoc.,	:	851 Triploi St B&L 24-J-328;
Commonwealth Of Pennsylvania Dept Of Revenue,	:	Lovitt Way B&L 24-J-357;
American General Consumer Discount Co.,	:	Lovitt Way B&L 24-J-364;
Han, Ruth R. ,	:	Suismon St B&L 24-J-376;
Investment Growth Fund ,	:	Suismon St B&L 24-J-378;
Asset Acquisitions Group,	:	Suismon St B&L 24-J-403;
Commonwealth Financial,	:	Suismon St B&L 24-J-405;
Berkheimer Associates,	:	Suismon St B&L 24-J-408;
The 824 Phineas Street Land Trust,	:	Suismon St B&L 24-J-409;
Norpit40 Llc. ,	:	Suismon St B&L 24-J-410;
Herder, Carol ,	:	847 Suismon St B&L 24-J-415;
Or Teutonia, Maennerch ,	:	Peralta St B&L 24-J-422;
Yonick Irrevocable Trust (The) ,	:	Peralta St B&L 24-J-425;
Bloomfield Enterprises Llc.,	:	Peralta St B&L 24-J-426;
EF Mortgage ,	:	836 Peralta St B&L 24-J-427;
Waraks, Chris,	:	923 Chestnut St B&L 24-K-1;
Haj Hassahel Benali Rabia,	:	Peralta St B&L 24-K-31;
Carik, Barbara ,	:	900 Chestnut St 24-K-244;
Carik, Joseph ,	:	923 Chestnut St 24-J-329;
Gohari, Omid ,	:	923 Chestnut St 24-J-330;
Tanvir, Mohammad ,	:	923 Chestnut St 24-J-331;



Page, Robert ,	:	828 Suismon St B&L 24-J-387;
Portage National Bank,	:	Suismon St B&L 24-J-412;
Deushtown Community I Llc. ,	:	923 Chestnut St B&L 24-K-2;
Amd Construction & Development ,	:	898 Phineas St B&L 24-K-32;
Roche, Charlotte M. A. ,	:	828 Phineas St B&L 24-J-448;
Gross, Bridgett A.,	:	833 Peralta St. B&L 24-J-453;
Scott, Walter,	:	868 Phineas St B&L 24-K-37;
Scott, Gertrude,	:	Phineas St B&L 24-K-42;
Wappes, Jr. Raymond ,	:	Phineas St B&L 24-K-36;
Wappes, Georgia C,	:	852 Peralta St B&L 24-K-22;
Moyers, Debra J. ,	:	851 Suismon St 24-J-416-0;
Moyers Thomas L. ,	:	901 Chestnut St 24-K-12;
US Bank,	:	Suismon St B&L 24-K-13;
Marc Anthony Management Co. LP.,	:	Lovitt Way B&L 24-J-366;
Gelacek, Evan A.,	:	Lovitt Way B&L 24-J-367;
Gelacek, Emily F.,	:	Lovitt Way B&L 24-J-368;
Beneficial Consumer Discount Co.,	:	846 Lovitt Way B&L 24-J-337;
Duda, Donald ,	:	846 Lovitt Way B&L 24-J-339;
Jadlowiec, Krystyna ,	:	Eagle Way B&L 24-J-345;
Jadlowiec, Caroline ,	:	Lovitt Way B&L 24-J-346;
Abuccofan Llc. ,	:	Tripoli St B&L 24-J-312;
M&M RE Holdings LLC,	:	Tripoli St B&L 24-J-312-0;
Bbc Pittsburgh Llc. ,	:	829 Tripoli St B&L 24-J-314;
Dailey, Ruth Ann ,	:	829 Tripoli St B&L 24-J-315;
Tew, John L. ,	:	Lovitt Way B&L 24-J-369;
Tew, Avonell ,	:	853 Lovitt Way B&L 24-J-370;
Beneficial Consumer Discount Co.,	:	Lovitt Way B&L 24-J-358;
Thomas, Deborah R. ,	:	Lovitt Way B&L 24-J-361;
Smith, Daniel W. ,	:	Lovitt Way B&L 24-J-363;
Bridgeway Capital ,	:	851 Tripoli St B&L 24-J-335;
Wentz, James J.,	:	Lovitt Way B&L 24-J-336;
Bureau Investment Group ,	:	860 Concord St 24-E-140;
Vista Street Enterprises Inc. ,	:	Concord St B&L 24-E-141;
Szabo, Kalman G. ,	:	856 Concord St 24-E-142;
Jackson, Jr. Bruce Lee ,	:	854 Concord St 24-E-143;
Parkview Community Federal Credit Union,	:	Concord St B&L 24-E-144;
Irs - Brandywine Agency ,	:	Concord St B&L 24-E-145;
Kocian, Douglas ,	:	848 Concord St 24-E-147;
Kocian, Georgia ,	:	844 Concord St 24-E-149;
The 846 Vista Street Land Trust ,	:	840 Concord St 24-E-151;
Laskac, Anna D. ,	:	Concord St B&L 24-E-161;
Laskac, Robert L. ,	:	829 Vista St. B&L 24-E-183;
Thomas, Shirley M. ,	:	837 Vista St B&L 24-E-187;
Key Bank ,	:	Vista St B&L 24-E-193;
816 Spring Garden Enterprises Llc.,	:	Vista St B&L 24-E-196;
Vlakancic, William ,	:	Vista St B&L 24-E-198;
Fugent, Howard ,	:	Vista St B&L 24-E-270;
Fugent, Lavona ,	:	Vista St B&L 24-E-272;

Oneill Maintenance ,	:	856 Vista St B&L 24-E-275;
Sequitur Financial Llc. ,	:	Vista St B&L 24-E-276;
Bgs1 Properties Llc. ,	:	Vista St B&L 24-E-277;
Standard Bank ,	:	Vista St B&L 24-E-278;
Urban Redevelopment Authority of Pittsburgh.	:	Vista St B&L 24-E-279;
	:	Vista St B&L 24-E-280;
	:	835 Vista St B&L 24-E-185;
	:	834 Vista St B&L 24-E-281;
	:	Vista St B&L 24-E-282;
	:	Vista St B&L 24-E-284;
	:	820 Vista St B&L 24-E-285;
	:	826 Concord St 24-E-159;
	:	831 Tripoli St B&L 24-J-317;
	:	816 Spring Grdn Av. 24-J-247;
	:	Concord St B&L 24-J-247-01;
	:	837 Spring Grdn Av. 24-J-262;
	:	839 Spring Grdn Av. 24-J-263;
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	:	848 Tripoli St B&L 24-J-290;
	:	Concord St B&L 24-E-101;
	:	833 Concord St 24-E-108;
	:	Chestnut St 24-F-102;
	:	Jacksonia St B&L 23-F-301; &
	:	Arch St. B&L 23-F-336
	:	

**PROPOSED**

**ORDER TO SHOW CAUSE**

Filed on behalf of Petitioner,  
 OCTOBER DEVELOPMENT &  
 CONSTRUCTION COMPANY, LLC  
Counsel of Record for this Party:  
 Daniel Friedson, Esq.  
 PA ID# 93807  
 1818 South Braddock Avenue  
 Pittsburgh, PA 15218  
 friedsonlaw@gmail.com

**IN THE COURT OF COMMON PLEAS OF ALLEGHENY COUNTY,  
PENNSYLVANIA**

October Development & Construction Company LLC,	:	CIVIL DIVISION
	:	
PETITIONER,	:	
	:	
v.	:	
	:	
RESPONDENTS:	:	GD No. <u>21-</u>
	:	
City Of Pittsburgh,	:	Issue No.
Pittsburgh Public Schools,	:	
Allegheny County ,	:	<u>Real Estate Involved:</u>
Community Alliance Of Spring Garden East Deutschtown,	:	23 <sup>rd</sup> Ward, Pittsburgh,
Sage Financial Ltd.,	:	Pennsylvania 15212:
Integra Bank,	:	
Equitable Resources Inc.,	:	<u>Known As</u> <u>Block &amp; Lot</u>
Credit Asset Management,	:	823 Eagle Way B&L 24-J-319;
Pittsburgh National Bank,	:	851 Triploi St B&L 24-J-325;
Beneficial Consumer Discount Co.,	:	851 Triploi St B&L 24-J-326;
Sky Vue Nursing Center,	:	851 Triploi St B&L 24-J-327;
Progressive Home Federal Saving & Loan Assoc.,	:	851 Triploi St B&L 24-J-328;
Commonwealth Of Pennsylvania Dept Of Revenue,	:	Lovitt Way B&L 24-J-357;
American General Consumer Discount Co.,	:	Lovitt Way B&L 24-J-364;
Han, Ruth R. ,	:	Suismon St B&L 24-J-376;
Investment Growth Fund ,	:	Suismon St B&L 24-J-378;
Asset Acquisitions Group,	:	Suismon St B&L 24-J-403;
Commonwealth Financial,	:	Suismon St B&L 24-J-405;
Berkheimer Associates,	:	Suismon St B&L 24-J-408;
The 824 Phineas Street Land Trust,	:	Suismon St B&L 24-J-409;
Norpit40 Llc. ,	:	Suismon St B&L 24-J-410;
Herder, Carol ,	:	847 Suismon St B&L 24-J-415;
Or Teutonia, Maennerch ,	:	Peralta St B&L 24-J-422;
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Bloomfield Enterprises Llc.,	:	Peralta St B&L 24-J-426;
EF Mortgage ,	:	836 Peralta St B&L 24-J-427;
Waraks, Chris,	:	923 Chestnut St B&L 24-K-1;
Haj Hassahel Benali Rabia,	:	Peralta St B&L 24-K-31;
Carik, Barbara ,	:	900 Chestnut St 24-K-244;
Carik, Joseph ,	:	923 Chestnut St 24-J-329;
Gohari, Omid ,	:	923 Chestnut St 24-J-330;
Tanvir, Mohammad ,	:	923 Chestnut St 24-J-331;
Page, Robert ,	:	828 Suismon St B&L 24-J-387;
Portage National Bank,	:	Suismon St B&L 24-J-412;
Deutschtown Community I Llc. ,	:	923 Chestnut St B&L 24-K-2;

Amd Construction & Development ,	:	898 Phineas St B&L 24-K-32;
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Gross, Bridgett A.,	:	833 Peralta St. B&L 24-J-453;
Scott, Walter,	:	868 Phineas St B&L 24-K-37;
Scott, Gertrude,	:	Phineas St B&L 24-K-42;
Wappes, Jr. Raymond ,	:	Phineas St B&L 24-K-36;
Wappes, Georgia C,	:	852 Peralta St B&L 24-K-22;
Moyers, Debra J. ,	:	851 Suismon St 24-J-416-0;
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Gelacek, Evan A.,	:	Lovitt Way B&L 24-J-367;
Gelacek, Emily F.,	:	Lovitt Way B&L 24-J-368;
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Duda, Donald ,	:	846 Lovitt Way B&L 24-J-339;
Jadlowiec, Krystyna ,	:	Eagle Way B&L 24-J-345;
Jadlowiec, Caroline ,	:	Lovitt Way B&L 24-J-346;
Abuccofan Llc. ,	:	Tripoli St B&L 24-J-312;
M&M RE Holdings LLC,	:	Tripoli St B&L 24-J-312-0;
Bbc Pittsburgh Llc. ,	:	829 Tripoli St B&L 24-J-314;
Dailey, Ruth Ann ,	:	829 Tripoli St B&L 24-J-315;
Tew, John L. ,	:	Lovitt Way B&L 24-J-369;
Tew, Avonell ,	:	853 Lovitt Way B&L 24-J-370;
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Wentz, James J.,	:	Lovitt Way B&L 24-J-336;
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Szabo, Kalman G. ,	:	856 Concord St 24-E-142;
Jackson, Jr. Bruce Lee ,	:	854 Concord St 24-E-143;
Parkview Community Federal Credit Union,	:	Concord St B&L 24-E-144;
Irs - Brandywine Agency ,	:	Concord St B&L 24-E-145;
Kocian, Douglas ,	:	848 Concord St 24-E-147;
Kocian, Georgia ,	:	844 Concord St 24-E-149;
The 846 Vista Street Land Trust ,	:	840 Concord St 24-E-151;
Laskac, Anna D. ,	:	Concord St B&L 24-E-161;
Laskac, Robert L. ,	:	829 Vista St. B&L 24-E-183;
Thomas, Shirley M. ,	:	837 Vista St B&L 24-E-187;
Key Bank ,	:	Vista St B&L 24-E-193;
816 Spring Garden Enterprises Llc.,	:	Vista St B&L 24-E-196;
Vlakancic, William ,	:	Vista St B&L 24-E-198;
Fugent, Howard ,	:	Vista St B&L 24-E-270;
Fugent, Lavona ,	:	Vista St B&L 24-E-272;
Oneill Maintenance ,	:	856 Vista St B&L 24-E-275;
Sequitur Financial Llc. ,	:	Vista St B&L 24-E-276;
Bgs1 Properties Llc. ,	:	Vista St B&L 24-E-277;

Standard Bank ,  
Urban Redevelopment Authority of Pittsburgh.

- : Vista St B&L 24-E-278;
- : Vista St B&L 24-E-279;
- : Vista St B&L 24-E-280;
- : 835 Vista St B&L 24-E-185;
- : 834 Vista St B&L 24-E-281;
- : Vista St B&L 24-E-282;
- : Vista St B&L 24-E-284;
- : 820 Vista St B&L 24-E-285;
- : 826 Concord St 24-E-159;
- : 831 Tripoli St B&L 24-J-317;
- : 816 Spring Grdn Av. 24-J-247;
- : Concord St B&L 24-J-247-01;
- : 837 Spring Grdn Av. 24-J-262;
- : 839 Spring Grdn Av. 24-J-263;
- : 841 Spring Grdn Av. 24-J-267;
- : 848 Tripoli St B&L 24-J-290;
- : Concord St B&L 24-E-101;
- : 833 Concord St 24-E-108;
- : Chestnut St 24-F-102;
- : Jacksonia St B&L 23-F-301; &
- : Arch St. B&L 23-F-336

**PROPOSED**

**ORDER TO SHOW  
CAUSE**

**PROPOSED ORDER TO SHOW CAUSE**

AND NOW, this \_\_\_\_ day of \_\_\_\_\_, 2021, upon consideration of the *Petition for the Appointment of a Conservator & Emergency Hearing Request* pursuant to the Abandoned and Blighted Property Conservatorship Act, 68 P.S. § 1101 *et seq.* (P.L. 1672, No. 135), thus appearing that a *prima facie* showing was made owing entitlement to the relief requested concerning the Subject Properties located at:

Real Estate Involved:  
23<sup>rd</sup> Ward, Pittsburgh,  
Pennsylvania 15212:

Known As      Block & Lot

823 Eagle Way B&L 24-J-319;
851 Triploi St B&L 24-J-325;

851 Triploi St B&L 24-J-326;
851 Triploi St B&L 24-J-327;

851 Triploi St B&L 24-J-328;
Lovitt Way B&L 24-J-357;

Lovitt Way B&L 24-J-364;
Suismon St B&L 24-J-376;
Suismon St B&L 24-J-378;
Suismon St B&L 24-J-403;
Suismon St B&L 24-J-405;
Suismon St B&L 24-J-408;
Suismon St B&L 24-J-409;
Suismon St B&L 24-J-410;
847 Suismon St B&L 24-J-415;
Peralta St B&L 24-J-422;
Peralta St B&L 24-J-425;
Peralta St B&L 24-J-426;
836 Peralta St B&L 24-J-427;
923 Chestnut St B&L 24-K-1;
Peralta St B&L 24-K-31;
900 Chestnut St 24-K-244;
923 Chestnut St 24-J-329;
923 Chestnut St 24-J-330;
923 Chestnut St 24-J-331;
828 Suismon St B&L 24-J-387;
Suismon St B&L 24-J-412;
923 Chestnut St B&L 24-K-2;

898 Phineas St B&L 24-K-32;
828 Phineas St B&L 24-J-448;
833 Peralta St. B&L 24-J-453;
868 Phineas St B&L 24-K-37;
Phineas St B&L 24-K-42;
Phineas St B&L 24-K-36;
852 Peralta St B&L 24-K-22;
851 Suismon St 24-J-416-0;
901 Chestnut St 24-K-12;
Suismon St B&L 24-K-13;
Lovitt Way B&L 24-J-366;
Lovitt Way B&L 24-J-367;
Lovitt Way B&L 24-J-368;
846 Lovitt Way B&L 24-J-337;
846 Lovitt Way B&L 24-J-339;
Eagle Way B&L 24-J-345;
Lovitt Way B&L 24-J-346;
Tripoli St B&L 24-J-312;
Tripoli St B&L 24-J-312-0;
829 Tripoli St B&L 24-J-314;
829 Tripoli St B&L 24-J-315;

Lovitt Way B&L 24-J-369;
853 Lovitt Way B&L 24-J-370;
Lovitt Way B&L 24-J-358;
Lovitt Way B&L 24-J-361;
Lovitt Way B&L 24-J-363;
851 Tripoli St B&L 24-J-335;
Lovitt Way B&L 24-J-336;
860 Concord St 24-E-140;
Concord St B&L 24-E-141;
856 Concord St 24-E-142;
854 Concord St 24-E-143;
Concord St B&L 24-E-144;
Concord St B&L 24-E-145;
848 Concord St 24-E-147;
844 Concord St 24-E-149;
840 Concord St 24-E-151;
Concord St B&L 24-E-161;
829 Vista St. B&L 24-E-183;
837 Vista St B&L 24-E-187;
Vista St B&L 24-E-193;
Vista St B&L 24-E-196;
Vista St B&L 24-E-198;
Vista St B&L 24-E-270;
Vista St B&L 24-E-272;

856 Vista St B&L 24-E-275;
Vista St B&L 24-E-276;
Vista St B&L 24-E-277;
Vista St B&L 24-E-278;
Vista St B&L 24-E-279;
Vista St B&L 24-E-280;
835 Vista St B&L 24-E-185;
834 Vista St B&L 24-E-281;
Vista St B&L 24-E-282;

Vista St B&L 24-E-284;
820 Vista St B&L 24-E-285;
826 Concord St 24-E-159;
831 Tripoli St B&L 24-J-317;
816 Spring Garden Av. 24-J-247;
Concord St B&L 24-J-247-01;
837 Spring Garden Av. 24-J-262;

839 Spring Garden Av. 24-J-263;
841 Spring Garden Av. 24-J-267;
848 Tripoli St B&L 24-J-290;
Concord St B&L 24-E-101;
833 Concord St 24-E-108;
Chestnut St 24-F-102;
Jacksonia St B&L 23-F-301;
Arch St. B&L 23-F-336,

which are the Subject Properties to the *Petition* to appoint a Conservator for the Conservatorship Plan therein.

It is hereby ORDERED and DECREED that:

1. As required by local rule, the Petitioner shall promptly:
  - a) Post a copy of the *Notice of Filing of a Petition for the Appointment of a Conservator* at the Properties;
  - b) Serve a copy of the *Notice, Petition* and all exhibits, and this Order on the owner(s) as required by Allegheny County Local Rule 400 and file a return of service as soon as possible upon service;
  - c) Mail a copy of the *Notice, Petition* and all exhibits, and this Order by registered or certified mail on the CITY OF PITTSBURGH at, Manager, 605 Ross Avenue, Pittsburgh, PA 15212, and shall file a return of service as soon as possible upon service. Service may also be accomplished as provided by Allegheny County Local Rule 400;
  - d) Mail a copy of the *Notice, Petition* and exhibits, and this Order to all lien holders and other secured creditors as identified in the *Petition*, by registered or certified mail, to their last known address, and file a return of service as soon as possible upon service. Service may also be accomplished as provided by Allegheny County Local Rule 400.
2. As required by 68 P.S. § 1104 (c), the Petitioner shall file a *Lis Pendens* with the Allegheny County Department of Records.

3. Unless otherwise provided upon petition, the owners may file an Answer to the Petition on MARCH 16th, 2021 with respect to the Phase 1 Properties for an ***EMERGENCY ADMINISTRATIVE HEARING***, on MARCH 30th, 2021, 25 days from filing of Petition, or on \_\_\_\_ day of \_\_\_\_\_, 2021, and they must file an Answer within twenty (20) days of service. Pa. R.C.P. 1026(a). Any respondent served outside the United States has sixty (60) days to reply to the complaint. Pa. R.C.P. 1026(b);

(a) Otherwise, unless provided upon petition, the owner must file an Answer to the Petition on MARCH 25<sup>th</sup>, 2021 with respect to all the Properties, for a *HEARING* on the remainder of the Properties and Phases, on APRIL 15th, 2021, approximately 40 days from filing the Petition, or as the Court otherwise may direct on \_\_\_\_ day of \_\_\_\_\_, 2021.

4. Unless otherwise provided upon petition, the taxing-bodies, lien holders, other secured creditors, and any other “party in interest” as defined in 68 P.S. § 1103 may file a Petition to Intervene pursuant to Allegheny County Rule 2326 et seq. on MARCH 16th, 2021 with respect to the Phase 1 Properties for an ***EMERGENCY ADMINISTRATIVE HEARING***, on MARCH 30th, 2021, approximately 25 days from filing of Petition, or on \_\_\_\_ day of \_\_\_\_\_, 2021, and they must file an Answer within twenty (20) days of service. Pa. R.C.P. 1026(a). Any respondent served outside the United States has sixty (60) days to reply to the complaint. Pa. R.C.P. 1026(b);

(a) Otherwise, unless provided upon petition, the taxing-bodies, lien holders, other secured creditors, and any other party in interest must file an Answer to the Petition on MARCH 25th, 2021 with respect to any and all the remaining Properties, for a *HEARING* on the remainder of the Properties and Phases, on or about APRIL 15<sup>th</sup>, 2021, 40 days from filing of the Petition, or as the Court otherwise may direct on \_\_\_\_ day of \_\_\_\_\_, 2021.

5. An emergency hearing will be held on MARCH 30th, 2021, as the Court otherwise may direct on \_\_\_\_ day of \_\_\_\_\_, 2021, and additional hearings will be held on the dates described above, and **in any event no later than within 120 days of the filing of Petition, JULY 5<sup>th</sup>, 2021, as required by the Act**, , or sooner as the Court otherwise may direct on \_\_\_\_ day of \_\_\_\_\_, 2021;



(a) Said HEARINGS shall be at 9:30 o'clock A.M. , in The Honorable Judge McVay's Courtroom \_\_\_\_\_, or via Conference Call at \_\_\_\_\_ to determine whether the conditions for conservatorship have been met, whether a conservator should be appointed, who should be appointed as conservator, and/or whether other appropriate relief should be granted.

6. At any time, the Court may appoint a master to review the pleadings filed, conduct any hearing or status hearing authorized by Act 135 the *Abandoned and Blighted Property Conservatorship Act*, 68 PA. CONS. STAT. §§ 1101-1111, as amended, and by local rule, and issue orders or recommendations as directed by the Court and as may otherwise be necessary. Court costs necessary for the payment of the master must be deposited with the Court of Common Pleas by the Petitioner or Conservator as may be ordered from time to time by the Court.

BY THE COURT

\_\_\_\_\_J.

**CERTIFICATE OF SERVICE**

The undersigned hereby certifies that a true and correct copy of the foregoing **PROPOSED ORDER TO SHOW CAUSE** has been served upon all other parties at the address(es) below via FedEx, or US Mail as indicated.

**Respondents Names & Addresses & form of Notice**

1	City Of Pittsburgh ,	Solicitor 414 Grant Street 313 CCB-Law Dept Pittsburgh, PA 15219	FedEx
2	Pittsburgh Public Schools ,	341 Bellefield Ave. Pittsburgh, PA 15213	US Mail
3	Allegheny County ,	436 Grant Street Ct. Rm. 111- Sheriff's Pittsburgh, PA 15219	FedEx
4	Community Alliance Spring Garden East Deushtown ,	800 Vinial St - Ste. B201 Pittsburgh, PA 15212	FedEx
5	Sage Financial Ltd. ,	267 E Market St Wolpoff & Abramson York, PA 17403	US Mail
6	Integra Bank ,	PO Box 1404 Franklin, PA 16323	US Mail
7	Equitable Resources Inc. ,	225 North Shore Dr. - 2nd Flr. Pittsburgh, PA 15212	US Mail
8	Credit Asset Management ,	1030 Fifth Ave Pittsburgh, PA 15219	US Mail
9	Pittsburgh National Bank ,	Loan Documentation Center Fifth Ave and Wood St Pittsburgh Pa 15265	US Mail
10	Beneficial Consumer Discount Co.,	7219 McKnight Rd Pittsburgh, PA 15237	US Mail
11	Sky Vue Nursing Center ,	2170 Rhine St Pittsburgh, PA 15212	US Mail
12	Progressive Home Federal Saving & Loan Assoc. ,	820 East Warrington Ave Pittsburgh Pa 15210	US Mail
13	Commonwealth Of Pennsylvania Dept Of Revenue ,	Bureau of Compliance Department 280946 Harrisburg Pa 17128	FedEx
14	American General Consumer Discount Co. ,	4771 McKnight Road Pittsburgh Pa 15237	US Mail
15	Han, Ruth R. ,	115 VIP Drive STE 120 c/o Dave Mauro Esq. Wexford PA 15090	US Mail
16	Investment Growth Fund ,	1530 16th St STE 200 Denver CO 80202	US Mail

17	Asset Acquisitions Group ,	2718 Koppers Building 436 7th Ave Pittsburgh Pa 15219	US Mail
18	Commonwealth Financial ,	120 North Keyser Ave Scranton Pa 18504	US Mail
19	Berkheimer Associates ,	4653 Clairton Blvd Pittsburgh Pa 15236	US Mail
20	The 824 Phineas Street Land Trust,	2218 Rockledge St Pittsburgh Pa 15212	FedEx
21	Norpit40 Llc. ,	372 Wineland Rd, Ligonier, Pa 15658	FedEx
22	Herder, Carol ,	2031 Penn Ave Pittsburgh Pa 15222	FedEx
23	Or Teutonia, Maennerch ,	857 Phineas St Pittsburgh Pa 15212	FedEx
24	Yonick Irrevocable Trust (The) ,	190 Hill Rd Wexford Pa 15090	US Mail
25	Bloomfield Enterprises Llc. ,	428 Forbes Ave STE 1509 Pittsburgh Pa 15219	FedEx
26	EF Mortgage ,	12841 Holiday Lane Bowie MD 20716	US Mail
27	Waraks, Chris ,	2 Noster St Pittsburgh Pa 15212	FedEx
28	Haj Hassahel, Benali Rabia ,	1002 Spring Garden Ave Pittsburgh Pa 15212	FedEx
29	Carik, Barbara ,	8061 Ken Smith Falls St North Las Vegas, NV 89085	FedEx
30	Carik, Joseph ,	8061 Ken Smith Falls St, North Las Vegas, NV 89085	FedEx
31	Gohari, Omid ,	2416 Ramblewood Dr, Wexford Pa 15090	FedEx
32	Tanvir, Mohammad ,	699 Rodi Rd Pittsburgh Pa 15235	FedEx
33	Page, Robert ,	4052 Penn Ave FL 1, Pittsburgh Pa 15224	FedEx
34	Portage National Bank	325 Industrial Park Road PO Box 660 Ebensburg Pa 15931	US Mail
35	Deushtown Community I Llc. ,	1619 Broadway Ave Ste 200 Pittsburgh Pa 15216	FedEx
36	Amd Construction & Development ,	640 Ridge Rd Pittsburgh Pa 15205	FedEx
37	Roche, Charlotte M. A. ,	234 Academy Ave Pittsburgh Pa 15228	FedEx
38	Gross, Bridgett A. ,	333 Faber St Pittsburgh Pa 15214	FedEx

39	Scott, Walter ,	1632 Horne Blvd New Kensington Pa 15068	FedEx
40	Scott, Gertrude ,	1632 Horne Blvd New Kensington Pa 15068	FedEx
41	Wappes, Jr. Raymond ,	201 Perryview Ave Pittsburgh Pa 15214	FedEx
42	Wappes, Georgia C. ,	201 Perryview Ave Pittsburgh Pa 15214	FedEx
43	Moyers, Debra J. ,	829 Tripoli St Pittsburgh Pa 15212	FedEx
44	Moyers Thomas L. ,	829 Tripoli St Pittsburgh Pa 15212	FedEx
45	Us Bank ,	209 S. LaSalle St. 3rd FL STE 300 Chicago IL 60604	FedEx
46	Marc Anthony Management Co. LP. ,	2201 Main St Pittsburgh Pa 15212	FedEx
47	Gelacek, Evan A. ,	531 Tripoli St Pittsburgh Pa 15212	FedEx
48	Gelacek, Emily F. ,	531 Tripoli St Pittsburgh Pa 15212	FedEx
49	Beneficial Consumer Discount Co.,	880 Butler St Pittsburgh PA 15223	FedEx
50	Duda, Donald ,	PO Box 212 Dravosburg, PA 15034	US Mail
51	Jadlowiec, Krystyna ,	856 Concord St Pittsburgh, PA 15212	FedEx
52	Jadlowiec, Caroline ,	856 Concord St Pittsburgh, PA 15212	US Mail
53	Abuccofan Llc. ,	271 Cascade Rd Pittsburgh, PA 15221	FedEx
54	M&M RE Holdings LLC	1735 East Carson St #391 Pittsburgh, PA 15203	FedEx
55	Bbc Pittsburgh Llc. ,	142 Kingston Ave Cranberry, PA 16066	FedEx
56	Dailey, Ruth Ann ,	816 Concord St Pittsburgh, PA 15212	FedEx
57	Tew, John L. ,	829 Vista St Pittsburgh, PA 15212	FedEx
58	Tew, Avonell ,	829 Vista St Pittsburgh, PA 15212	FedEx
59	Beneficial Consumer Discount Co.,	924 Presque Isle Dr Pittsburgh Pa 15239	FedEx
60	Thomas, Deborah R. ,	837 Vista St Pittsburgh, PA 15212	FedEx
61	Smith, Daniel W. ,	PO Box 334 Ingomar Pa 15127	US Mail

62	Bridgeway Capital ,	702 Grant Street STE 1920 Pittsburgh Pa 15219	US Mail
63	Wentz, James J. ,	863 Vista St Pittsburgh Pa 15212	FedEx
64	Bureau Investment Group ,	1717 Central St Evanston IL 60204	FedEx
65	Vista Street Enterprises Inc. ,	425 William Flynn Highway Pittsburgh Pa 15101	US Mail
66	Szabo, Kalman G. ,	PO Box 20288 Newark NJ 07101	US Mail
67	Jackson, Jr. Bruce Lee ,	860 Vista St Pittsburgh Pa 15212	FedEx
68	Parkview Community Federal Credit Union,	2100 Eden Park Blvd McKeesport Pa 15132	US Mail
69	Irs - Brandywine Agency ,	357 Lincoln Highway North Versailles Pa 15137	US Mail
70	Kocian, Douglas ,	856 Vista St Pittsburgh Pa 15212	FedEx
71	Kocian, Georgia ,	856 Vista St Pittsburgh Pa 15212	FedEx
72	The 846 Vista Street Land Trust ,	2218 Rockledge St Pittsburgh Pa 15212	FedEx
73	Laskac, Anna D. ,	838 Vista St Pittsburgh Pa 15212	FedEx
74	Laskac, Robert L. ,	838 Vista St Pittsburgh Pa 15212	FedEx
75	Thomas, Shirley M. ,	836 Vista St Pittsburgh Pa 15212	FedEx
76	Key Bank ,	8000 Midatlantic Dr. STE 202 North Mt Laurel NJ 08054	US Mail
77	816 Spring Garden Enterprises Llc.,	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	FedEx
78	Vlakancic, William ,	837 Spring Garden Ave Pittsburgh Pa 15212	FedEx
79	Fugent, Howard ,	569 Loretto Rd Pittsburgh Pa 15217	FedEx
80	Fugent, Lavona ,	569 Loretto Rd Pittsburgh Pa 15217	FedEx
81	Oneill Maintenance ,	9865 Rinaman Rd Wexford Pa 15090	FedEx
82	Sequitur Financial Llc. ,	372 Wineland Rd Ligonier, Pa 15658	FedEx
83	Bgs1 Properties Llc. ,	PO Box 99938 Pittsburgh Pa 15233	US Mail
84	Standard Bank ,	2640 Monroeville Blvd Monroeville PA 15146	US Mail

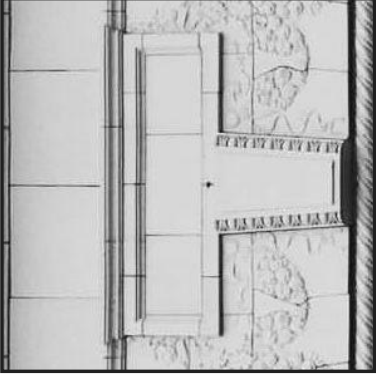
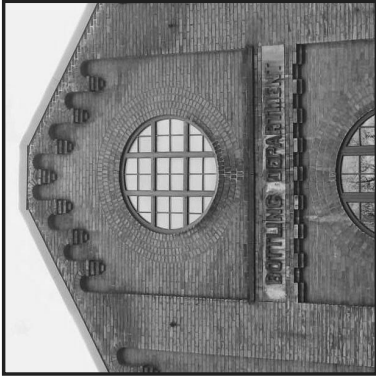
85	Urban Redevelopment Authority of Pittsburgh	412 Boulevard Of The Allies STE 901 Pittsburgh PA 15219	FedEx
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A handwritten signature in black ink, appearing to read 'DLF', is written over a light pink rectangular stamp. A vertical red line is positioned to the right of the signature.

03/05/2021  
Dated

Attorney For the Petitioner  
Daniel Friedson, Esq.  
PA ID# 93807  
Friedson Law Group  
1818 South Braddock Avenue  
Pittsburgh, PA 15218  
friedsonlaw@gmail.com

# EXHIBIT A-1



*preliminary CASGED design standards*  
tye silverthorne

---

*sight lines and porches*

*facade materials*

*eco-district/alcosan*

*tamaqua park*

*context and inspiration*





"our ideological perspective on design is a social approach, and to incorporate architecture and urban design on an emotional and experiential level. it is important to consider the history of our neighborhood, the architecture, and the people that once inhabited these spaces before and during their eventual architectural use, abandonment, or adaptation; to breathe new life into old space or in the case of new construction, to amplify our neighborhood, our people's culture, or our city's uniqueness. a humanist response should always be on the forefront of our minds when creating any architectural monument to human ingenuity, creativity and to provide a positive auto-sensory environment."

---



*roof lines*



roof sight lines are important, they allow us to feel a sense of intimacy drawing the eye up from the ground breaking a monotonous space into mentally and visibly digestible views as in the picture above.

At worst, as in the lower, right picture, it can create an overbearing, monolithic, boring, and barren feeling, cutting the inhabitants off from the community and outdoor space. This tends to make people stay indoors and not communicate with neighbors, which in turn makes the streets look dead.

*pedestrian friendly community*





wood siding



board and batten



brick masonry



metal and corten



stone masonry



dutch lap



vinyl siding



facades made of left over scrap material like this poor house which hasnt sold after 2-3 years on the market.



fiber cement sheets (hardy planks are ok)

Facade Do NOTs



EIFS cladding



40 types of facade materials as shown above, and cheap looking and/or flimsy panels like on the Comfort Inn and the Empire apts in oakland that already looks dented and they havent



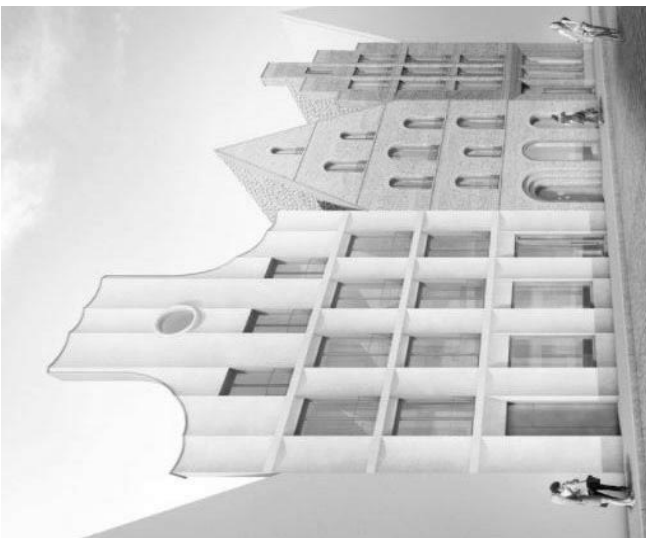
*context and inspiration*



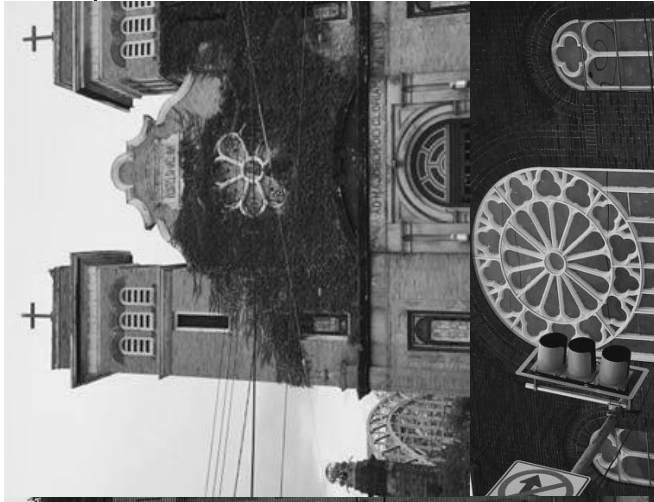
*context and inspiration*



*context and inspiration*





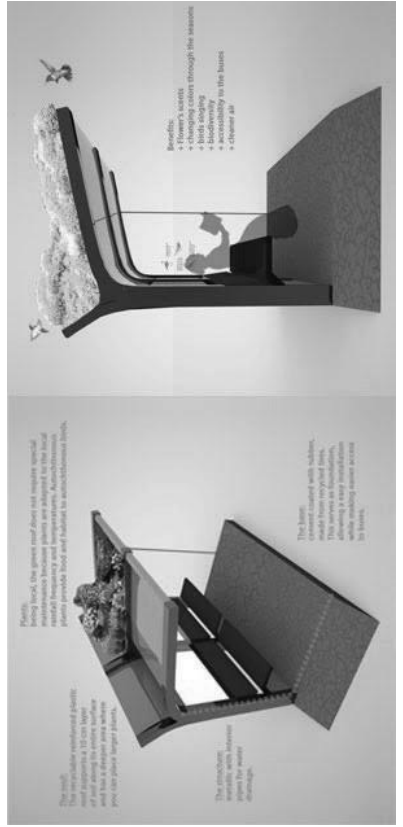


these buildings in particular are historical significant or should be slated for preservation in our neighborhoods because of architectural relevance to the context, culture, and/or typography of our community E.I. CASGED typologies, these pictures do not include all significant properties but are to help give a better understanding of CASGED's preservation goals.

- a few building not shown are:
- 1113 Spring Garden
- 1216 Spring Garden
- 1244 Spring Garden
- 1575 Spring Garden
- 1900 Spring Garden
- 1819 Spring Garden or the victorian brick house at the end of Asylum
- Workman Savings Bank
- Penn Brewery and original Complex
- Hartman Building (destoryed by Johnson Development for a storage unit)
- The Briening Butcher shop on Peralta and Chesnut
- The Teutonia Maennerchor
- 900 Chesnut
- Old Honesty Soap Complex
- The Old shoe polish business on Conchord ( Ruth Ann's House)
- The Workers Cottages along 2300 block of Spring Garden
- The Slaughterhouse on Constance
- The Old Turn Verein (Babcock Building)
- The Former Czech Club next to it.
- Schiller School
- Spring Gairden School
- 834 Peralta
- Chestnut's brick Street with trolley racks
- The Chocolate Factory on Suismon
- The shop on the corner of Suismon and Chestnut
- Brick house on Voscamp we want to get conservatorship over
- 951 Iten (the house hidden between Iten and Vista)
- Allegheny Social Hall
- Evanglische Immanuel's Kirche (Neu Kirche Complex)
- St. Wenceslaus Church
- St. Peter's on Shubert

some addresses haven't been confirmed.





# alcosan Storm water management

This is match up with the eco-district plans so that we can create a plan for storm water management according to Alcosans study of the Spring Garden/East Deuschtown run off map.

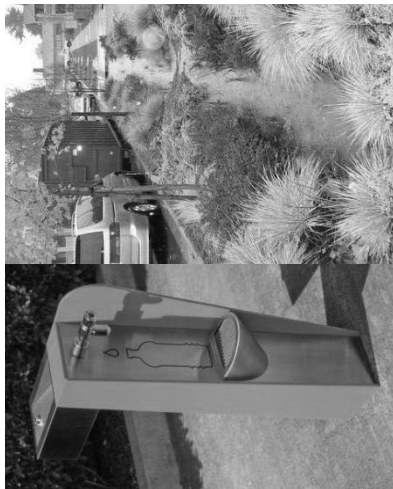
Need Ruths Help finding the plan they gave us so still in process.

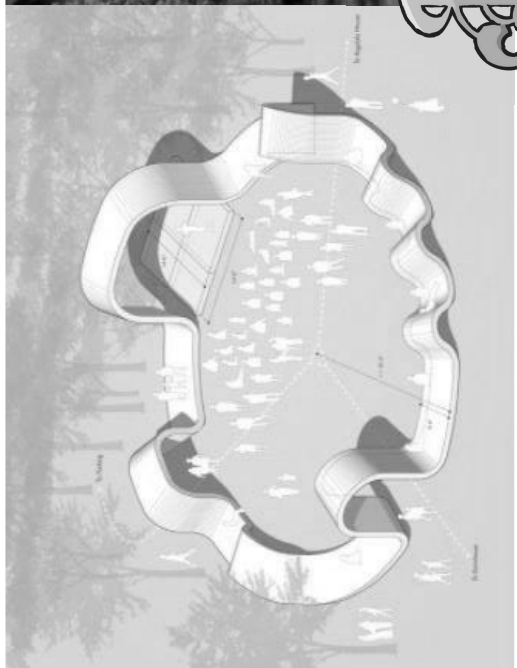
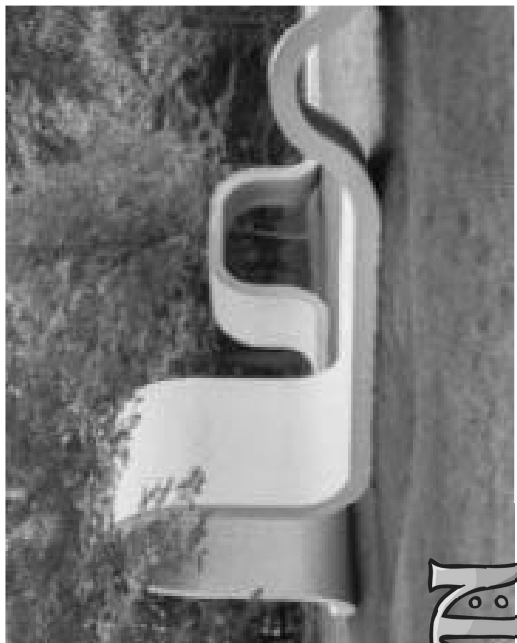
There is an engineer who lives on Constantance or Peralta who works for alcosan and she said shed help. I cant remember her name though.

*tamaqua park*

Named after a Lanape diplomat from Pittsburgh.

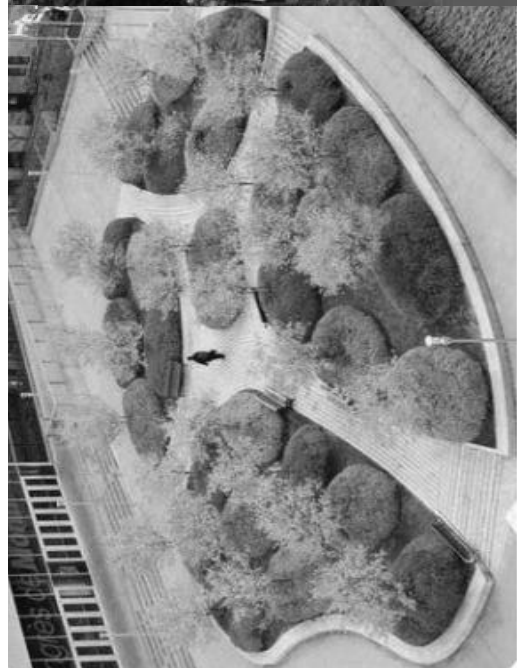
This area will contain history and summarized reasearch of reasoning for the name and the lot conversion.





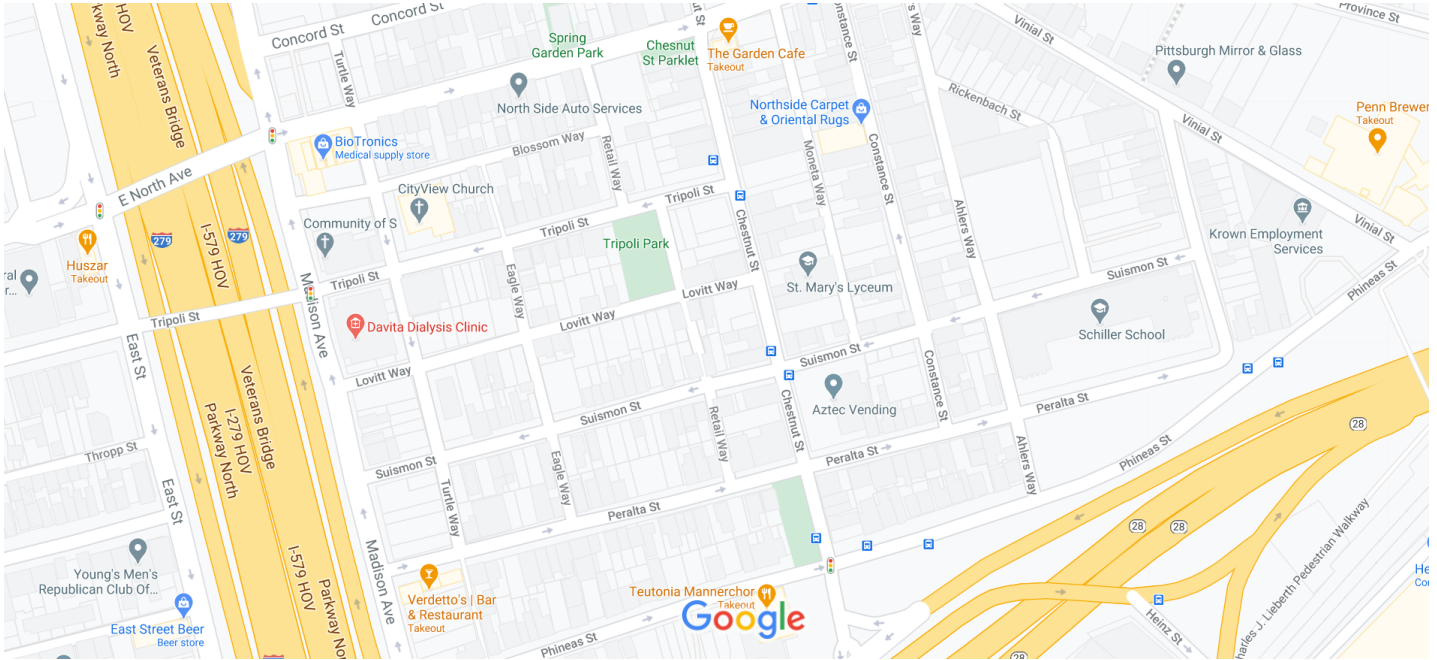
# DEERSCHEIDTOWN

MUSIC FESTIVAL

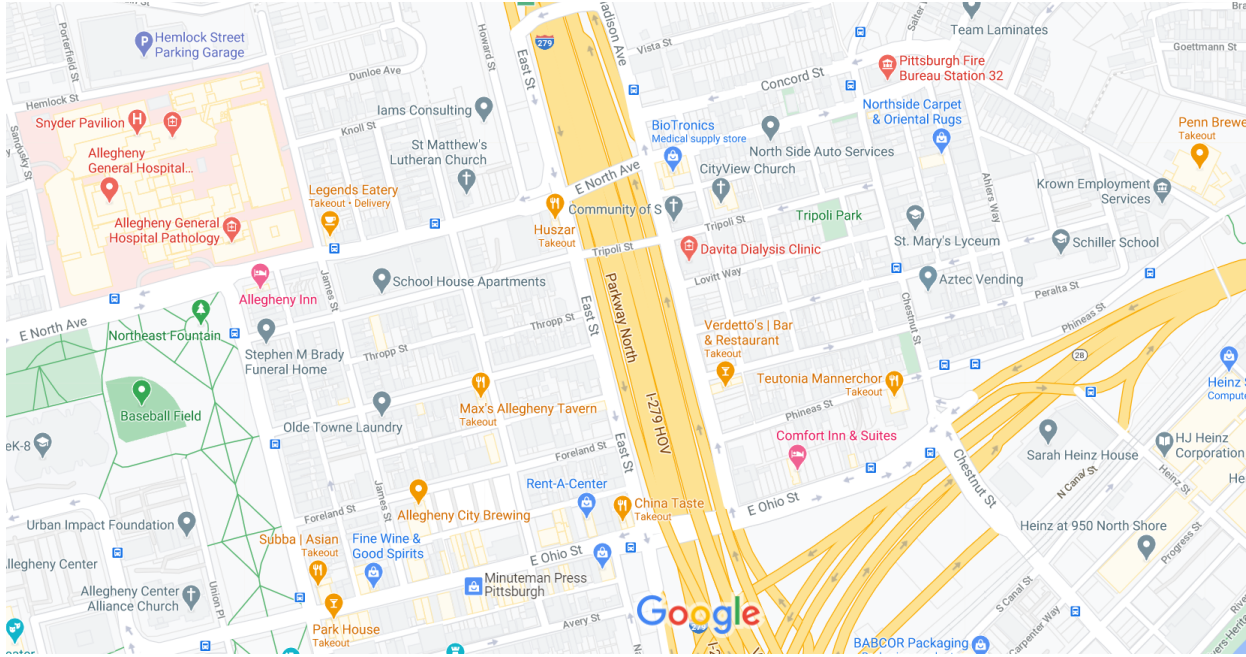




# EXHIBIT A-2



Map data ©2020 Google 100 ft



Map data ©2020 Google 200 ft



**PHASE 1**

Parcel ID	Property Address	Owner Name	Owner Address	House or Lot	Mortgages	Addresses	Assignment /other	Plaintiff Addresses
0024-J-00319	833 EAGLE WAY	CITY OF PITTSBURGH	City County Building 414 Grant St Rm 200, Pittsburgh Pa 15219	House	Mid-Ohio Securities Corp FBO Edward J. Quinlan/ Edgewood Community Limited Partnership/ Beneficial Consumer Discount Company	PO Box 1529 Elyria OH 44036/ EQT Settlement Services Inc 429 Forbes Ave STE 1100 Pittsburgh Pa 15219/ 575 Clairton Blvd Pittsburgh Pa 15236		Sage Financial Ltd (267 E Market St Wolpoff and Abramson York Pa 17403), IRS, IRS, Allegheny county criminal division (114 Courthouse 436 Grant St Pittsburgh Pa 15219), City of Pittsburgh, Allegheny county
0024-J-00325	851 TRIPOLI ST	CITY OF PITTSBURGH		Lot	Integra Bank	PO Box 1404 Franklin PA 16323		
0024-J-00326	851 TRIPOLI ST	CITY OF PITTSBURGH		Lot				Equitable Resources Inc (225 North Shore Drive 2nd FL Pittsburgh Pa 15212
0024-J-00327	851 TRIPOLI ST	CITY OF PITTSBURGH		Lot				Equitable Resources Inc (225 North Shore Drive 2nd FL Pittsburgh Pa 15212
0024-J-00328	851 TRIPOLI ST	CITY OF PITTSBURGH		Lot				
0024-J-00341	LOVITT WAY	CITY OF PITTSBURGH		Lot				Richard Campbell (110 Blythe Road Morgan Pa 15064), City of Pittsburgh, Allegheny county
0024-J-00357	LOVITT WAY	CITY OF PITTSBURGH		Lot				City of Pittsburgh, Allegheny county
0024-J-00364	LOVITT WAY	CITY OF PITTSBURGH		Lot				Credit Asset Management (1030 Fifth Ave Pittsburgh Pa 15219), Palisades Collection (210 Sylvan Ave Englewood Cliff NJ 07632), Capital One Back (4851 Cox Road Glen Allen VA 23060), City of Pittsburgh, Allegheny county
0024-J-00376	SUISMON ST	CITY OF PITTSBURGH		Lot				City of Pittsburgh, Allegheny county

0024-J-	SUISMON ST	CITY OF		Lot	Pittsburgh National	Pittsburgh National		Commonwealth of Pa Department of
0024-J-00403	SUISMON ST	CITY OF PITTSBURGH		Lot				
0024-J-00405	SUISMON ST	CITY OF PITTSBURGH		Lot	Beneficial Consumer Discount Company and Delta Funding Corp.	7219 McKnight Road Pittsburgh Pa 15237 and 1000 Woodbury road NY 11797		City of Pittsburgh, Allegheny county
0024-J-00408	SUISMON ST	CITY OF PITTSBURGH		Lot	Sky Vue Nursing Center	2170 Rhine St Pittsburgh Pa 15212	Order of court 49803-408 r 10-1-18	City of Pittsburgh , Allegheny county
0024-J-00409	SUISMON ST	CITY OF PITTSBURGH		Lot	Progressive Home Federal Savings and Loan Association	820 East Warrington Ave Pittsburgh Pa 15210	Order of court 49803-406 r 10-1-18	City of Pittbsburgh, Commonwealth of Pa Department of Revenue (Bureau of Compliance Department 280946 Harrisburg Pa 17128
0024-J-00410	SUISMON ST	CITY OF PITTSBURGH		Lot				
0024-J-00415	847 SUISMON ST	CITY OF PITTSBURGH		House	American General Consumer Discount Company	4771 McKnight Road Pittsburgh Pa 15237	Order of court 49803-410 r10-1-18	
0024-J-00422	PERALTA ST	CITY OF PITTSBURGH		Lot	Ruth R. Han	Dave Mauro Esq. 115 VIP Drive STE 120 Wexford PA 15090	Order of court 49771-503 r 9-21-18	City of Pittsburgh, Allegheny county
0024-J-00425	PERALTA ST	CITY OF PITTSBURGH		Lot				American Credit Collections ( PO Box 264 Taylor Pa 18517)
0024-J-00426	PERALTA ST	CITY OF PITTSBURGH		Lot	Investment Growth Fund	1530 16th St STE 200 Denver CO 80202	Order of court 49771-499 r 9-21-18	City of Pittsburgh, Allegheny county
0024-J-00427	836 PERALTA ST	CITY OF PITTSBURGH		House				City of Pittsburgh , Allegheny county
0024-K-00001	923 CHESTNUT ST	CITY OF PITTSBURGH		Lot				City of Pittsburgh, Allegheny county
0024-K-00031	PERALTA ST	CITY OF PITTSBURGH		Lot				

0024-K-00244	900 CHESTNUT ST	CITY OF PITTSBURGH		House				Asset Acquisitions Group (2718 KoppersBuilding 436 7th Ave Pittsburgh Pa 15219), US Bank (8950 Cypress Waters Blvd Coppell TX 75019)
<b>Parcel ID</b>	<b>Property Address</b>	<b>Owner Name</b>	<b>Owner Address</b>					
0024-J-00329	923 CHESTNUT ST	COMMUNITY ALLIANCE OF SPRING GARDEN - EAST DEUSCHTO WN	800 Vinial St STE B201, Pittsburgh Pa 15212	Lot				
0024-J-00330	923 CHESTNUT ST	COMMUNITY ALLIANCE OF SPRING GARDEN-EAST		Lot				Allegheny county criminal division (114 Courthouse 436 Grant St Pittsburgh pa 15219)
0024-J-00331	923 CHESTNUT ST	COMMUNITY ALLIANCE OF SPRING GARDEN-EAST		Lot				Allegheny county
0024-J-00387	828 SUISMON ST	COMMUNITY ALLIANCE OF SPRING GARDEN-EAST DEUSCHTO WN		Lot				

0024-J-00412	SUISMON ST	COMMUNITY ALLIANCE OF SPRING GARDEN EAST DEUSCHTO WN		Lot				Commonwealth Financial (120North Keyser Ave Scranton Pa 18504), Berkheimer Associates (4653 Clairton Blvd PittsburghPa 15236), Commonwealth of Pa Department of Revenue, Capital One Back (4851 Cox Road Glen Allen Va 23060), Midland Funding LLC (120 North Keyser Ave E.A. Abrahamsen adn Assoc. Scranton Pa 188504)	
0024-K-00002	923 CHESTNUT ST	COMMUNITY ALLIANCE SPRING GARDEN EAST		Lot				fll-01-000727, cc-98-014154, cc-97-004989, dtd-95-023246, dtd-96-062242, dtd-96-021010, dtd-97-039523, dtd-01-302152, dtd-01-302153, dtd-302154, dtd-302155, dtd-01-307104, dtd-01-307105, dtd-01-312264, dtd-01-312265	IRS, Allegheny county criminal division (114 courthouse 436 Grant St Pittsburgh Pa 15219), City of Pittsburgh, Allegheny county
0024-K-00032	898 PHINEAS ST	COMMUNITY ALLIANCE OF SPRING GARDEN-EAST DEUSTCHTO WN		Lot					
<b>Parcel ID</b>	<b>Property Address</b>	<b>Owner Name</b>	<b>Owner Address</b>						
0024-J-00448	828 PHINEAS ST	THE 824 PHINEAS STREET LAND TRUST	2218 Rockledge St Pittsburgh Pa 15212	Lot				cc-12-005609, cc-08-012567	Allegheny county criminal division (114 courthouse 436 Grant St Pittsburgh Pa 15219)

0024-J-00453	833 PERALTA ST	NORPIT40 LLC	372 Wineland Rd, Ligonier, Pa 15658	Lot				Enserch Energy Services Inc (1301 Fannin STE 2300 Houston TX 77002)
0024-K-00037	868 PHINEAS ST	HERDER CAROL	2031 Penn Ave Pittsburgh Pa 15222	Lot				
0024-K-00042	PHINEAS ST	MAENNERCH OR TEUTONIA	857 Phineas St Pittsburgh Pa 15212	Lot				
0024-K-00036	PHINEAS ST	COMMUNITY ALLIANCE OF SPRING GARDEN-EAST	800 Vinial St STE B201, Pirrsburgh Pa 15212					

PHASE 2								
Parcel ID	Property Address	Owner Name	OWNER ADDRESS	House or Lot	Mortgagee	Addresses	Assgnmnt/other	Plaintiff's address
0024-K-00022	852 PERALTA ST	YONICK IRREVOCABLE TRUST (THE)	190 Hill Rd, Wexford Pa 15090	House				
0024-J-00416-0000	851 SUISMON ST	BLOOMFIELD ENTERPRISES LLC	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	House	FTF Lending	1220 West 6th STE 201 Cleveland Oh 44113	EF Mortgage, 12841 Holiday Lane, Bowie MD 20716. ASG 51564-309 r 1-14-20 / REREC 51449-520 r 12-16-19	
0024-K-00012	901 CHESTNUT ST	WARAKS CHRIS	2 Noster St, Pittsburgh Pa 15212	House				City of Pittsburgh, County of Allegheny
0024-K-00013	SUISMON ST	BENALI RABIA HASSAH EL HAJ	1002 Spring Garden Ave, Pittsburgh Pa 15212	Lot				
0024-J-00366	LOVITT WAY	CARIK BARBARA J & JOSEPH M (H)	8061 Ken Smith Falls St, North Las Vegas, NV 89085	Lot				
0024-J-00367	LOVITT WAY	GOHARI OMID	2416 Ramblewood Dr, Wexford Pa 15090	Lot				City of Pittsburgh, Allegheny county
0024-J-00368	LOVITT WAY	TANVIR MOHAMMAD	699 Rodi Rd, Pittsburgh Pa 15235	Lot				

0024-J-00369	LOVITT WAY	PAGE ROBERT	4052 Penn Ave FL 1, Pittsburgh Pa 15224	Lot					City of Pittsburgh, Allegheny county, Portage National Bank (325Industrial Park 'Road PO box 660 Ebensburg Pa 15931), Allegheny county criminal division (114 Courthouse 436 Grant St Pittsburgh Pa 15219
0024-J-00370	853 LOVITT WAY	DEUSCHTOWN COMMUNITY I LLC	1619 Broadway Ave Ste 200, Pittsburgh Pa 15216	House					
0024-J-00358	LOVITT WAY	MARC ANTHONY MANAGEMENT COMPANY LP	2201 Main St Pittsburgh Pa 15215	Lot					
0024-J-00361	LOVITT WAY	AMD CONSTRUCTION & DEVELOPMENT	640 Ridge Rd, Pittsburgh Pa 15205	Lot					
0024-J-00363	LOVITT WAY	ROCHE CHARLOTTE M ADAMETZ	234 Academy Ave Pittsburgh Pa 15228	Lot					
0024-J-00335	851 TRIPOLI ST	GROSS BRIDGETT A	333 faber St, Pittsburgh Pa 15214	Lot					Commonwealth of Pa Department of Revenue (Bureau of Compliance Department 280946 Harrisburg Pa 17128), City of Pittsburgh, Allegheny county
0024-J-00336-	LOVITT WAY	SCOTT WALTER H & GERTRUDE M	1632 Horne Blvd, New Kensington Pa 15068	Lot					

0024-J-00337	846 LOVITT WAY	WAPPES RAYMOND C JR & GEORGIA	201 Perryview Ave, Pittsburgh Pa 15214	Lot				
0024-J-00339	846 LOVITT WAY	WAPPES RAYMOND C JR	201 Perryview Ave Pittsburgh Pa 15214	Lot				
0024-J-00345	EAGLE WAY	MOYERS DEBRA J	829 Tripoli St, Pittsburgh Pa 15212	Lot	Wells Fargo Bank	Po Box 5137 Des Moines IA 50306	US Bank 209 s. LaSalle St. 3rd FL STE 300 Chicago IL 60604. ASG 50171-34 r 1-22-19	
0024-J-00346	LOVITT WAY	MARC ANTHONY MANAGEMENT COMPANY LP	2201 Main St, Pittsburgh Pa15212	Lot				
0024-J-00312	TRIPOLI ST	GELACEK EVAN A & EMILY F (W)	531 Tripoli St, Pittsburgh Pa15212	Lot				
0024-J-00312-0000-00	TRIPOLI ST	GELACEK EVAN A & EMILY F (W)		Lot				
0024-J-00314	829 TRIPOLI ST	MOYERS THOMAS L & DEBRA J (W)	829 Tripoli St, Pittsburgh Pa 15212	Lot				Allegheny County
0024-J-00315	829 TRIPOLI ST	MOYERS THOMAS L & DEBRA J (W)	,829 Tripoli St, Pittsburgh Pa 15212	Lot	Beneficial Consumer Discount Company	880 Butler St Pittsburgh PA 15223		Allegheny County



**PHASE 3**

Parcel ID	Property Address	Owner Name	Owner Address	House or Lot	Mortgagees	Addresses	Assignment/other	Plaintiff's Address
0024-E-00140-0000-00	860 CONCORD ST	DUDA DONALD	PO Box 212, Dravosburg Pa 15034	House				Allegheny County Court Records Criminal division (114 Courthouse 436 Grant St Pittsburgh Pa 15219), Timothy Wojton (1043 Duncan Lane Pittsburgh Pa 15236), Timothy Wojton (1043 Duncan Lane Pittsburgh Pa 15236), IRS, Allegheny county.
0024-E-00141-0000-00	CONCORD ST	ADLOWIEC KRZYSTYNA & CAROLINE JADLOWIEC	856 Concord St, Pittsburgh Pa 15212	House				
0024-E-00142-0000-00	856 CONCORD ST	JADLOWIEC KRZYSTYNA & CAROLINE JADLOWIEC		House				
0024-E-00143-0000-00	854 CONCORD ST	ABUCCOFAN LLC	271 Cascade Rd Pittsburgh Pa 15221	House	M & M RE Holdings LLC	1735 East CarsonST #391 Pittsburgh Pa 15203		
0024-E-00144-0000-00	CONCORD ST	ABUCCOFAN LLC		Lot				
0024-E-00145-0000-00	CONCORD ST	ABUCCOFAN LLC		Lot				
0024-E-00147-0000-00	848 CONCORD ST	BBC PITTSBURGH LLC	142 Kingston Ave Cranberry Pa 16066	Lot				Allegheny County Court Records criminal division ( 134 Courthouse 436 Grant St. Pittsburgh Pa 15219), Ciy of Pittsburgh
0024-E-00149-0000-00	844 CONCORD ST	BBC PITTSBURGH LLC		Lot				
0024-E-00151-0000-00	840 CONCORD ST	BBC PITTSBURGH LLC		Lot				Allegheny County. City of Pittsburgh
0024-E-00161	CONCORD ST	DAILEY RUTH ANN	816 Concord St, Pittsburgh Pa 15212	House				

0024-E-00183	829 VISTA ST	TEW JOHN L & AVONELL	829 Vista St, Pittsburgh Pa 15212	House	Beneficial Consumer Discount Company	924 Presque isle Drive Pittsburgh Pa 15239		City of Pittsburgh, allegheny county
0024-E-00187	837 VISTA ST	THOMAS DEBORAH R	837 Vista St, Pittsburgh Pa 15212	House				Commonwealth of Pa Department of Labor and Industry, ia Card Services (1825 E Nicleue Rpad {jpemox AZ 85034), Sears Roebuck And Company (21 Yost Blvd Apt 301 Pittsburgh Pa 15221), Allegheny county criminal division (114 Courthouse 436 Grant St Pittsburgh Pa 15219), Allegheny County criminal division (114 Courthouse 436 Grant St Pittsburgh Pa 15219), Alleghenyl county criminal division, Allegheny county criminal division, Allegheny county criminal division, Commonwealth of Pa Department of Revenue (Bureau of Complicance Department 280946 Harrisburg Pa 17128) , S %T Bank (800 Philadelphia St Indiana Pa 15701), Bridgeway Capital (702 Grant St STE 1920 Pittsburgh Pa 15219), Alleghenly County criminal division, Allegheny county criminal records, Allegheny county criminal division, Lerverne Sanders (PO Box 15163 Richmond Va 23227)
0024-E-00193	VISTA ST	SMITH DANIEL W	PO Box 334 Ingomar Pa 15127	Lot				Allegheny County, City of Pittsburgh
0024-E-00196	VISTA ST	WENTZ JAMES J	863 Vista St Pittsburgh Pa 15212	Lot				Bureau Investment Group (1717 Central St Evanston IL 60204), Allegheny County, City of Pittsburgh
0024-E-00198	VISTA ST	VISTA STREET ENTERPRISES INC		Lot				City of Pittsburgh
0024-E-00270	868 VISTA ST	SZABO KALMAN G	PO Box 20288 Newark NJ 07101	House				

0024-E-00272	VISTA ST	JACKSON BRUCE LEE JR	860 Vista St, Pittsburgh Pa 15212	House				Parkview Community Federal Credit Union (2100 Eden Park Blvd McKeesport Pa 15132), IRS, IRS, Brandywine Agency (357 Lincoln Highway North Versailles Pa 15137), Allegheny County, City of Pittsburgh
0024-E-00275	856 VISTA ST	KOCIAN DOUGLAS & GEORGINA (W)	856 Vista St, Pittsburgh Pa 15212	House				
0024-E-00276	VISTA ST	THE 846 VISTA STREET LAND TRUST	2218 Rockledge St, Pittsburgh Pa 15212	Lot				
0024-E-00277	VISTA ST	THE 846 VISTA STREET LAND TRUST		Lot				
0024-E-00278	VISTA ST	THE 846 VISTA STREET LAND TRUST		Lot				
0024-E-00279	VISTA ST	LASKAC ANNA D & ROBERT L LASKAC	838 Vista St Pittsburgh Pa 15212	Lot				City of Pittsburgh, Allegheny county
0024-E-00280	VISTA ST	THOMAS SHIRLEY M	836 Vista St Pittsburgh Pa 15212	Lot				Allegheny county criminal division (114 courthouse 436 Grant st Pittsburgh Pa 15219), City of Pittsburgh, Allegheny ocunity
0024-E-00185	835 VISTA ST	CITY OF PITTSBURGH	City County Building 414 Grant St RM 200 Pittsburgh Pa 15219	House				City of Pittsburgh, allegheny county
0024-E-00281	834 VISTA ST	CITY OF PITTSBURGH		Lot				City of Pittsburgh, Allegheny County
0024-E-00282	VISTA ST	CITY OF PITTSBURGH		Lot				
0024-E-00284	VISTA ST	CITY OF PITTSBURGH		Lot				
0024-E-00285	820 VISTA ST	CITY OF PITTSBURGH		House				gd-10-003805, City of Pittsburgh
0024-E-00159	826 CONCORD ST	CITY OF PITTSBURGH		Lot	Key Bank	8000 Midatlantic Dr. STE 202 North Mt Laurel NJ 08054	order of court 49832- 350 r 10-9-18	Capital One Bank (4851 Cox Road Glen Allen Va 23060)
0024-J-00317	831 TRIPOLI ST	MOYERS DEBRA J	829 Tripoli ST Pittsburgh Pa 15212	House	Wells Fargo Bank	Po Box 5137 Des Moines IA 50306	Asg 50171-34 r 1-22- 19 to US Bank 209 S. LaSalle St 3rd FL STE 300 Chicago IL 60604	Pittsburgh Water and Sewer Authority

**PHASE 4**

Parcel ID	Property Address	Owner Name	Owner Address	House or Lot	Mortgagees	Addresses	Plaintiff's Address
0024-J-00247	816 SPRING GARDEN AVE	816 SPRING GARDEN ENTERPRISES LLC	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	House			
0024-J-00247-0001	CONCORD ST	816 SPRING GARDEN ENTERPRISES LLC		Lot			
0024-J-00262	837 SPRING GARDEN AVE	VLAKANCIC WILLIAM	837 Spring Garden Ave Pittsburgh Pa 15212	House			
0024-J-00263	839 SPRING GARDEN AVE	FUGENT HOWARD C & LAVONA L	569 Loretto Rd, Pittsburgh Pa 15217	Lot			City of Pittsburgh, allegheny county
0024-J-00267	841 SPRING GARDEN AVE	ONEILL MAINTENANCE	9865 Rinaman Rd, Wexford Pa 15090	House			City of Pittsburgh
0024-J-00290	848 TRIPOLI ST	SEQUITUR FINANCIAL LLC	372 Wineland Rd, Ligonier, Pa 15658	Lot			Commonwealth of PA Department of Revenue, Allegheny County 542 Forbes Ave Pittsburgh PA 15219, City of Pittsburgh
0024-E-00101	CONCORD ST	816 SPRING GARDEN ENTERPRISES LLC	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	Lot			
0024-E-00108-0000-00	833 CONCORD ST	BGS1 PROPERTIES LLC	PO Box 99938 Pittsburgh Pa 15233	House	Standard Bank	2640 Monroeville Blvd, Monroeville PA 1514+	Allegheny County 3333 Forbes Ave Pittsburgh PA 15213
0024-F-00102	CHESTNUT ST	CITY OF PITTSBURGH	City County Building 414 Grant St RM 200, Pittsburgh Pa 15219	Lot			City of Pittsburgh
<b>MEXICAN WAR STREETS</b>							
Parcel ID	Property Address	Owner Name	Owner Address				

0023-F-00301	JACKSONIA ST	URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH	412 BOULEVARD OF THE ALLIES STE 901 PITTSBURGH PA 15219
0023-F-00336	ARCH ST	URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH	412 BOULEVARD OF THE ALLIES STE 901 PITTSBURGH PA 15219


**EXHIBIT B**  
**Respondents Names & Addresses & form of Notice**

1	City Of Pittsburgh ,	Solicitor 414 Grant Street 313 CCB-Law Dept Pittsburgh, PA 15219	FedEx
2	Pittsburgh Public Schools ,	341 Bellefield Ave. Pittsburgh, PA 15213	US Mail
3	Allegheny County ,	436 Grant Street Ct. Rm. 111- Sheriff's Pittsburgh, PA 15219	FedEx
4	Community Alliance Spring Garden East Deutschtown ,	800 Vinial St - Ste. B201 Pittsburgh, PA 15212	FedEx
5	Sage Financial Ltd. ,	267 E Market St Wolpoff & Abramson York, PA 17403	US Mail
6	Integra Bank ,	PO Box 1404 Franklin, PA 16323	US Mail
7	Equitable Resources Inc. ,	225 North Shore Dr. - 2nd Flr. Pittsburgh, PA 15212	US Mail
8	Credit Asset Management ,	1030 Fifth Ave Pittsburgh, PA 15219	US Mail
9	Pittsburgh National Bank ,	Loan Documentation Center Fifth Ave and Wood St Pittsburgh Pa 15265	US Mail
10	Beneficial Consumer Discount Co.,	72 McKnight Rd Pittsburgh, PA 15237	US Mail
11	Sky Vue Nursing Center ,	2170 Rhine St Pittsburgh, PA 15212	US Mail
12	Progressive Home Federal Saving & Loan Assoc. ,	820 East Warrington Ave Pittsburgh Pa 15210	US Mail
13	Commonwealth Of Pennsylvania Dept Of Revenue ,	Bureau of Compliance Department 280946 Harrisburg Pa 17128	FedEx
14	American General Consumer Discount Co. ,	4771 McKnight Road Pittsburgh Pa 15237	US Mail
15	Han, Ruth R. ,	115 VIP Drive STE 120 c/o Dave Mauro Esq. Wexford PA 15090	US Mail
16	Investment Growth Fund ,	1530 16th St STE 200 Denver CO 80202	US Mail
17	Asset Acquisitions Group ,	2718 Koppers Building 436 7th Ave Pittsburgh Pa 15219	US Mail
18	Commonwealth Financial ,	120 North Keyser Ave Scranton Pa 18504	US Mail

19	Berkheimer Associates ,	4653 Clairton Blvd Pittsburgh Pa 15236	US Mail
20	The 824 Phineas Street Land Trust,	2218 Rockledge St Pittsburgh Pa 15212	FedEx
21	Norpit40 Llc. ,	372 Wineland Rd, Ligonier, Pa 15658	FedEx
22	Herder, Carol ,	2031 Penn Ave Pittsburgh Pa 15222	FedEx
23	Or Teutonia, Maennerch ,	857 Phineas St Pittsburgh Pa 15212	FedEx
24	Yonick Irrevocable Trust (The) ,	190 Hill Rd Wexford Pa 15090	US Mail
25	Bloomfield Enterprises Llc. ,	428 Forbes Ave STE 1509 Pittsburgh Pa 15219	FedEx
26	EF Mortgage ,	12841 Holiday Lane Bowie MD 20716	US Mail
27	Waraks, Chris ,	2 Noster St Pittsburgh Pa 15212	FedEx
28	Haj Hassahel, Benali Rabia ,	1002 Spring Garden Ave Pittsburgh Pa 15212	FedEx
29	Carik, Barbara ,	8061 Ken Smith Falls St North Las Vegas, NV 89085	FedEx
30	Carik, Joseph ,	8061 Ken Smith Falls St, North Las Vegas, NV 89085	FedEx
31	Gohari, Omid ,	2416 Ramblewood Dr, Wexford Pa 15090	FedEx
32	Tanvir, Mohammad ,	699 Rodi Rd Pittsburgh Pa 15235	FedEx
33	Page, Robert ,	4052 Penn Ave FL 1, Pittsburgh Pa 15224	FedEx
34	Portage National Bank	325 Industrial Park Road PO Box 660 Ebensburg Pa 15931	US Mail
35	Deushtown Community I Llc. ,	1619 Broadway Ave Ste 200 Pittsburgh Pa 15216	FedEx
36	Amd Construction & Development ,	640 Ridge Rd Pittsburgh Pa 15205	FedEx
37	Roche, Charlotte M. A. ,	234 Academy Ave Pittsburgh Pa 15228	FedEx
38	Gross, Bridgett A. ,	333 Faber St Pittsburgh Pa 15214	FedEx
39	Scott, Walter ,	1632 Horne Blvd New Kensington Pa 15068	FedEx
40	Scott, Gertrude ,	1632 Horne Blvd New Kensington Pa 15068	FedEx
41	Wappes, Jr. Raymond ,	201 Perryview Ave Pittsburgh Pa 15214	FedEx

42	Wappes, Georgia C. ,	201 Perryview Ave Pittsburgh Pa 15214	FedEx
43	Moyers, Debra J. ,	829 Tripoli St Pittsburgh Pa 15212	FedEx
44	Moyers Thomas L. ,	829 Tripoli St Pittsburgh Pa 15212	FedEx
45	Us Bank ,	209 S. LaSalle St. 3rd FL STE 300 Chicago IL 60604	FedEx
46	Marc Anthony Management Co. LP. ,	2201 Main St Pittsburgh Pa 15212	FedEx
47	Gelacek, Evan A. ,	531 Tripoli St Pittsburgh Pa 15212	FedEx
48	Gelacek, Emily F. ,	531 Tripoli St Pittsburgh Pa 15212	FedEx
49	Beneficial Consumer Discount Co.,	880 Butler St Pittsburgh PA 15223	FedEx
50	Duda, Donald ,	PO Box 212 Dravosburg, PA 15034	US Mail
51	Jadlowiec, Krystyna ,	856 Concord St Pittsburgh, PA 15212	FedEx
52	Jadlowiec, Caroline ,	856 Concord St Pittsburgh, PA 15212	US Mail
53	Abuccofan Llc. ,	271 Cascade Rd Pittsburgh, PA 15221	FedEx
54	M&M RE Holdings LLC	1735 East Carson St #391 Pittsburgh, PA 15203	FedEx
55	Bbc Pittsburgh Llc. ,	142 Kingston Ave Cranberry, PA 16066	FedEx
56	Dailey, Ruth Ann ,	816 Concord St Pittsburgh, PA 15212	FedEx
57	Tew, John L. ,	829 Vista St Pittsburgh, PA 15212	FedEx
58	Tew, Avonell ,	829 Vista St Pittsburgh, PA 15212	FedEx
59	Beneficial Consumer Discount Co.,	924 Presque Isle Dr Pittsburgh Pa 15239	FedEx
60	Thomas, Deborah R. ,	837 Vista St Pittsburgh, PA 15212	FedEx
61	Smith, Daniel W. ,	PO Box 334 Ingomar Pa 15127	US Mail
62	Bridgeway Capital ,	702 Grant Street STE 1920 Pittsburgh Pa 15219	US Mail
63	Wentz, James J. ,	863 Vista St Pittsburgh Pa 15212	FedEx
64	Bureau Investment Group ,	1717 Central St Evanston IL 60204	FedEx



65	Vista Street Enterprises Inc. ,	425 William Flynn Highway Pittsburgh Pa 15101	US Mail
66	Szabo, Kalman G. ,	PO Box 20288 Newark NJ 07101	US Mail
67	Jackson, Jr. Bruce Lee ,	860 Vista St Pittsburgh Pa 15212	FedEx
68	Parkview Community Federal Credit Union,	2100 Eden Park Blvd McKeesport Pa 15132	US Mail
69	Irs - Brandywine Agency ,	357 Lincoln Highway North Versailles Pa 15137	US Mail
70	Kocian, Douglas ,	856 Vista St Pittsburgh Pa 15212	FedEx
71	Kocian, Georgia ,	856 Vista St Pittsburgh Pa 15212	FedEx
72	The 846 Vista Street Land Trust ,	2218 Rockledge St Pittsburgh Pa 15212	FedEx
73	Laskac, Anna D. ,	838 Vista St Pittsburgh Pa 15212	FedEx
74	Laskac, Robert L. ,	838 Vista St Pittsburgh Pa 15212	FedEx
75	Thomas, Shirley M. ,	836 Vista St Pittsburgh Pa 15212	FedEx
76	Key Bank ,	8000 Midatlantic Dr. STE 202 North Mt Laurel NJ 08054	US Mail
77	816 Spring Garden Enterprises Llc.,	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	FedEx
78	Vlakancic, William ,	837 Spring Garden Ave Pittsburgh Pa 15212	FedEx
79	Fugent, Howard ,	569 Loretto Rd Pittsburgh Pa 15217	FedEx
80	Fugent, Lavona ,	569 Loretto Rd Pittsburgh Pa 15217	FedEx
81	Oneill Maintenance ,	9865 Rinaman Rd Wexford Pa 15090	FedEx
82	Sequitur Financial Llc. ,	372 Wineland Rd Ligonier, Pa 15658	FedEx
83	Bgs1 Properties Llc. ,	PO Box 99938 Pittsburgh Pa 15233	US Mail
84	Standard Bank ,	2640 Monroeville Blvd Monroeville PA 15146	US Mail
85	Urban Redevelopment Authority of Pittsburgh	412 Boulevard Of The Allies STE 901 Pittsburgh PA 15219	FedEx

**EXHIBIT B-2**  
**REAL ESTATE INVOLVED (“SUBJECT PROPERTIES”)**

Real Estate Involved:  
 23<sup>rd</sup> Ward, Pittsburgh,  
 Pennsylvania 15212:

Known As      Block & Lot

1. 823 Eagle Way 24-J-319;
2. 851 Triploi St 24-J-325;
3. 851 Triploi St 24-J-326;
4. 851 Triploi St 24-J-327;
5. 851 Triploi St 24-J-328;
6. Lovitt Way 24-J-357;
7. Lovitt Way 24-J-364;
8. Suismon St 24-J-376;
9. Suismon St 24-J-378;
10. Suismon St 24-J-403;
11. Suismon St 24-J-405;
12. Suismon St 24-J-408;
13. Suismon St 24-J-409;
14. Suismon St 24-J-410;
15. 847 Suismon St 24-J-415;
16. Peralta St 24-J-422;
17. Peralta St 24-J-425;
18. Peralta St 24-J-426;
19. 836 Peralta St 24-J-427;
20. 923 Chestnut St 24-K-1;
21. Peralta St 24-K-31;
22. 900 Chestnut St 24-K-244;
23. 923 Chestnut St 24-J-329;
24. 923 Chestnut St 24-J-330;
25. 923 Chestnut St 24-J-331;
26. 828 Suismon St 24-J-387;
27. Suismon St 24-J-412;
28. 923 Chestnut St 24-K-2;
29. 898 Phineas St 24-K-32;
30. 828 Phineas St 24-J-448;

31. 833 Peralta St. 24-J-453;
32. 868 Phineas St 24-K-37;
33. Phineas St 24-K-42;
34. Phineas St 24-K-36;
35. 852 Peralta St 24-K-22;
36. 851 Suismon St 24-J-416-0;
37. 901 Chestnut St 24-K-12;
38. Suismon St 24-K-13;
39. Lovitt Way 24-J-366;
40. Lovitt Way 24-J-367;
41. Lovitt Way 24-J-368;
42. 846 Lovitt Way 24-J-337;
43. 846 Lovitt Way 24-J-339;
44. Eagle Way 24-J-345;
45. Lovitt Way 24-J-346;
46. Tripoli St 24-J-312;
47. Tripoli St 24-J-312-0;
48. 829 Tripoli St 24-J-314;
49. 829 Tripoli St 24-J-315;
50. Lovitt Way 24-J-369;
51. 853 Lovitt Way 24-J-370;
52. Lovitt Way 24-J-358;
53. Lovitt Way 24-J-361;
54. Lovitt Way 24-J-363;
55. 851 Tripoli St 24-J-335;
56. Lovitt Way 24-J-336;
57. 860 Concord St 24-E-140;
58. Concord St 24-E-141;
59. 856 Concord St 24-E-142;
60. 854 Concord St 24-E-143;
61. Concord St 24-E-144;
62. Concord St 24-E-145;
63. 848 Concord St 24-E-147;
64. 844 Concord St 24-E-149;
65. 840 Concord St 24-E-151;

66. Concord St 24-E-161;
67. 829 Vista St. 24-E-183;
68. 837 Vista St 24-E-187;
69. Vista St 24-E-193;
70. Vista St 24-E-196;
71. Vista St 24-E-198;
72. Vista St 24-E-270;
73. Vista St 24-E-272;
74. 856 Vista St 24-E-275;
75. Vista St 24-E-276;
76. Vista St 24-E-277;
77. Vista St 24-E-278;
78. Vista St 24-E-279;
79. Vista St 24-E-280;
80. 835 Vista St 24-E-185;
81. 834 Vista St 24-E-281;
82. Vista St 24-E-282;
83. Vista St 24-E-284;
84. 820 Vista St 24-E-285;
85. 826 Concord St 24-E-159;
86. 831 Tripoli St 24-J-317;
87. 816 Spring Garden Av. 24-J-247;
88. Concord St 24-J-247-01;
89. 837 Spring Garden Av. 24-J-262;
90. 839 Spring Garden Av. 24-J-263;
91. 841 Spring Garden Av. 24-J-267;
92. 848 Tripoli St 24-J-290;
93. Concord St 24-E-101;
94. 833 Concord St 24-E-108;
95. Chestnut St 24-F-102;
96. Jacksonia St 23-F-301;
97. Arch St. 23-F-336

**PHASE 1**

Parcel ID	Property Address	Owner Name	Owner Address	Sale Date	House or Lot	Mortgages	Mortgages	Addresses	Assignment/ other	Vesting Deed	Judgments/ Liens	Plaintiff Addresses
0024-J-00319	833 EAGLE WAY	CITY OF PITTSBURGH	City County Building 414 Grant St Rm 200, Pittsburgh Pa 15219	4/20/2018	House	mb 18417-457 r 2-12-99 \$17500/ mb19329-322 r 12-8-99 \$6257.39/ mb 19812-228 r 6-9-00 \$38607.95	Mid-Ohio Securities Corp FBO Edward J. Quinlan/ Edgewood Community Limited Partnership/ Beneficial Consumer Discount Company	PO Box 1529 Elyria OH 44036/ EQT Settlement Services Inc 429 Forbes Ave STE 1100 Pittsburgh Pa 15219/ 575 Clairton Blvd Pittsburgh Pa 15236			90-06-004817, 10-20-000222, ftl-12-000934, cc-12-007570, dtd-01-023359, dtd-02-023727, dtd-03-015089, dtd-03-121509, dtd-04-031855, dtd-04-085237, dtd-05-025491, dtd-06-019175, dtd-07-017330, dtd-07-083398, dtd-08-025050, dtd-09-024220, dtd-10-020136, dtd-10-042604, dtd-11-007649, dtd-12-041059, dtd-12-012116, dtd-12-031355, dtd-13-011085, dtd-13-053567, dtd-14-014502, dtd-14-031184, dtd-15-013844, dtd-15-040815, dtd-19-015359, dtd-16-019443, dtd-16-050004, dtd-17-	Sage Financial Ltd (267 E Market St Wolpoff and Abramson York Pa 17403), IRS, IRS, Allegheny county criminal division (114 Courthouse 436 Grant St Pittsburgh Pa 15219), City of Pittsburgh, Allegheny county
0024-J-00325	851 TRIPOLI ST	CITY OF PITTSBURGH		4/5/2002	Lot	mb 14076-474 r 4-7-94 \$10805	Integra Bank	PO Box 1404 Franklin PA 16323			trd 16-459 r 4-5-02	

**EXHIBIT C**

0024-J-00326	851 TRIPOLI ST	CITY OF PITTSBURGH		4/5/2002	Lot	none
0024-J-00327	851 TRIPOLI ST	CITY OF PITTSBURGH		4/5/2002	Lot	none
0024-J-00328	851 TRIPOLI ST	CITY OF PITTSBURGH		6/3/1969	Lot	none


<b>trd 16-459</b> <b>r 4-5-02</b>	ar-06-010636	Equitable Resources Inc (225 North Shore Drive 2nd FL Pittsburgh Pa 15212
<b>trd 16-460</b> <b>r 4-5-02</b>	ar-06-010636	Equitable Resources Inc (225 North Shore Drive 2nd FL Pittsburgh Pa 15212
<b>trd 10-485</b> <b>r 6-3-69</b>		

0024-J-00341	LOVITT WAY	CITY OF PITTSBURGH		10/25/2013	Lot	none
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**trd 14-158  
r 10-25-13**

ar-99-001307,  
dtd-95-000207,  
dtd-95-000208,  
dtd-95-023268,  
dtd-96-062227,  
dtd-98-306889,  
dtd-98-315128,  
dtd-98-022717,  
dtd-99-020748,  
dtd-00-020362,  
dtd-01-023408,  
dtd-03-121579,  
dtd-04-031918,  
dtd-05-025549,  
dtd-078823, dtd-  
06-019231, dtd-  
07-017335, dtd-  
08-025105, dtd-  
08-074574, dtd-  
09-024275, dtd-  
10-020070, dtd-  
10-042664, dtd-  
11-007636, dtd-  
11-041119, dtd-  
12-012225, dtd-  
12-031436, dtd-  
13-011018, dtd-  
13-0533618, dtd-  
14-031246

Richard Campbell  
(110 Blythe Road  
Morgan Pa  
15064), City of  
Pittsburgh,  
Allegheny county

0024-J-00357	LOVITT WAY	CITY OF PITTSBURGH		5/11/2007
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Lot none

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**trd 17-280  
r 5-11-07**

dtd-98-846744, dtd-98-846745, dtd-98-846746, dtd-98-846747, dtd-04-031902, dtd-05-025530, ar-05-005433, dtd-06-019216, dtd-06-075810, dtd-07-017338, dtd-07- 067804,dtd-08- 025085
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City of Pittsburgh,  
Allegheny county

0024-J-00364	LOVITT WAY	CITY OF PITTSBURGH	4/28/2017	Lot	none
0024-J-00376	SUISMON ST	CITY OF PITTSBURGH	6/25/2004	Lot	none


**trd 17-313  
r 4-28-12**

**trd 17-116  
r 6-25-04**

gd-09-013524, ar-10-006512, ar-09-002970, dtd-98-022744, dtd-99-020773, dtd-00-020399, dtd-00-076994, dtd-01-023435, dtd-02-023670, dtd-03-015167, dtd-03-121606, dtd-04-031955, dtd-04-085239, dtd-05-025576, dtd-05-063421, dtd-06-019259, dtd-07-017339, dtd-07-083400, dtd-08-025134, dtd-09-024307, dtd-10-020041, dtd-10-042696, dtd-11-007601, dtd-11-041148, gd-12-005751, dtd-12-012192, dtd-12-031469, dtd-13-010976, dtd-13-053359, dtd-14-014598, dtd-14-021282, dtd-15-020319, dtd-00-076997, dtd-01-023371, dtd-02-023674, dtd-03-015101, dtd-03-121520, dtd-04-031865, dtd-05-025501

Credit Asset Management (1030 Fifth Ave Pittsburgh Pa 15219), Palisades Collection (210 Sylvan Ave Englewood Cliff NJ 07632), Capital One Back (4851 Cox Road Glen Allen VA 23060), City of Pittsburgh, Allegheny county

City of Pittsburgh, Allegheny county

0024-J-00378	SUISMON ST	CITY OF PITTSBURGH		6/25/2004
0024-J-00403	SUISMON ST	CITY OF PITTSBURGH		9/12/2012
0024-J-00405	SUISMON ST	CITY OF PITTSBURGH		4/20/2018

Lot	mb 8791-613 r 8-25-86 \$40000	Pittsburgh National Bank	Pittsburgh National Bank Loan Documentation Center Fifth Ave and Wood St Pittsburgh Pa 15265
Lot	none		
Lot	mb 19265-633 r 11-16-99 \$15000 and 18467-24 r 3-2-99 \$29750	Beneficial Consumer Discount Company and Delta Funding Corp.	7219 McKnight Road Pittsburgh Pa 15237 and 1000 Woodbury road NY 11797

<b>trd 17-115 r 6-25-04</b>	gd-2261-10-73, gd-04-005417,	Commonwealth of Pa Department of Labor and Indstry, Sickle Cell Society Inc (7643 Frankstown road Pittsburgh Pa 15208)
<b>trd 18-408 r 9-12-12</b>	dtd-08-025159, dtd-09-024331, dtd-10-020002, dtd-10-042719, dtd-11-007557, dtd-11-041174, dtd-12-01492	
<b>trd 18-429 r 4-20-18</b>	dtd-10-019968, dtd10-042738, dtd-11-007520, dtd-11-041196, gd-12-003730, dtd-12-012197, dtd-12-031475, dtd-13-010980, dtd-13-053136, dtd-14-014600, dtd-14-031288, dtd-15-013785, dtd-15-040908, dtd-16-050097, dtd-17-019070, dtd-18-018934, dtd-19-018661	
		City of Pittsburgh, Allegheny county



0024-J-00408	SUISMON ST	CITY OF PITTSBURGH		6/25/2004
0024-J-00409	SUISMON ST	CITY OF PITTSBURGH		2/4/2015
0024-J-00410	SUISMON ST	CITY OF PITTSBURGH		6/25/2004
0024-J-00415	847 SUISMON ST	CITY OF PITTSBURGH		8/14/2015

Lot	mb 14747-160 r 2-9-95 \$28415.32	Sky Vue Nursing Center	2170 Rhine St Pittsburgh Pa 15212	Order of court 49803-408 r 10-1-18	<b>trd 17-115 r 6-25-04</b>	dtd-95-023309, dtd-96-062238, dtd-96-021069, dtd-97-039576, dtd-98-315132, dtd-98-022751, dtd-99-020782, dtd-00-020407, dtd-00-077003, dtd-01-023443, dtd-02-023677, dtd-03-015174, dtd-03-121617, dtd-04-031961, dtd-05-006027, dtd-05-025582	City of Pittsburgh , Allegheny county
Lot	mb 28914-71 r 10-25-04 \$50000	Progressive Home Federal Savings and Loan Association	820 East Warrington Ave Pittsburgh Pa 15210	Order of court 49803-406 r 10-1-18	<b>trd 15-170 r 2-4-15</b>	gd-09-020233, gd-14-008819	City of Pittsburgh, Commonwealth of Pa Department of Revenue (Bureau of Compliance Department 280946 Harrisburg Pa 17128
Lot	none				<b>trd 17-115 r 6-25-04</b>		
House	mb 21304-205 r 8-16-01 \$14631.13	American General Consumer Discount Company	4771 McKnight Road Pittsburgh Pa 15237	Order of court 49803-410 r 10-1-18	<b>trd 16-79 r 1-12-16</b>		

0024-J-00422	PERALTA ST	CITY OF PITTSBURGH		10/24/2014
0024-J-00425	PERALTA ST	CITY OF PITTSBURGH		12/16/2004
0024-J-00426	PERALTA ST	CITY OF PITTSBURGH		9/22/2015

Lot	mb 23251-15 r 9-4-02 \$6000	Ruth R. Han	Dave Mauro Esq. 115 VIP Drive STE 120 Wexford PA 15090	Order of court 49771-503 r 9- 21-18	<b>trd 15-340</b> <b>r 10-24-14</b>	dtd-04-031878, dtd-05-025511, gd-06-003844, dtd-06-019191, dtd-06- 075811,dtd-07- 017347, dtd-08- 025062, dtd-09- 024237, dtd-10- 005375, dtd-10- 020155, dtd-10- 042620, dtd-11- 007665, dtd-11- 041082, dtd-12- 012248, dtd-12- 031392, dtd-13- 011045, dtd-13- 058195, dtd-14- 014519, dtd-14- 031200, dtd-15- 040828, dtd-16- 050019	City of Pittsburgh, Allegheny county
Lot	none				<b>trd 17-148</b> <b>r 12-16-04</b>	gd-08-002314	American Credit Collections ( PO Box 264 Taylor Pa 18517)
Lot	mb 34318-410 r 8-16-07 \$78750	Investment Growth Fund	1530 16th St STE 200 Denver CO 80202	Order of court 49771-499 r 9- 21-18	<b>trd 15-508</b> <b>r 9-22-15</b>	dtd-14-014610, dtd-15-013810, dtd-15-040852, dtd-16-050036	City of Pittsburgh, Allegheny county

0024-J-00427	836 PERALTA ST	CITY OF PITTSBURGH		9/22/2015	House	none
0024-K-00001	923 CHESTNUT ST	CITY OF PITTSBURGH		10/26/2012	Lot	none
0024-K-00031	PERALTA ST	CITY OF PITTSBURGH		7/27/2001	Lot	none


<b>trd 15-509</b> <b>r 9-22-15</b>	dtd-97-015105, dtd00-077005, dtd-01-023470, dtd-02-023680, dtd-03-015204, dtd-03-121652, dtd-04-031995, 04-085241, dtd- 05-013630, dtd- 05-025620, dtd- 05-022501, dtd- 08-025167, dtd08- 074577, dtd-08- 074577, dtd-09- 024336, dtd-10- 020013, dtd-10- 042724, dtd-11- 007565, dtd-11- 041180, dtd-12- 012152, dtd-12- 031497, dtd-13- 010973, dtd-13- 058053, dtd-14- 031319, dtd-15- 040940, dtd-16- 050126	City of Pittsburgh , Allegheny county
<b>trd 13-429</b> <b>r 10-26-12</b>	dtd-10-020056, dtd-10-042707, dtd-11- 041165, dtd-12- 031481, dtd-13- 042974, gd-16- 010651	City of Pittsburgh, Allegheny county
<b>trd 16-411</b> <b>r7-27-01</b>		



0024-J-00412	SUISMON ST	COMMUNITY ALLIANCE OF SPRING GARDEN EAST DEUSCHTO WN		2/3/2014	Lot	none
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**15506-44  
r 2-3-14**

gd-11-021273, gd-03-013889, gd-01-009137, gd-11-021466, gd-11-020293	Commonwealth Financial (120North Keyser Ave Scranton Pa 18504), Berkheimer Associates (4653 Clairton Blvd PittsburghPa 15236), Commonwealth of Pa Department of Revenue, Capital One Back (4851 Cox Road Glen Allen Va 23060), Midland Funding LLC (120 North Keyser Ave E.A. Abrahamsen adn Assoc. Scranton Pa 188504)
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0024-K-00037	868 PHINEAS ST	HERDER CAROL	2031 Penn Ave Pittsburgh Pa 15222	8/27/2020
0024-K-00042	PHINEAS ST	MAENNERCH OR TEUTONIA	857 Phineas St Pittsburgh Pa 15212	12/1/1978
0024-K-00036	PHINEAS ST	COMMUNITY ALLIANCE OF SPRING GARDEN-EAST	800 Vinial St STE B201, Pittsburgh Pa 15212	12/16/2011

Lot none

Lot none

none


18198-560 r 10-23-20

6039-17 r 11-21-78

14764-325 r 12-16-11


PHASE 2												
Parcel ID	Property Address	Owner Name	OWNER ADDRESS	Sale Date	House or Lot	Mortgages	Mortgagor	Mortgagee	Addresses	Assgnmnt/other	Vesting Deed	Judgments/Liens
0024-K-00022	852 PERALTA ST	YONICK IRREVOCABLE TRUST (THE)	190 Hill Rd, Wexford Pa 15090	#####	House	none					13450-401 r 11-28-07	
0024-J-00416-0000	851 SUISMON ST	BLOOMFIELD ENTERPRISES LLC	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	3/4/2020	House	mb 51212-35 r 10-21-19 \$150000	1301 Grandview I	FTF Lending	1220 West 6th STE 201 Cleveland Oh 44113	EF Mortgage, 12841 Holiday Lane, Bowie MD 20716. ASG 51564-309 r 1-14-20 / REREC 51449-520 r 12-16-19	17955-400 r 3-5-20	
0024-K-00012	901 CHESTNUT ST	WARAKS CHRIS	2 Noster St, Pittsburgh Pa 15212	12/1/2015	House	none					16222-456 r 12-10-15	dtd-98-322298, dtd-98-022715, dtd-99-020746, dtd-00-077009, dtd-03-015144, dtd-03-121577, dtd-04-031916, dtd-05-025547, dtd-06-019229, dtd-07-017353, dtd-08-025103, dtd-09-024273, dtd-10-042662, dtd-11-041117, dtd-12-031434, dtd-13-034946
0024-K-00013	SUISMON ST	BENALI RABIA HASSAH EL HAJ	1002 Spring Garden Ave, Pittsburgh Pa 15212	5/19/2015	Lot	none					15981-313 r 5-20-15	



0024-J-00366	LOVITT WAY	CARIK BARBARA J & JOSEPH M (H)	8061 Ken Smith Falls St, North Las Vegas. NV	12/7/2009	Lot	none					<b>14125-208 r 12-7-09</b>	
0024-J-00367	LOVITT WAY	GOHARI OMID	2416 Ramblewood Dr, Wexford Pa 15090	6/30/2017	Lot	none					<b>16902-185 r 8-11-17</b>	dtd-95-023297, dtd-96-062231, dtd-96-021059, dtd-97-039564, dtd-98-846749, dtd-98-022743, dtd-99-020771, dtd-00-020398, dtd-00-057672, dtd-01-023434, dtd-02-023671, dtd-02-023671, dtd-03-015166, dtd-03-121605, dtd-04-031946, dtd-05-025575
0024-J-00368	LOVITT WAY	TANVIR MOHAMMAD	699 Rodi Rd, Pittsburgh Pa 15235	5/15/2003	Lot	none					<b>11647-535 r 5-15-03</b>	

0024-J-00369	LOVITT WAY	PAGE ROBERT	4052 Penn Ave FL 1, Pittsburgh Pa 15224	3/11/1994	Lot	none						9122-156 r 3-11-94	dtd-96-062232, dtd-96-074705, dtd-96-021048, dtd-97-039552, dtd-97-015103, dtd-97-015104, dtd-98-022736, dtd-99-020765, dtd-00-020389, dtd-01-023425, dtd-02-023672, dtd-03-121597, dtd-04-031939, dtd-05-025570, dtd-05-078765, dtd-06-019254, dtd-07-017340, dtd-08-025129, dtd-08-074575, dtd-09-024298, dtd-10-020031, dtd-10-042687, dtd-11-007589, dtd-11-041139, dtd-12-012181, dtd-12-031457, dtd-13-011037, dtd-13-053233, dtd-14-031272, dtd-15-040895, dtd-16-050080
0024-J-00370	853 LOVITT WAY	DEUTSCHTOWN COMMUNITY I LLC	1019 Broadway Ave Ste 200, Pittsburgh Pa 15216	5/30/2019	House	none						17636-306 r 5-31-19	
0024-J-00358	LOVITT WAY	MARC ANTHONY MANAGEMENT	2201 Main St Pittsburgh Pa 15215	#####	Lot	none						14743-154 r 11-18-11	

0024-J-00361	LOVITT WAY	AMD CONSTRUCTIO N & DEVELOPMEN	640 Ridge Rd, Pittsburgh Pa 15205	4/3/2020	Lot	none						17984-167 r 4-3-20	
0024-J-00363	LOVITT WAY	ROCHE CHARLOTTE M ADAMETZ	234 Acadamy Ave Pittsburgh Pa	6/20/1988	Lot	none						7808-313r 6- 20-88	
0024-J-00335	851 TRIPOLI ST	GROSS BRIDGETT A	333 faber St, Pittsburgh Pa 15214	2/20/1996	Lot	none						9636-496 r 2-20-96	gd-95-011384, dtd-14-031216, dtd-15-040846, dtd-17-019017, dtd-18-018889, dtd-19-018596, dtd-20-014416
0024-J-00336	LOVITT WAY	SCOTT WALTER H & GERTRUDE M	1632 Horne Blvd, New Kensington Pa 15068	6/4/1951	Lot	none						3129-698 r 6-4-51	
0024-J-00337	846 LOVITT WAY	WAPPES RAYMOND C JR & GEORGIA	201 Perryview Ave.	1/3/2001	Lot	none						10950-237 r 1-3-01	
0024-J-00339	846 LOVITT WAY	WAPPES RAYMOND C JR	201 Perryview Ave	8/21/2013	Lot	none						15346-11 r 8-21-13	
0024-J-00345	EAGLE WAY	MOYERS DEBRA J	829 Tripoli St, Pittsburgh Pa 15212	5/24/2006	Lot	mb 32009- 533 r 5-24- 06 \$30800	Debra Moyers	Wells Fargo Bank	Po Box 5137 Des Moines IA 50306	US Bank 209 s. LaSalle St. 3rd FL STE 300 Chicago IL 60604. ASG 50171-34 r 1-22- 19		12857-79 r 5-24-06	
0024-J-00346	LOVITT WAY	MARC ANTHONY MANAGEMENT	2201 Main St, Pittsburgh Pa15212	#####	Lot	none						14743-154 r11-18-11	
0024-J-00312	TRIPOLI ST	GELACEK EVAN A & EMILY F (W)	531 Tripoli St, Pittsburgh Pa15212	3/21/2018	Lot	none						17151-345 r 3-27-18	

0024-J-00312-0000-00	TRIPOLI ST	GELACEK EVAN A &		3/21/2018	Lot	none						
0024-J-00314	829 TRIPOLI ST	MOYERS THOMAS L & DEBRA J (W)	829 Tripoli St, Pittsburgh Pa 15212	1/15/1986	Lot	none					<b>7231-118 r 1-15-86</b>	dtd-96-021044, dtd-97-039546
0024-J-00315	829 TRIPOLI ST	MOYERS THOMAS L & DEBRA J (W)	,829 Tripoli St, Pittsburgh Pa 15212	1/15/1986	Lot	mb 10609- 94 r 12-20- 89 \$7140	Thomas and Debra Moyers	Beneficial Consumer Discount Company	880 Butler St Pittsburgh PA 15223		<b>7231-122 r 1-13-86</b>	dtd-97-039547, dtd-96-021045

PHASE 3											
Parcel ID	Property Address	Owner Name	Owner Address	Sale Date	House or Lot	Mortgages	Mortgagees	Addresses	Assignment/other	Vesting Deed	Judgments/Liens
0024-E-00140-0000-00	860 CONCORD ST	DUDA DONALD	PO Box 212, Dravosburg Pa 15034	4/16/1998	House	none				<b>10175-166 r 4-16-98</b>	sj-15-002336, ar-04-001456, ar-04-001456, ftl-96-001815, dtd-03-015111, dtd-01-023381, dtd-00-020334,
0024-E-00141-0000-00	CONCORD ST	ADLOWIEC KRYSTYNA & CAROLINE JADLOWIEC	856 Concord St, Pittsburgh Pa 15212	4/28/1994	House	none				<b>9203-573 r 4-28-94</b>	
0024-E-00142-0000-00	856 CONCORD ST	JADLOWIEC KRYSTYNA & CAROLINE JADLOWIEC		4/28/1994	House	none				<b>9203-570 r 4-28-94</b>	
0024-E-00143-0000-00	854 CONCORD ST	ABUCCOFAN LLC	271 Cascade Rd Pittsburgh Pa 15221	11/21/2016	House	mb 51193-54 r 10-16-19 \$35000	M & M RE Holdings LLC	1735 East CarsonST #391 Pittsburgh Pa 15203		<b>16622-118 r 11-30-16</b>	
0024-E-00144-0000-00	CONCORD ST	ABUCCOFAN LLC		11/21/2016	Lot	same as above				<b>16622-118 r 11-30-16</b>	
0024-E-00145-0000-00	CONCORD ST	ABUCCOFAN LLC		11/21/2016	Lot	same as above				<b>16622-118 r 11-30-16</b>	

0024-E-00147-0000-00	848 CONCORD ST	BBC PITTSBURGH LLC	142 Kingston Ave Cranberry Pa 16066	9/8/2017	Lot	none				<b>16938-476</b> <b>r 9-12-17</b>	cc-97-008932, dtd-00-020442, dtd-01-023474, dtd-03-015209, dtd-03-121656, dtd-04-032000, dtd-05-025625, dtd-06-019301, dtd-07-017208, dtd-08-025171, dtd-09-024341, dtd-10-042730, dtd-11-041186, dtd-12-031505
0024-E-00149-0000-00	844 CONCORD ST	BBC PITTSBURGH LLC		9/8/2017	Lot	none				<b>16928-476</b> <b>r 9-12-17</b>	
0024-E-00151-0000-00	840 CONCORD ST	BBC PITTSBURGH LLC		9/8/2017	Lot	none				<b>16938-476</b> <b>r 9-12-17</b>	dtd-95-023303, dtd-96-062185, dtd-96-021065, dtd-97-039569, dtd-01-302093, dtd-01-302094
0024-E-00161	CONCORD ST	DAILEY RUTH ANN	816 Concord St, Pittsburgh Pa 15212	3/29/2004	House	none				<b>11991-386</b> <b>r 3-29-04</b>	

0024-E-00183	829 VISTA ST	TEW JOHN L & AVONELL	829 Vista St, Pittsburgh Pa 15212	3/23/1964	House	mb 11220- 418 r 2-14- 91 \$4900	Beneficial Consumer Discount Company	924 Presque isle Drive Pittsburgh Pa 15239		<b>4073-576 r 3-26-64</b>	dtd-16-019383, dtd-17-019081, dtd-18-018943, dtd-19-009132, dtd-19-018639, dtd-19-061537, dtd-19-072225, dtd-20-014460
0024-E-00187	837 VISTA ST	THOMAS DEBORAH R	837 Vista St, Pittsburgh Pa 15212	10/26/1989	House	none				<b>8126-416 r 10-26-89</b>	gd-89-006512, ar-09-006895, gd-01-009620, cc-99-012696, cc-17-003732, cc-99-002391, cc-00-003821, cc-99-012759, gd-17-102619, gd-10-001881, gd-09-004587, cc-01-004186, cc-97-006212, cc-01-001502, gd-97-006285

0024-E-00193	VISTA ST	SMITH DANIEL W	PO Box 334 Ingomar Pa 15127	7/6/2005	Lot	none					dtd-.07- 017212, dtd-10- 020055, dtd-10- 042706, dtd-11- 007546, dtd-11- 041164, dtd-12- 012202, dtd-12- 031480, dtd-13- 010987, dtd-13- 068048, dtd-14- 014607, dtd-14- <b>12504-358</b> <b>r 7-6-05</b> 031296, dtd-15- 013791, dtd-15- 040918, dtd-16- 015355, dtd-16- 019441, dtd-16- 050108, dtd-17- 019076, dtd-18- 018938, dtd-19- 018634, dtd-20- 014457, gd-13- 011328
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0024-E-00196	VISTA ST	WENTZ JAMES J	863 Vista St Pittsburgh Pa 15212	4/18/2006	Lot	none					12815-381 r 4-18-06	ar-07-001433, dtd-00-056622, dtd-01-023428, dtd-02-023754, dtd03-015162, dtd-03-121599, dtd-04-031941, dtd-04-085260, dtd-05-025571, dtd-06-019256, dtd-07-017213, dtd-07-083429, dtd-08-025169, dtd-09-024339, dtd-10-020017, dtd-10-042728, dtd-11-041184, dtd-12-031501, dtd-13-060088, dtd-14-014563, dtd-14-031323, dtd-15-013751, dtd-15-040944, dtd-16-015311, dtd-16-019395, dtd-16-050130, dtd-17-019095, dtd-18-018956, dtd-19-018649, dtd-20-014468
0024-E-00198	VISTA ST	VISTA STREET ENTERPRISES INC		7/18/2008	Lot	none					13677-216 r 7-18-08	dtd-04-085261, dtd-02-023755,
0024-E-00270	868 VISTA ST	SZABO KALMAN G	PO Box 20288 Newark NJ 07101	4/24/2018	House	none					17192-561 r 5-1-18	

0024-E-00272	VISTA ST	JACKSON BRUCE LEE JR	860 Vista St, Pittsburgh Pa 15212	9/29/1995	House	none				<b>9549-578 r 9-29-95</b>	ar-00-006795, ftl-07-000837, ftl-04-000650, gd-16-013175, dtd-14-014620, dtd-14-031233, dtd-15-013819, dtd-15-040864, dtd-16-015387, dtd-16-019474, dtd-16-050050, dtd-17-019030, dtd-18-018902, dtd-19018602, dtd-19-061531, dtd-19-072222, dtd-20-014425
0024-E-00275	856 VISTA ST	KOCIAN DOUGLAS & GEORGINA (W)	856 Vista St, Pittsburgh Pa15212	2/5/1997	House	none				<b>9878-406 r 2-5-97</b>	
0024-E-00276	VISTA ST	THE 846 VISTA STREET LAND TRUST	2218 Rockledge St, Pittsburgh Pa 15212	7/8/2019	Lot	none				<b>18216-588 r 11-6-20</b>	
0024-E-00277	VISTA ST	THE 846 VISTA STREET LAND TRUST		7/8/2019	Lot	none				<b>18216-588 r 11-6-20</b>	
0024-E-00278	VISTA ST	THE 846 VISTA STREET LAND TRUST		7/8/2019	Lot	none				<b>18216-588 r 11-6-20</b>	

0024-E-00279	VISTA ST	LASKAC ANNA D & ROBERT L LASKAC	838 Vista St Pittsburgh Pa 15212	9/2/1971	Lot	none				50163-701 r 9-21-71	dtd-95-023207, dtd-96-062191, dtd-96-021027, dtd-97-039534, dtd-98-315113, dtd98-322286, dtd-98-328788, dtd-98-022716, dtd99-020747, dtd-00-020361, dtd-01-023407, dtd-02-023757, dtd-03-015145, dtd-03-121578, dtd-04-031917, dtd04-085265, dtd-05-013283, dtd-05-025548, dtd-05-019795, dtd-06-019230, dtd-07-017220, dtd-07-083432, dtd08-025104, dtd09-024274, dtd-10-020069, dtd-10-042663, dtd-11-007635, dtd-11-041118, dtd-12-012224, dtd-12-031435, dtd-13-011017
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0024-E-00280	VISTA ST	THOMAS SHIRLEY M	836 Vista St Pittsburgh Pa 15212	10/17/1969	Lot	none				5413-53 r 11-6-69	cc-09-006077, dtd-00- 020426,dtd-01- 023457, dtd-02- 023758, dtd-03- 015190, dtd-03- 0121634, dtd- 04-031978, dtd- 04-085266, dtd- 05-025604, dtd- 06-019281, dtd- 07-017221, dtd- 07-083433, dtd- 08-025154, dtd- 09-024325, dtd- 10-01999, dtd-10- 042715, dtd-11- 007553, dtd-11- 041172, dtd-12- 012210, dtd-12- 031489, dtd-13- 010995, dtd-13- 068084, dtd-14- 014552, dtd-14- 031607, dtd-15- 013803, dtd-15- 040927, dtd-16- 015302, dtd-16- 019386, dtd-16- 050117, dtd-17-
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0024-E-00185	835 VISTA ST	CITY OF PITTSBURGH	City County Building 414 Grant St RM 200 Pittsburgh Pa 15219	10/28/2016	House	none				<b>trd 17-232 r 10-28-16</b>	dtd-14-014551, dtd-14-031306, dtd-15-013801, dtd-15-040926, dtd-16-015300, dtd-16-019384, dtd-16-050116, dtd-17-019082, dtd-18-018944
0024-E-00281	834 VISTA ST	CITY OF PITTSBURGH		9/1/2017	Lot	none				<b>trd 18-69 r 9-1-17</b>	dtd-10-020103, dtd-11-007613, dtd-12-012271, dtd-12-031415, dtd-13-011065, dtd-13- 068026,dtd-14- 014609, dtd-14- 031219, dtd-15- 013832, dtd-15- 040850, dtd-16- 015378, dtd-16- 019465, dtd-16- 050034, dtd-17- 019019, dtd-18- 018890

0024-E-00282	VISTA ST	CITY OF PITTSBURGH		6/4/1956	Lot	none				? 6-4-56	
0024-E-00284	VISTA ST	CITY OF PITTSBURGH		6/5/1973	Lot	none				? 6-5-73	
0024-E-00285	820 VISTA ST	CITY OF PITTSBURGH		10/28/2016	House	none				trd 17-233 r 10-28-16	
0024-E-00159	826 CONCORD ST	CITY OF PITTSBURGH		10/24/2014	Lot	mb 20123-374 r 9-27-00 \$43000	Key Bank	8000 Midatlantic Dr. STE 202 North Mt Laurel NJ 08054	order of court 49832-350 r 10-9-18	trd 15-338 r 10-24-14	ar-09-003830
0024-J-00317	831 TRIPOLI ST	MOYERS DEBRA J	829 Tripoli ST Pittsburgh Pa15212	5/24/2006	House	mb 32009-533 r 5-24-06 \$30800	WellsFargo Bank	Po Box 5137 Des Moines IA 50306	Asg 50171-34 r 1-22-19 to US Bank 209 S. LaSalle St 3rd FL STE 300 Chicago IL 60604	12857-79 r 5-24-06	gd-18-014378,

**PHASE 4**

Parcel ID	Property Address	Owner Name	Owner Address	Sale Date	House or Lot	Mortgages	Mortgagors	Mortgagees	Addresses	Vesting Deed	Judgments/ Liens
0024-J-00247	816 SPRING GARDEN AVE	816 SPRING GARDEN ENTERPRISES LLC	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	12/4/2019	House	none				17862-283 r 12-5-19	
0024-J-00247-0001	CONCORD ST	816 SPRING GARDEN ENTERPRISES LLC		12/4/2019	Lot	none				17862-283 r 12-5-19	
0024-J-00262	837 SPRING GARDEN AVE	VLAKANCIC WILLIAM	837 Spring Garden Ave Pittsburgh Pa 15212	10/3/2018	House	none				17384-577 r 10-9-18	

0024-J-00263	839 SPRING GARDEN AVE	FUGENT HOWARD C & LAVONA L	569 Loretto Rd, Pittsburgh Pa 15217	8/31/1962	Lot	none				<b>4008-89 r 8-31-67</b>	dtd-96-062218, dtd-96-074694, dtd-96-020999, dtd-97-039509, dtd-98-300135, dtd-98-300465, dtd-98-300730, dtd-98-300952, dtd-98-301130, dtd-98-301264, dtd-98-301354, dtd-97-015100, dtd-98-022696, dtd-99-020726, dtd-00-020344, dtd-00-076980, dtd-01-023387, dtd-02-023718, dtd-03-015120, dtd-03-121545, dtd-04-031886, dtd04-085231, dtd-05-011082, dtd05-025517, dtd06-019204, dtd-07-017322, dtd-07-083392, dtd08-25072, dtd-09-024242, dtd-10-020159,
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0024-J-00267	841 SPRING GARDEN AVE	ONEILL MAINTENANCE	9865 Rinaman Rd, Wexford Pa 15090	7/29/1999	House	none				<b>10540-281 r 7-29-99</b>	dtd-08-074571, dtd-10-019974, dtd-11-007523, dtd-12-012173, dtd-13-010965, dtd-14-031337, dtd-14-014574, dtd-15-013767, dtd-15-040960, dtd-16-015322, dtd-16-019407, dtd-16-050145, dtd-17-0919110, dtd-18-018968, dtd-19-018679, dtd-20-014486
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0024-J-00290	848 TRIPOLI ST	SEQUITUR FINANCIAL LLC	372 Wineland Rd, Ligonier, Pa 15658	2/2/2015	Lot	none				<b>16106-131 r 8-31-15</b>	gd-99-001212, gd-03-005191, dtd-95-023319, dtd-96-000132, dtd-96- 000133,dtd-96- 021077, dtd-97- 039585, dtd-98- 371309, dtd-98- 022723, dtd-99- 020800, dtd-00- 020427, dtd-00- 076983, dtd-01- 023458, dtd-03- 015191, dtd-03- 121635, dtd-04- 031979, dtd-05- 025605, dtd-06- 019282, dtd-07- 017326, dtd-08- 025155, dtd-09- 024326, dtd-10- 042716
0024-E-00101	CONCORD ST	816 SPRING GARDEN ENTERPRISES LLC	428 Forbes Ave STE 1509, Pittsburgh Pa 15219	12/4/2019	Lot	none				<b>17862-283 r 12-5-19</b>	

0024-E-00108-0000-00	833 CONCORD ST	BGS1 PROPERTIES LLC	PO Box 99938 Pittsburgh Pa 15233	7/25/2016	House	mb 51638- 334 r 1-31- 20 \$268000	BGS1	Standard Bank	2640 Monroeville Blvd, Monroeville PA 1514+	<b>16476-60 r 7- 26-16</b>	gd-07-027660,
0024-F-00102	CHESTNUT ST	CITY OF PITTSBURGH	City County Building 414 Grant St RM 200, Pittsburgh Pa 15219	10/25/1983	Lot	none				<b>5904-407 r 10-25-83</b>	dtd-97-027616
<b>MEXICAN WAR STREETS</b>											
<b>Parcel ID</b>	<b>Property Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Sale Date</b>							
0023-F-00301	JACKSONIA ST	URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH	412 BOULEVARD OF THE ALLIES STE 901 PITTSBURGH PA 15219	8/27/2010		none				<b>14363-310 r 8-27-10</b>	
0023-F-00336	ARCH ST	URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH	412 BOULEVARD OF THE ALLIES STE 901 PITTSBURGH PA 15219	10/27/1986		none				<b>7418-113 r 10-27-86</b>	

**CERTIFICATE OF COMPLIANCE**

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Submitted by: Counsel for Petitioner

Signature: 

Name: Daniel Friedson, Esq.

Attorney No. (if applicable): 93807