

LEGAL ADS

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

Estate Notice

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

Allen, Joanne a/k/a Joanna Campbell a/k/a Joanna M. Campbell a/k/a Joanne M. Campbell, deceased, of Pittsburgh, PA. No. 00268 of 2025. Sandra Hetrick, Co-Extr. and Susan Thrappas, Co-Extr., 1113 North Dolton Ct., Wilmington, DE 19810 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
25-00332 Feb 4, 11, 18, 2025

Bennett, Allen - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 2/8/16. Will #022407322. Lorraine G. Bennett, Administratrix, c/o Dominic A. Montagnese, Esq., 624 N. Front St., Wormleysburg, PA 17043. Atty.: Dominic A. Montagnese, Cherewka Law P.C., 624 N. Front St., Wormleysburg, PA 17043.
25-00310 Feb 4, 11, 18, 2025

Bodnar, Virginia R., deceased, of Pittsburgh, PA. No. 00139 of 2025. Henry C. West, III, Extr., 110 Shadow Creek Dr., Hubert, NC 28539 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
25-00320 Feb 4, 11, 18, 2025

DiNardo, Amato, deceased, of Pittsburgh, PA. No. 00248 of 2025. Nancy DiNardo, Extr., c/o James J. Lestitian, Esq., 249 Arrowhead Lane, Eighty-Four, PA 15330.
25-00316 Feb 4, 11, 18, 2025

Earley, Jeffery Thomas a/k/a Jeffery T. Earley, deceased, of Bethel Park, PA. No. 00095 of 2025. Madison Jean Earley, Co-Admrx. and Hunter Thomas Earley, Co-Admrx., c/o Sharon Smith, Esq., Winslow Law Group, P.C., 4600 J. Barry Court, Suite 330, Canonsburg, PA 15317.
25-00330 Feb 4, 11, 18, 2025

Fisher, James P., deceased, of Coraopolis, PA. No. 01489 of 2024. Joseph R. Fisher, Extr., 210 Snyder Drive, Coraopolis, PA 15108 or to William F. Caruthers, II, Esq., Caruthers & Caruthers, PC, 660 Adele Dr., North Huntingdon, PA 15642.
25-00205w Feb 4, 11, 18, 2025

Germ, Norbert J., deceased, of Wilkins Township, PA. No. 03393 of 2024. John Norbert Germ, Extr., 703 Rockwood Dr., Gibsonia, PA 15044 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.
25-00334 Feb 4, 11, 18, 2025

Guerra, Louis A., deceased, of Pittsburgh, PA. No. 00265 of 2025. Georgeanna Brown, Extr., 694 Means Avenue, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.
25-00326 Feb 4, 11, 18, 2025

Henning, Helen a/k/a Helen A. Henning, deceased, of Franklin Park, PA. No. 07326 of 2024. Dan L. Henning, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
25-00331 Feb 4, 11, 18, 2025

Hess, Richard H., deceased, of Pittsburgh, PA. No. 00168 of 2025. Adam Calabrese, Co-Extr. and Nancy Calabrese, Co-Extr., 3753 Schuette Road, Pittsburgh, PA 15227 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
25-00325 Feb 4, 11, 18, 2025

Huckestein, Jr., Theodore F., deceased, of Upper St. Clair, PA. No. 00523 of 2025. Karen R. Huckestein, Extr., 1538 Redfern Drive, Pittsburgh, PA 15241 or to William M. Thomson, Esq., P.O. Box 12592, Pittsburgh, PA 15241.
25-00204w Feb 4, 11, 18, 2025

Kelly, David A., deceased, of Elizabeth Township, PA. No. 00120 of 2025. Jennifer Jacob, Admrx., 19 High Point Circle, Harrison City, PA 15636 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.
25-00318 Feb 4, 11, 18, 2025

Kolos, Kathryn, deceased, of Pittsburgh, PA. No. 07953 of 2024. Thomas Allen Kolos, Sr., Admrx., 336 Woodhaven Dr., Monroeville, PA 15146 or to Michael J. DeRiso, Esq., DeRiso Law Group, 429 Fourth Ave., Suite 2101, Pittsburgh, PA 15219.
25-00317 Feb 4, 11, 18, 2025

McIntosh, Patricia R., deceased, of Pittsburgh, PA. No. 00152 of 2025. Linda Brown, Extr., c/o Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
25-00328 Feb 4, 11, 18, 2025

Sacunas, Nancy Jean, deceased, of Pittsburgh, PA. No. 530 of 2025. Robert Sacunas, Extr., 100 Trout Drive, Pittsburgh, PA 15212 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lopecasker, 207 E. Grandview Avenue, Zelienople, PA 16063.
25-00202w Feb 4, 11, 18, 2025

Segedy, Joan M., deceased, of South Park Twp., PA. No. 00284 of 2025. Ilona A. Segedy, Extr., 117 Pinehurst Lane, Gibsonia, PA 15044 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
25-00333 Feb 4, 11, 18, 2025

Stevens, Eugene, deceased, of Pittsburgh, PA. No. 00108 of 2025. Kelli Stevens Kane, Extr., 2525 Greensburg Pike, #204, Pittsburgh, PA 15221 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.
25-00323 Feb 4, 11, 18, 2025

Straitiff, Dorothy Joan, deceased, of Castle Shannon, PA. No. 00404 of 2025. Susan Stuver, Admrx., 1740 Quigg Drive, Pittsburgh, PA 15241 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
25-00336 Feb 4, 11, 18, 2025

Swindell, Dale Masters, deceased, of Millvale, PA. No. 07362 of 2024. Robin S. Durr, Extr., 22 Edgewood Road, Fox Chapel, PA 15215 or to Melanie E. Cuddyre, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.
25-00315 Feb 4, 11, 18, 2025

Taylor, Phyllis J. a/k/a Phyllis Joy Taylor, deceased, of Monroeville, PA. No. 08206 of 2024. Scott M. Furniss, Extr., 5320 Johnson Rd., Murfreesboro, TN 37127 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.
25-00319 Feb 4, 11, 18, 2025

Temple, Joan Cameron a/k/a Joan C. Temple, deceased, of Upper St. Clair, PA. No. 06478 of 2024. Bryn Mavr Trust Company, Admrx. c.t.a., 1436 Lancaster Avenue, Berwyn, PA 19312 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
25-00321 Feb 4, 11, 18, 2025

Thomas, John Edward a/k/a John E. Thomas, deceased, of Wilkins Township, PA. No. 0403 of 2025. John E. Lucas, Extr., 144 Hazelwood Drive, Cranberry Township, PA 16066 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.
25-00335 Feb 4, 11, 18, 2025

Westendorf, Paul F. a/k/a Paul F. Westendorf, Jr., deceased, of Fawn Township, PA. No. 08108 of 2024. Catherine Westendorf, Extr., 581 Bachman Road, Natrona Heights, PA 15065 or to James R. Antoniono, Esq., DeBernardo Antoniono McCabe & Davis, P.C., 11 North Main St., Greensburg, PA 15601.
25-00329 Feb 4, 11, 18, 2025

Gallagher, Lawrence R., deceased, of West Mifflin, PA. No. 00225 of 2025. Casey L. Gallagher, Admrx., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.
25-00149w Jan 28; Feb 4, 11, 2025

Green, Jr., Arthur, deceased, of Pittsburgh, PA. No. 08177 of 2024. Lillie Ann Green Anderson, Admrx. c.t.a., 211 Pleasant Ave., North Braddock, PA 15104.
25-00248 Jan 28; Feb 4, 11, 2025

Gutilla, Kathryn Novak, deceased, of Pittsburgh, PA. No. 00217 of 2025. Edward S. Mialki, Extr., 6312 Helen Street, South Park, PA 15129 or to Greg Allison, Esq., 602 Flynn Dr., Coraopolis, PA 15108.
25-00148w Jan 28; Feb 4, 11, 2025

Joseph, Annabelle S., deceased, of Pittsburgh, PA. No. 08021 of 2024. Leslie J. Bonci, Extr., c/o Jennifer C. Johnson, Esq., 50 Pennwood Place, Warrendale, PA 15086.
25-00287 Jan 28; Feb 4, 11, 2025

McClintock, Jr., George L., deceased, of Pittsburgh, PA. No. 00252 of 2025. Diane McClintock, Extr., 345 New World Drive, Jefferson Hills, PA 15025 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.
25-00150w Jan 28; Feb 4, 11, 2025

Petrucchi, Elaine J., deceased, of Pittsburgh, PA. No. 00223 of 2025. Renee Skinner, Admrx., 190 Jamestown Drive, Pittsburgh, PA 15216 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.
25-00153w Jan 28; Feb 4, 11, 2025

Toomey, Timothy James, deceased, of Findlay Township, PA. No. 00016 of 2023. Geraldine Toomey, Admrx., 203 Old Ridge Road, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
25-00151w Jan 28; Feb 4, 11, 2025

Wolf, Gustave William a/k/a G. William Wolf a/k/a Gustave W. Wolf, deceased, of Gibsonia, PA. No. 00110 of 2025. Thomas E. Wolf, Extr., 10 Meadow Drive, Greensburg, PA 15601 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
25-00245 Jan 28; Feb 4, 11, 2025

Bennardo, Pietro, deceased, of Pittsburgh, PA. No. 08043 of 2024. Maria A. Paterra, Extr., 431 Butler Street, Pittsburgh, PA 15223 or to Raymond P. Parker, Esq.,

Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

25-00086w Jan 21, 28; Feb 4, 2025

Connors, Mary A., deceased, of Richland Township, PA. No. 00075 of 2025. Kristine Maus, Extr., 5360 Richland Road, Gibsonia, PA 15044 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.
25-00191 Jan 21, 28; Feb 4, 2025

Edwards, Steven a/k/a Steven A. Edwards a/k/a Steven Anthony Edwards, deceased, of Pittsburgh, PA. No. 05432 of 2024. Maureen M. Henderson, Extr., 6371 Meadow Street, Pittsburgh, PA 15206 or to Michael H. Marks, Esq., Marks Elder Law, P.C., 4231 Murray Ave., Pittsburgh, PA 15217.
25-00188 Jan 21, 28; Feb 4, 2025

Eperthener, William G., deceased, of Pittsburgh, PA. No. 00128 of 2025. Debra Hodge, Admrx., c/o Christine Gale, Esq., Frank, Gale, Bails & Pocrass, P.C., 437 Grant Street, Suite 1601, Pittsburgh, PA 15219.
25-00198 Jan 21, 28; Feb 4, 2025

Frisch, Dorothy E., deceased, of Baldwin Borough, PA. No. 06709 of 2024. Renee Okwu, Extr., 2911 Roland Ave., Pittsburgh, PA 15227 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.
25-00189 Jan 21, 28; Feb 4, 2025

Gerwell, Annette, deceased, of McKees Rocks, PA. No. 08172 of 2022. Connie Gerwell, Extr., 4910 Brightwood Rd., Apt. D 306, Bethel Park, PA 15102 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.
25-00089w Jan 21, 28; Feb 4, 2025

Haas, Andrea a/k/a Andrea Eisenstat Haas, deceased, of Swissvale Borough, PA. No. 00069 of 2025. Kathy C. Gallagher, Extr., 164 Fawn Valley Drive, McMurray, PA 15317 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.
25-00192 Jan 21, 28; Feb 4, 2025

Koehler, Anne C. a/k/a Anna C. Koehler a/k/a Anne C. Zewe a/k/a Annie C. Koehler a/k/a Anne Lewe Koehler, deceased, of Duquesne, PA. No. 08140 of 2024. Norman C. Koehler, Admrx., 222 Mohawk Road, Champaign, PA 15622-2080 or to Patricia Carlson Koehler, Esq., 337 Freeport Rd., Aspinwall, PA 15215-3109.
25-00196 Jan 21, 28; Feb 4, 2025

Lewis, Edward, deceased, of Pittsburgh, PA. No. 00207 of 2025. Deborah Lewis, Admrx., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
25-00087w Jan 21, 28; Feb 4, 2025

Munroe, James B., deceased, of Pittsburgh, PA. No. 00175 of 2025. Madison R. Deery, Extr., 29 Elmwood Street, Pittsburgh, PA 15205 or to Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick & Gefsky, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.
25-00091w Jan 21, 28; Feb 4, 2025

Schaffer, Joseph Edward a/k/a Joseph E. Schaffer, Jr., deceased, of South Park, PA. No. 07310 of 2024. Kirsten Gregory, Extr., 2601 Kane Road, Aliquippa, PA 15001.
25-00193 Jan 21, 28; Feb 4, 2025

Serakowski, Dorothy Mae, deceased, of Pittsburgh, PA. No. 7314 of 2024. James Leonard Serakowski, Admrx., 30 MacArthur Way, McKees Rocks, PA 15136 or to James

M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.
25-00195 Jan 21, 28; Feb 4, 2025

Shuba, Robert C., deceased, of West Millfin, PA. No. 07279 of 2024. M. Carole Perrotti, Extrx., 3125 Schieck Street, Pittsburgh, PA 15227 or to Matthew M. Jacob, Esq., Jacob Law Associates, 20 Cedar Blvd., Suite 405, Pittsburgh, PA 15228.
25-00084w Jan 21, 28; Feb 4, 2025

Stephenson, Joseph J., deceased, of Pittsburgh, PA. No. 08065 of 2024. Arlene C. Stephenson, Extrx., 500 Chapel Harbor Dr., Apt. 114, Pittsburgh, PA 15238-3146 or to Patricia Carlson Koehler, Esq., 337 Freepport Rd., Aspinwall, PA 15215-3109.
25-00194 Jan 21, 28; Feb 4, 2025

Thornton, Irene B. a/k/a Irene Bridget Thornton, deceased, of Pittsburgh, PA. No. 00015 of 2025. Karen Irene Thornton, Extrx., 622 26th Street S., Arlington, VA 22202 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
25-00190 Jan 21, 28; Feb 4, 2025

Tones, Gillian Starr a/k/a Gillian Tones a/k/a Gillian S. Tones, deceased, of Tarentum, PA. No. 04877 of 2024. Dillon Tones, Admr., 3396 Crestview Drive, Bethel Park, PA 15102 or to Joseph Pisano, Esq., Charlton Law, 101 East Diamond Street, Suite 202, Butler, PA 16001.
25-00197 Jan 21, 28; Feb 4, 2025

**Articles of Incorporation
Nonprofit Corporation**

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 22, 2025, with respect to a nonprofit corporation, AI Horizons, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00324 Feb 4, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-24-013125. In re: Petition of Joseph William Sukits, Jr., for change of name to Jay William Sukits. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 5, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Andrea Parenti, Dillon McCandless, 600 Cranberry Woods Drive, Suite 175, Cranberry Township, PA 16066, Ph: 724-776-6644, Attorney for Petitioner.
25-00201w Feb 4, 2025

Notice

Petition to Determine Title to 3912 Kleber St., Pittsburgh, PA 15212, formerly owned by William D. Kushik, deceased, filed October 1, 2024 by William C. Kushik, No. 6241 of 2024. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.
25-00327 Feb 4, 11, 18, 2025

Trust Notice

Gustave William Wolf a/k/a G. William Wolf a/k/a Gustave W. Wolf, late of Gibsonia, Allegheny County, Pennsylvania, deceased, having created the Gustave William Wolf Revocable Living Trust dated December 21, 2006, appointed Thomas E. Wolf as Successor Trustee, and notice is hereby given to all persons indebted to said trust to make immediate payment and to

those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Gustave William Wolf, Deceased
Late of Gibsonia, Allegheny, PA
No.: 02-25-00110
Trustee: Thomas E. Wolf, 10 Meadow Drive, Greensburg, PA 15601
Attorney: Molly M. Creenan, Esquire, Creenan & Boczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668
25-00246 Jan 28; Feb 4, 11, 2025

Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Nash, S. Lynne Revocable Trust, deceased November 26th, 2024, of the Township of McCandless, Allegheny County, Pennsylvania, Richard V. Nash, Trustee, c/o Ted Tishman, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.
25-00187 Jan 21, 28; Feb 4, 2025

**Voluntary Dissolution
Nonprofit Corporation**

John R. Owen, Esq., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222. Notice is hereby given by Pipe Palace, Inc., a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.
25-00247 Jan 28; Feb 4, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Lin vs Finif; LT-24-001747; P-atty: Jesse Chen; D-atty: Pro Se; Non Jury Verdict Dated 01/30/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$25,000.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 76 Cherry St., Pittsburgh, PA 15223. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties 01/30/25.

JIMCO Corp Brittany Prop, LP vs Poindexter; LT-24-001766; P-atty: Alexander Y. Wilkinson; D-atty: Pro Se; Non Jury Verdict Dated 01/30/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,510.65 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1717 Penn Ave., Apt. 701, Pittsburgh, PA 15221. The award of possession is not based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY

Valenti Capital, LLC vs Franklin-Pitts; LT-24-001773; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$6,674.99 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 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/25. Arbitration Board #40777

Esperanza Homewood, LLC vs Falls; LT-24-001793; P-atty: Marissa B. Levin; D-atty: Charles Roy Terwilliger; Award for Plaintiff on claims: for possession based on non-payment of rent, end of lease term, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$24,466.45 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 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/2025. Arbitration Board #40777

Wiant vs Hahn, et al; LT-24-001802; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claim for possession based on non-payment of rent and end of lease term. Dated 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/25. Arbitration Board #40777

TYH Management, LLC vs Jutty; LT-24-001805; P-atty: Kimberly J. Kisner; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. Dated 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/25. Arbitration Board #40779

HACP vs Cox; LT-24-001858; P-atty: Ralph J. Ruggiero; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$10,118.99 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 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/2025. Arbitration Board #40778

Property Manager Masters, LLC vs Moses; LT-24-000173; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$7,741.00 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 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/2025. Arbitration Board #40779

Pembroke Properties II, LLC vs Underwood; LT-24-001530; P-atty: Pro Se; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,683.00 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). Defendant not appearing at 11:50 a.m. Dated 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/25. Arbitration Board #40779

Venture Group, LLC vs Brown; LT-24-001670; P-atty: Samantha Smith; D-atty: Pro Se; Award for Defendant on Plaintiff's claims for possession and damages. On Defendant's counterclaim: award for Defendant in the amount of \$0. Dated 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/25. Arbitration Board #40778

Harris vs Humphries; LT-24-001723; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on 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). The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. Dated 01/30/25. As per Rule 236 Notice, copies sent to all parties 01/30/25. Arbitration Board #40777

Brinton Apartments Penn, LLC vs Robinson; LT-24-001467; P-atty: James J. Schwartz; D-atty: Pro Se; Non Jury Verdict Dated 01/30/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,384.13 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2605 Brinton Manor Dr., Apt. 105, Pittsburgh, PA 15221. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY

R.A. Services LLC vs LeClair; AR-24-003516; P-atty: Jason Ryan Johns; D-atty: Elizabeth M. Tarasi; Award for Plaintiff/Defendant. Award for the Plaintiff and against Defendant in the amount of \$7,000.00. Award for Defendant on counterclaim in the amount of \$983.12. Dated 01/31/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40780

Headway Capital, LLC vs A&A Car Transportation, LLC; AR-24-005042; P-atty: Michael F. McGuigan, Jason Emerson Strand; D-atty: Donald R. Calaiaro, Andrew Pratt; Award Ex Parte for Plaintiff and against Defendant in the amount of \$37,202.30. Defendant failed to appear at 10:37 a.m. Dated 01/31/25. As per Rule 236 Notice, copies sent to all parties 01/31/25. Arbitration Board #40781AR

Balzer vs Chen; AR-24-005840; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 01/31/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$15,000.00 plus costs. Defendant not appearing. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Scarpaci vs Heavy Weight Builders, LLC; AR-24-006144; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$2,000.00. Dated 01/31/25. As per Rule 236 Notice, copies sent to all parties 01/31/25. Arbitration Board #40781

Meinen vs Kramer; AR-24-006171; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$1,000.00. Dated 01/31/25. As per Rule 236 Notice, copies sent to all parties 01/31/25. Arbitration Board #40781A

JPMorgan Chase Bank, N.A. vs Wilmer; AR-24-006342; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$9,523.63. Defendant failed to appear at 10:10 a.m. Dated 01/31/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40781A