

LEGAL ADS

SA-0001567-23; Comm. of PA vs Michelle L. Butler; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001353-23; Comm. of PA vs Rose Cceberio; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001554-23; Comm. of PA vs Dennis Robert Colton, II; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001542-23; Comm. of PA vs Rayneika Cheree Elmore; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001545-23; Comm. of PA vs Ania Farally; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001264-23; Comm. of PA vs Tayuja Gilbert; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001263-23; Comm. of PA vs Tayuja Gilbert; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001537-23; Comm. of PA vs Jermel Lavon Jones; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001450-23; Comm. of PA vs Jordon Joseph Kryl; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001568-23; Comm. of PA vs Andre Paris Muldrow; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001178-23; Comm. of PA vs Kevin Richard Nagel; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001561-23; Comm. of PA vs Arthur Daniel Nardelli; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001569-23; Comm. of PA vs Ronald Pratz; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001562-23; Comm. of PA vs Christopher Raymond; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001326-23; Comm. of PA vs Aundre Marcel Robinson; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001564-23; Comm. of PA vs Abdulrahman Massaud Abul-Gasem Salem; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001547-23; Comm. of PA vs Ciara Sutton-Harris; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0000648-23; Comm. of PA vs Ralene Thomas; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001566-23; Comm. of PA vs Rahja Tanay Williams; P-atty: **Criminal Division Allegheny County District Attorney's Office**

SA-0001560-23; Comm. of PA vs William V. Wisniewski, Jr.; P-atty: **Criminal Division Allegheny County District Attorney's Office**

Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.

Estate Notice

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

Cheesman, Evelyn a/k/a Evelyn N. Cheesman, deceased, of Harrison Township, PA. No. 00516 of 2022. Edward A. Cheesman, Extr., 907 Jefferson Avenue, Natrona Heights, PA 15065 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

24-00265 Jan 30; Feb 6, 13, 2024

Cunningham, Richard L., deceased, of Pittsburgh, PA. No. 00108 of 2024. Ryan Steele Cunningham, Extr., 2417 Orlando Pl., Pittsburgh, PA 15235 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

24-00179w Jan 30; Feb 6, 13, 2024

Dezort, Sr., James William, deceased, of New Kensington, PA. No. 03896 of 2022. Cindy H. Salvas, Extr., c/o Gianni Floro, Esq., Gianni Floro, P.C., 935 Beaver Grade Road, Suite 6, Moon Township, PA 15108.

24-00172w Jan 30; Feb 6, 13, 2024

Gallman, Willette B. a/k/a Willette Gallman, deceased, of Pittsburgh, PA. No. 00360 of 2024. Adam Anderson, Admr. and Atty., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

24-00176w Jan 30; Feb 6, 13, 2024

Goralczyk, June F., deceased, of Glenshaw, PA. No. 00537 of 2024. Russell A. Goralczyk, Extr., 3521 Woodlake Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-00174w Jan 30; Feb 6, 13, 2024

Kobus, Mary Ann, deceased, of Monroeville, PA. No. 00325 of 2024. Thomas A. Kobus, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00181w Jan 30; Feb 6, 13, 2024

Markus, Karen L. a/k/a Karen Louise Markus, deceased, of Town of McCandless, PA. No. 0534 of 2024. Thomas J. Markus, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

24-00180w Jan 30; Feb 6, 13, 2024

Peters, Patricia A., deceased, of Pittsburgh, PA. No. 08523 of 2023. Frank D. DeBor, Admr. c.t.a. and Atty., 1065 Brookline Blvd., Pittsburgh, PA 15226.

24-00264 Jan 30; Feb 6, 13, 2024

Prenn, Carol E., deceased, of Pittsburgh, PA. No. 00277 of 2024. Charles W. Prenn, Extr., 533 Perry Way, Zelienople, PA 16063 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

24-00173w Jan 30; Feb 6, 13, 2024

Vickers, William A. a/k/a Bill Vickers a/k/a Will Vickers, deceased, of Pittsburgh, PA. No. 00546 of 2024. Curtis A. Vickers, Admr., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

24-00175w Jan 30; Feb 6, 13, 2024

Coughenour, Catherine, deceased, of Pittsburgh, PA. No. 00278 of 2024. Dean B. Coughenour, Extr., 1205 Diller Avenue, Pittsburgh, PA 15207 or to William H. Humphries, III, Esq., Law Office of William H. Humphries, 119 Rippling Brook Drive, Sewickley, PA 15143.

24-00189 Jan 23, 30; Feb 6, 2024

Diodati, Kathryn A., deceased, of Pittsburgh, PA. No. 00112 of 2024. Nadine Gaudelli, Extr., 2437 Hayson Avenue, Pittsburgh, PA 15220 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

24-00180 Jan 23, 30; Feb 6, 2024

Frank, Bernice, deceased, of Mt. Lebanon, PA. No. 399 of 2024. Susan B. McClure, Extr., 204 Robin Hood Dr., Irwin, PA 15642 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.

24-00126w Jan 23, 30; Feb 6, 2024

Harvey, Agnes, deceased, of Pittsburgh, PA. No. 07828 of 2023. Tamara Harvey, Extr., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freeport Road, Suite 3BF, Pittsburgh, PA 15238.

24-00124w Jan 23, 30; Feb 6, 2024

Hespenheide, Antoinette M., deceased, of Verona, PA. No. 00179 of 2024. Christopher L. Cynkar, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

24-00183 Jan 23, 30; Feb 6, 2024

Mannella, Benny J., deceased, of Pittsburgh, PA. No. 00263 of 2024. Lynn M. Mannella Gersch, Extr., c/o Caleb S. Dunn, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

24-00128w Jan 23, 30; Feb 6, 2024

Puglin, Cheryl Ann a/k/a Cheryl A. Puglin a/k/a Cheryl Puglin, deceased, of Borough of Port Vue, PA. No. 00161 of 2024. Shawn Ellis, Admr., 605 Archer Street, McKeesport, PA 15132 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-00182 Jan 23, 30; Feb 6, 2024

Regan, Jr., Edward F. a/k/a Edward F. Regan, deceased, of Pittsburgh, PA. No. 00242 of 2024. Judith A. Butch, Extr., 4230 Gladstone St., Pittsburgh, PA 15207 or to Christopher Lepore, Esq., 157 Druid Drive, McMurray, PA 15317.

24-00176 Jan 23, 30; Feb 6, 2024

Rescher, Nicholas H., deceased, of Swissvale, PA. No. 393 of 2024. Owen Rescher, Extr., 841 14th St., San Francisco, CA 94114 or to William F. Barker, Esq., 746 Graphic St., Pittsburgh, PA 15217.

24-00127w Jan 23, 30; Feb 6, 2024

Sadecky, Julia Marie a/k/a Julia Sadecky a/k/a Julia M. Sadecky a/k/a Julia Mary Sadecky, deceased, of Harrison Township, PA. No. 08396 of 2023. Joseph J. Sadecky, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

24-00181 Jan 23, 30; Feb 6, 2024

Storey, Isabelle Ann a/k/a Isabelle A. Storey a/k/a Isabella Storey, deceased, of Turtle Creek Borough, PA. No. 00132 of 2024. Thomas A. Storey, Extr., 144 Lakeview Drive, McMurray, PA 15317 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-00179 Jan 23, 30; Feb 6, 2024

Cochrane, Betty L., deceased, of Gibsonia, PA. No. 08665 of 2023. Patricia L. Depew, Extr., 1172 Woodhill Drive, Gibsonia, PA 15044.

24-00122 Jan 16, 23, 30, 2024

Cramer, Robert L., deceased, of Moon Township, PA. No. 00206 of 2024. Bruce M. Thompson, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-00058w Jan 16, 23, 30, 2024

Dameshek, H. Lee a/k/a Harold Lee Dameshek, deceased, of Wilkins Township, PA. No. 00167 of 2024. Michelle Dameshek, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

24-00051w Jan 16, 23, 30, 2024

Edwards, III, John W., deceased, of Pittsburgh, PA. No. 08433 of 2023. Hila Saxer, Admr., 319 Mill Creek Lane, Washington, PA 15301 or to Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301.

24-00117 Jan 16, 23, 30, 2024

Freiser, Jeanine, deceased, of Pittsburgh, PA. No. 04908 of 2023. Deena Ross, Extr., 2256 Shady Ave., Pittsburgh, PA 15217.

24-00059w Jan 16, 23, 30, 2024

Holston, Jacqueline R. a/k/a Jacqueline R. Jackson, deceased, of Pittsburgh, PA. No. 0074 of 2024. Joseph Jackson, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

24-00121 Jan 16, 23, 30, 2024

Kost, Olga, deceased, of Leetsdale Borough, PA. No. 0072 of 2024. Daniel Seckers, Extr., c/o Steven Kochezat, Esq., 763 Merchant St., Ambridge, PA 15003.

24-00123 Jan 16, 23, 30, 2024

Kwiatkowski, Vincent Louis a/k/a Vincent L. Kwiatkowski, deceased, of Pittsburgh, PA. No. 1490 of 2023. Adam V. Kwiatkowski, Extr., 922 N. St. Clair Street, Pittsburgh, PA 15206 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

24-00057w Jan 16, 23, 30, 2024

Loposky, Sandra Leah a/k/a Sandra L. Loposky, deceased, of Homestead, PA. No. 08613 of 2023. Tresa M. Snodgrass, Admr., 205 Miller Avenue, Duquesne, PA 15110 or to James P. Coulter, Esq., Dillon McCandless King Coulter & Graham LLP, 128 West Cunningham St., Butler, PA 16001.

24-00115 Jan 16, 23, 30, 2024

Morrow, Georgianna, deceased, of Cheswick, PA. No. 08196 of 2023. John George Morrow, 819 Cypress Street, Irwin, PA 15642 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

24-00118 Jan 16, 23, 30, 2024

Muska, Laura A., deceased, of Pittsburgh, PA. No. 08131 of 2023. Maxwell Muska, Admr., 423 W. Washington Street, Shelbyville, IN 46176 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, Box 130, Bradford Woods, PA 15015.

24-00116 Jan 16, 23, 30, 2024

Petriske, Joanne, deceased, of McKeesport, PA. No. 08169 of 2023. Anthony L. Rosner, Admr., 2101 St. Anne Commons, Irwin, PA 15642 or to Anthony L. Rosner, Esq., 1300 Clay Pike, North Huntingdon, PA 15642.

24-00119 Jan 16, 23, 30, 2024

Pfanstiel, James F., deceased, of Pittsburgh, PA. No. 00187 of 2024. James F. Pfanstiel, Jr., Extr., c/o Thomas M. Junker,

Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

24-00055w Jan 16, 23, 30, 2024

Rauluk, Dolores T., deceased, of Pittsburgh, PA. No. 08514 of 2023. Patricia A. Pannella, Admrx., 1170 Admiral St., Pittsburgh, PA 15212 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

24-00114 Jan 16, 23, 30, 2024

Rothdeutsch, Robert Charles, deceased, of Pittsburgh, PA. No. 00109 of 2024. Lynne A. Rothdeutsch, Extr., 104 Evandale Dr., Pittsburgh, PA 15220 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-00056w Jan 16, 23, 30, 2024

Stefano, Jean P., deceased, of Verona, PA. No. 08215 of 2023. Jeanne Marie Marquette, Admrx. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-00053w Jan 16, 23, 30, 2024

Whitsey, Jenny T. a/k/a Jenny Taylor Whitsey, deceased, of Pittsburgh, PA. No. 0356 of 2023. Jerome Whitsey, Extr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

24-00120 Jan 16, 23, 30, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Delsignore vs Doug Krusper Tree Service; AR-23-004899; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$1,459.78. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40324

Lawyers Settlement & Abstract, LLC vs Eichberg, et al; AR-23-005030; P-atty: Brett A. Solomon; Award Ex Parte in favor of Plaintiff and against the Defendants, William A. Eichberg and Barrie G. Eichberg, jointly and severally in the amount of \$2,896.08. Defendants not appearing at 10:12 a.m. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40325

Discover Bank vs Ricci; AR-23-005036; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$8,221.30. Defendant failed to appear at 10:05 a.m. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40325A

JPMorgan Chase Bank, N.A. vs Jandla; AR-23-005046; P-atty: Michael Robert Lipinski; Award for Plaintiff and against Defendant in the amount of \$9,619.02 plus any costs. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40324

U.S. Bank National Association vs Amorelli; AR-23-005050; P-atty: Kirsten R. Armstrong; Award for Plaintiff and against Defendant in the amount of \$3,103.01. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40325

JPMorgan Chase Bank, N.A. vs Jandla; AR-23-005052; P-atty: Michael Robert Lipinski; Award for Plaintiff and against Defendant in the amount of \$5,380.16 plus any costs. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40324

JPMorgan Chase Bank, N.A. vs Mazurek; AR-23-005053; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$12,518.17 plus court costs. Defendant Mazurek failed to appear by 10:05 a.m. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40325A

Portfolio Recovery Associates, LLC vs Distin; AR-23-005075; P-atty: Robert N. Polas, Jr.; D-atty: Gregory T. Artim; Award for Defendant Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40325A

Beynon vs Giant Eagle, Inc.; GD-22-001932; P-atty: David S. Huntley, Alexander D. Stephenson; D-atty: James F. Rosenberg; Award for Plaintiff and against Defendant in the amount of \$50,000.00. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40325A

Thomas, et al vs Dean, et al; AR-23-004178; P-atty: Neil J. Marcus; D-atty: Jeffrey C. Catanzarite; Award for Plaintiff/Defendant. Award for Plaintiff Curtis Thomas and against Defendants in the amount of \$6,500.00. Award for Defendants and against Plaintiff Thomas Way Trucking, LLC. Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40324

Chartiers Country Club vs Molinda; AR-23-004634; P-atty: Donald S. Mazzotta; D-atty: Pro Se; Award for Defendant Dated 01/24/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40325

Camp-May-5th-LLC vs Kelly; LT-23-001353; P-atty: Adam R. Zinsser; D-atty: Pro Se; Non Jury Verdict Dated 01/25/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$19,493.89 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: N/A-possession already transferred. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Deutsch vs Eichelberger, et al; LT-23-001360; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claim for damages in the amount of \$1,680.00 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)-\$840.00 against James Eichelberger only, \$840.00 against James Eichelberger and Shaylin Keeley jointly and severally. Dated 01/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40328

Matrix Property Management Company vs Sims; LT-23-001385; P-atty: Mark F. Haak; D-atty: Pro Se; 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). On Defendant's counterclaim: award for Plaintiff. See also award at LT-23-1388. Dated 01/25/24. As per Rule 236 Notice,

copies sent to all parties MM/DD/YYYY. Arbitration Board #40326

Sims vs Matrix Property Management Company; LT-23-001388; P-atty: Pro Se; D-atty: Mark F. Haak; Award for Defendant on Plaintiff's claim for damages. ***CASE CONSOLIDATED AT LT-23-001388*** See also award at LT-23-1385. Dated 01/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40326

Club at North Hills Apartments Owner Kofp, LLC vs Victory Health; LT-23-001419; P-atty: Sean J. Carmody; D-atty: Stephen A. Chesney; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$9,951.22-\$8,451.22 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds) and \$1,500.00 attorney fees. Dated 01/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40327

34 South 2nd Street, LLC vs Bunch; LT-23-001228; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 01/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40328

Davis vs McNeal; LT-23-001265; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/25/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,111.27 plus costs. Defendant not appearing. The Praeipce to Terminate dated November 28, 2023 is hereby stricken, but this court awards possession this date. It is further Ordered that possession is granted to the Plaintiff of the property located at: 915 Belleview Street, McKeesport, PA 15132. 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Garnett vs Herring; LT-23-001380; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff/Defendant. Award for Plaintiff on claim for possession based on end of lease term. Award for Defendant on Plaintiff's claim for damages. Dated 01/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40327

Flood vs Kahader; LT-23-001384; P-atty: Pro Se; 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 \$2,700.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 01/25/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40326

Portfolio Recovery Associates, LLC vs Coleman; AR-23-005125; P-atty: Robert N. Polas, Jr.; Award for Defendant Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330

Portfolio Recovery Associates, LLC vs Cook; AR-23-005128; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$2,557.70. Defendant failed to

appear at 10:10 a.m. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330

Portfolio Recovery Associates, LLC vs Rossi; AR-23-005130; P-atty: Robert N. Polas, Jr.; D-atty: Pro Se; Award for Defendant and against Plaintiff in the amount of \$0. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330A

Portfolio Recovery Associates, LLC vs Giampa; AR-23-005132; P-atty: Robert N. Polas, Jr.; D-atty: Pro Se; Award for Defendant and against Plaintiff in the amount of \$0. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330A

Harris vs Gerken, et al; GD-19-016597; P-atty: Todd J. Hollis; D-atty: Roger W. Foley, Jr.; Award for Plaintiff against Defendant in the amount of \$7,000.00. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40329

Marflak vs Garbowsky; AR-23-004816; P-atty: Lawrence E. Bolind, Jr.; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,700.00. Defendant not appearing at 10:47 a.m. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330

Citibank, N.A. vs Knoxgermany; AR-23-005078; P-atty: Michael Robert Lipinski; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$14,529.52 plus any costs. Defendant failed to appear by 10:20 a.m. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330A

Citibank, N.A. vs Simpson; AR-23-005079; P-atty: Sean Patrick Stevens; D-atty: Pro Se; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$2,058.43 plus any costs. Defendant failed to appear by 10:20 a.m. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330A

Citibank, N.A. vs Carcy; AR-23-005080; P-atty: Michael Robert Lipinski; D-atty: Gregory T. Artim; Award for Defendant and against Plaintiff. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330

Schoeller vs PMC Property Group, Inc.; AR-19-005378; P-atty: Pro Se; D-atty: Alisa N. Carr; Award for Defendant against Plaintiff. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/26/24. Notice of award sent. Arbitration Board #40329

Howat vs Progressive Advanced Insurance Co.; AR-23-003463; P-atty: Anthony J. Giannetti; D-atty: Zachary G. Evans; Award for Plaintiff and against Defendant in the amount of \$40,000.00. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330A

Portfolio Recovery Associates, LLC vs Jones; AR-23-005085; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$7,886.19. Defendant failed to appear at 10:05 a.m. Dated 01/26/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40330