

LEGAL ADS

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Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Buczowski, Florence Marie, deceased, of Shaler Township, PA. No. 05435 of 2024. C. A. Buczowski-Snyder, Extr., 3524 Woodlake Dr., Allison Park, PA 15101 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
24-03259 Sep 10, 17, 24, 2024

Campbell, Norbert J., deceased, of Pittsburgh, PA. No. 5055 of 2024. Scott Campbell, Extr., c/o Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
24-03257 Sep 10, 17, 24, 2024

Cesarino, Susan Rose, deceased, of Indiana, PA. No. 05547 of 2024. Zachary Tyler Cesarino, Admr., 883 Route 910, Indiana, PA 15051-1003 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.
24-03255 Sep 10, 17, 24, 2024

Christopher, Sr., James Craig, deceased, of Avalon, PA. No. 04992 of 2024. James Craig Christopher, Jr., Admr., 1518 Hetzel Street, Pittsburgh, PA 15212 or to Anthony J. Erlain, Esq., Anthony J. Erlain, Esq. & Associates, LLC, 2885 Wildwood Road Ext., Allison Park, PA 15101.
24-01672w Sep 10, 17, 24, 2024

Coll, Joyce Karen, deceased, of Pittsburgh, PA. No. 05642 of 2024. James W. Coll, Extr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.
24-01680w Sep 10, 17, 24, 2024

Demeo, Lindalee, deceased, of Cuddy, PA. No. 06635 of 2020. Daniel E. Rusin, Extr., 10 Valley Street, Crafton, PA 15205 or to Anthony J. Erlain, Esq., Anthony J. Erlain, Esq. & Associates, LLC, 2885 Wildwood Road Ext., Allison Park, PA 15101.
24-01673w Sep 10, 17, 24, 2024

Drago, Eugenia J., deceased, of McKeesport, PA. No. 06847 of 2024. Francis R. Drago, Extr., 1442 E. Hwy. 316, Citra, FL 32113-3770 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-01678w Sep 10, 17, 24, 2024

Gill, Sr., Preston Leroy, deceased, of Monroeville, PA. No. 05448 of 2024. Benitez Gill, Extr., 414 Shelbourne Drive, Pittsburgh, PA 15239 or to Jacob M. Fabian, Esq., Coulter & May, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.
24-01674w Sep 10, 17, 24, 2024

Kanuchok, Joann a/k/a Joan Ann Kanuchok, deceased, of Springdale, PA. No. 5535 of 2024. Lisa Ann Law, Extr., 34108 Chagrin Boulevard, Apartment 5105, Chagrin

Falls, OH 44022 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.
24-03261 Sep 10, 17, 24, 2024

LaQuatra, Mark Phillip a/k/a Mark P. LaQuatra a/k/a Mark LaQuatra, deceased, of Glassport, PA. No. 05508 of 2024. Shawn LaQuatra, Admr., 1028 Kennedy Avenue, Duquesne, PA 15110 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
24-03254 Sep 10, 17, 24, 2024

McDonagh, Bridget R., deceased, of Pittsburgh, PA. No. 05181 of 2024. James P. McDonagh, Admr., 1625 Seaton Street, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.
24-03262 Sep 10, 17, 24, 2024

Navilliat, Deborah J. a/k/a Deborah Jean Navilliat, deceased, of Pittsburgh, PA. No. 05410 of 2024. Chantillie Navilliat, Admr., c/o Karen E. Bononi, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.
24-01676w Sep 10, 17, 24, 2024

Ray, Leroy a/k/a Leroy P. Ray, deceased, of Richland Township, PA. No. 05311 of 2024. Lisa Nath, Admr., 2158 Grandeur Dr., Gibsonia, PA 15044 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
24-03258 Sep 10, 17, 24, 2024

Reynolds, Denise L., deceased, of Elizabeth, PA. No. 3417 of 2024. Bobbi Jo Kunak, Extr., 157 Grouse Drive, Elizabeth, PA 15037 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-01677w Sep 10, 17, 24, 2024

Sydeski, Barbara R. a/k/a Barbara Rae Sydeski, deceased, of Elizabeth Township, PA. No. 5603 of 2024. Kristin Winkler, Extr., 254 Moose Road, Renfrew, PA 16053 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
24-03264 Sep 10, 17, 24, 2024

Vidnic, Lois E., deceased, of Pittsburgh, PA. No. 05033 of 2024. Cathleen V. Neese, Extr., 102 W. Rockenstein Avenue, Butler, PA 16001 or to Elizabeth A. Gribik, Esq., 328 S. Main Street, Butler, PA 16001.
24-03263 Sep 10, 17, 24, 2024

Wenslovas, Alice M. a/k/a Alice Wenslovas, deceased, of Pittsburgh, PA. No. 05677 of 2024. Nicholas J. Loris, Extr., 52 Hidden Valley Drive, Finleyville, PA 15332 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
24-01679w Sep 10, 17, 24, 2024

Wincko, Martha J. a/k/a Martha Jane Wincko, deceased, of West Mifflin, PA. No. 05573 of 2024. David Joseph Wincko, Extr., 317 Highland Drive, Elizabeth, PA 15037 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.
24-03260 Sep 10, 17, 24, 2024

Wise, Thomas D., deceased, of Forward Township, PA. No. 5604 of 2024. Thomas D. Wise, Jr., Extr., 1205 Scarlet Oak Drive, Chalfont, PA 18914 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
24-03265 Sep 10, 17, 24, 2024

Bryner, Milton R., deceased, of Pittsburgh, PA. No. 03469 of 2024. Robert E. Bryner, Admr., c/o Karen Hennon McConnell, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.
24-01613w Sep 3, 10, 17, 2024

Destout, Shirley Mae, deceased, of Whitaker, PA. No. 05324 of 2024. Robin L. Lyons, Extr., 234 Frank Street, Whitaker, PA 15120 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
24-03097 Sep 3, 10, 17, 2024

Gitzen, Sylvester C., deceased, of Pittsburgh, PA. No. 5174 of 2024. William Gitzen, Admr., 217 Walnut Drive, Eighty Four, PA 15330 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
24-01610w Sep 3, 10, 17, 2024

Grebbs, Thaddeus a/k/a Thaddeus A. Grebb, deceased, of Cheswick Borough, PA. No. 00462 of 2023. Carol M. Grebb, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
24-03101 Sep 3, 10, 17, 2024

Hanna, James L., deceased, of Pittsburgh, PA. No. 5333 of 2024. Athelda Hanna, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
24-03099 Sep 3, 10, 17, 2024

Little, Woodrow Wilson a/k/a Woodrow W. Little, deceased, of Pittsburgh, PA. No. 02851 of 2024. Robert W. Little, Admr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
24-01616w Sep 3, 10, 17, 2024

Medved, Jr., Richard John, deceased, of Munhall, PA. No. 05323 of 2024. Michele Dixon, Admr., 4000 Center Avenue, Munhall, PA 15120 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
24-03096 Sep 3, 10, 17, 2024

Morrison, Jodi Lynn, deceased, of Braddock, PA. No. 04938 of 2024. Richard Byron Morrison, Admr., 7740 Island Creek Court, Alexandria, VA 22315-5930 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.
24-03100 Sep 3, 10, 17, 2024

Murphy, Diane M., deceased, of Pittsburgh, PA. No. 03122 of 2024. Kathy Sadowsky, Extr., 30 Montecello Drive, Bear, DE 19701 or to Rebecca A. Bowman, Esq., P.E., 114 Aston Ct., McMurray, PA 15317-2745.
24-01617w Sep 3, 10, 17, 2024

Rafalko, Margaret F., deceased, of Penn Hills Township, PA. No. 05587 of 2024. Robert R. Rafalko, Admr., 7 Surrey Drive, Monongahela, PA 15063 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
24-01615w Sep 3, 10, 17, 2024

Schaefers, Thomas H. a/k/a Thomas Schaefers, deceased, of Bethel Park, PA. No. 05336 of 2024. Linda C. Plum, Extr. and Atty., Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.
24-03102 Sep 3, 10, 17, 2024

Tafel, Linda L., deceased, of Monroeville, PA. No. 05031 of 2024. Linda Gougler, Extr., 13651 St. Clair Drive, North Huntingdon, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15042.
24-03098 Sep 3, 10, 17, 2024

Anderson, David L., deceased, of Butler, PA. No. 0859 of 2024. Daniel C. Anderson, Extr., 3 Boxwood Drive, Gibsonia, PA 15044 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.
24-01583w Aug 27; Sep 3, 10, 2024

Brennan, Mary Ellen, deceased, of Allison Park, PA. No. 5402 of 2024. Laura Jo

Sherwin, Extr., 2199 Battenkill Lane, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-01576w Aug 27; Sep 3, 10, 2024

Buckshaw, John Edward a/k/a John E. Buckshaw, deceased, of Pittsburgh, PA. No. 04921 of 2024. Marlene Reese, Extr., c/o Matthew T. Kitka, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
24-03051 Aug 27; Sep 3, 10, 2024

Burkley, Clyde Andrew (a/k/a Clyde A. Burkley, Sr.) - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 12/13/74. Will #022403704. Clyde Burkley, Jr., Administrator, 105 Clark Terrace, Punxsutawney, PA 15767; Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341.
24-03082 Aug 27; Sep 3, 10, 2024

Bush, Kay, deceased, of Pittsburgh, PA. No. 5258 of 2024. Kellie Bush, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
24-03059 Aug 27; Sep 3, 10, 2024

Clemons, David - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 1/23/24. Will #022403620. Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110.
24-03083 Aug 27; Sep 3, 10, 2024

Coyne, Donald J., deceased, of Pittsburgh, PA. No. 05308 of 2024. John B. Fisher, Extr., c/o Kay Stonemetz, Esq., Citron Alex PC, One Oxford Centre, 301 Grant Street, Ste. 1225, Pittsburgh, PA 15219.
24-01580w Aug 27; Sep 3, 10, 2024

Diminno, Michael D., deceased, of Crafton, PA. No. 05175 of 2024. Rose Mary Diminno, Admr., 114 Fountain Street, Crafton, PA 15205 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.
24-03048 Aug 27; Sep 3, 10, 2024

Gibson, Alberta A., deceased, of Frazer Township, PA. No. 05273 of 2024. Eugene Albert Gibson, Admr., 178 Franklin Avenue, Vandergrift, PA 15690 or to John R. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.
24-03056 Aug 27; Sep 3, 10, 2024

Gibson, Nathan N., deceased, of Frazer Township, PA. No. 05271 of 2024. Eugene Albert Gibson, Admr., 178 Franklin Avenue, Vandergrift, PA 15690 or to John R. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.
24-03057 Aug 27; Sep 3, 10, 2024

Griffin, Marcia R., deceased, of Pittsburgh, PA. No. 5080 of 2024. Tionna Olds, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
24-03053 Aug 27; Sep 3, 10, 2024

Hairston, Donte Jerome a/k/a Donte J. Hairston, deceased, of Clairton, PA. No. 03982 of 2024. Amy Marie Grayson, Admr., 340 Halcomb Ave., Clairton, PA 15025 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio, LLP, 5500 Corporate Dr., Ste. 150, Pittsburgh, PA 15237.
24-03054 Aug 27; Sep 3, 10, 2024

Harris, Lucie Mary (a/k/a Lucie M. Harris, Lucie Harris) - Late of Mt. Lebanon Twp., Allegheny County, PA. D.O.D. 5/17/24. Will #022404898. Christopher M. Harris, Administrator, c/o Jennifer A.

Michael A. Novelli, Co-Trustee, 25W160 Armbrust Avenue, Wheaton, IL 60187
 Teresa J. Bushmire, Co-Trustee, 521 Main Street, PO Box 155, Sturgeon, PA 15082
 Raymond L. Novelli, Co-Trustee, 21390 SW Roellich Avenue, Sherwood, OR 97140
 24-03194 Sep 3, 10, 17, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Wells Fargo Bank, N.A. vs Walther; AR-24-000718; P-atty: Nicole M. Francese; D-atty: Brittany Nicole Weston; Award for Defendant on Plaintiff's claim. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40581

Watson vs Byrider Sales of Indiana S, LLC; AR-24-001096; P-atty: Vincent James Krawiec; D-atty: Adam P. Murdock; Award for Plaintiff and against Defendant in the amount of \$6,000.00. Dated 09/03/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40580

PNC Bank, National Association vs Denardo; AR-24-001957; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff in the amount of \$8,045.29 plus costs. Defendant failed to appear at 10:30 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

PNC Bank, National Association vs Scott; AR-24-001958; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff for \$6,871.83 plus costs. Defendant failed to appear at 10:36 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

Capital One Bank (USA), N.A. vs Forosisky; AR-24-001959; P-atty: Michael Ratchford; Award for Plaintiff in the sum of \$1,000.00. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

Portfolio Recovery Associates, LLC vs Bivins; AR-24-001962; P-atty: William T. Molczan; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

Troy Capital, LLC vs Hodnik; AR-24-001965; P-atty: Demetrios H. Tsarouhis; Award Ex Parte for Plaintiff for \$2,264.29 plus any costs. Defendant failed to appear at 10:38 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

TD Bank USA, N.A. vs Davis; AR-24-001971; P-atty: William T. Molczan; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,083.16 plus any costs. Defendant failed to appear at 10:30 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

Humphries, et al vs Trover, et al; GD-22-000925; P-atty: Marc I. Simon; D-atty: Matthew F. Marshall; Award for

Plaintiff Camille Humphries and against the Defendants in the amount of \$2,000.00. Award in favor of Plaintiff Melvin Solomon and against the Defendants in the amount of \$2,000.00. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43782

West Mifflin Area School District vs Barry, Sr.; GD-22-011489; P-atty: Jeffrey D. Ries; D-atty: Adam James Long; Award for Plaintiff in the amount of \$25,934.86. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

Ohio River Boulevard Real Estate, LP vs Reed, et al; AR-23-005947; P-atty: Edward F. Voelker, Jr.; D-atty: Pro Se; Award for Defendants and against the Plaintiff on the Plaintiff's complaint. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43782

Abramson vs Mianoor, et al; AR-23-006196; P-atty: Pro Se; D-atty: Gregory C. Michaels; Award for Plaintiff and against Defendants, in the aggregate amount of \$3,000.00. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783

Broker's Settlement Services, Inc. vs Brice, et al; AR-24-000539; P-atty: Wayne M. Chieurazzi; Non Jury Verdict Dated 09/04/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$50,800.00 plus costs. Defendant not appearing. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Dwyer vs Riva Ridge; AR-24-001518; P-atty: Pro Se; D-atty: Louis John Kroeck, IV; Award for Plaintiff and against Defendant in the amount of \$3,412.75. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783

Portfolio Recovery Associates, LLC vs Terry; AR-24-001955; P-atty: William T. Molczan; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,056.73. Defendant failed to appear at 10:20 a.m. Dated 09/04/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #43783A

Housing Authority of the City of Pittsburgh vs Holmes; LT-24-000940; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$8,988.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40585

Catanzaro vs Assenat; LT-24-000948; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40584

Clare Corporation vs Mostowy; LT-24-000949; P-atty: Robert E. Pendergast; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$3,600.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40584

Senior Care Network vs Wysocki; LT-24-000153; P-atty: Sean J. Carmody; D-atty: Barbara Kern; Award for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40584

Cornerstone Village Apartments vs Engram; LT-24-000594; P-atty: Jason M. Plakosh; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$1,247.25 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40586

Northern Atlantic Properties LLC vs Williams; LT-24-000816; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$20,350.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40585

Senior vs Minard; LT-24-000837; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/05/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,813.04 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 7317 Lemington Ave., Pittsburgh, PA 15235. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Wood Property Management LLC vs Gizler; LT-24-000868; P-atty: Jamey C. Belin; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on breach of lease condition, other than non-payment of rent, for damages in the amount of \$0 for rent (Includes all rent

due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Defendant not appearing at 10:25 am. Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40584

FRIED-EL CORP vs Kutsenkow, et al; LT-24-000878; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 09/05/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,360.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 242 Noble Ave., Apt. 26, Crafton, PA 15205. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Hooper vs Colhocker; LT-24-000900; P-atty: Pro Se; D-atty: Mary Ellen Droll; Non Jury Verdict Dated 09/05/24, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a non-suit is entered against the Plaintiff. Defendant does not waive her counterclaim on the monetary issue. An arbitration will be scheduled for October 17 at 9 am. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Joshua Brown Managing Member vs Brown; LT-24-000918; P-atty: Pro Se; D-atty: Charles Terwilliger; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$0 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40586

Phoenician Realty Group vs Gadsden; LT-24-000927; P-atty: Pro Se; D-atty: Danielle Harrington; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$2,865.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 09/05/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40586

Delta Property Management vs Reed; LT-24-000930; P-atty: Daniel L. Demarco; D-atty: Pro Se; Non Jury Verdict Dated 09/05/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,235.76 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 481 Dawson Avenue, Apt. 301, Pittsburgh, PA 15202. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.