

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:

Buettner, Dennis R., deceased, of Pittsburgh, PA. No. 01363 of 2025. William F. Buettner, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
25-00426w Mar 7, 14, 21, 2025

Niarhos, Anthony D., deceased, of Pittsburgh, PA. No. 00916 of 2025. Ralph Swain, Extr., 112 Dover Drive, Moon Township, PA 15108 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00848 Mar 7, 14, 21, 2025

Onesi, Jr., Joseph A., deceased, of Turtle Creek, PA. No. 08450 of 2023. Alicia M. Clark, Admrx., 100 Bascom Avenue, Pittsburgh, PA 15214 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
25-00423w Mar 7, 14, 21, 2025

Pietroboni, Patricia, deceased, of Moon Township, PA. No. 00914 of 2025. Jeannie Pietroboni, Extrx., 2645 Manning Street, Ambridge, PA 15003 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00847 Mar 7, 14, 21, 2025

Schroeder, Elizabeth B. a/k/a Betty Schroeder a/k/a Elizabeth B. Mazure, deceased, of McKees Rocks, PA. No. 01108 of 2025. Kevin J. Schroeder, Extr., 1150 Main Street, Coraopolis, PA 15108 or to Stefanie M. Stack, Esq., Sechler Law Firm, LLC, 20206 Rte. 19, Ste. 300, Cranberry Township, PA 16066.
25-00425w Mar 7, 14, 21, 2025

Stanga, Gregory Alan, deceased, of McKees Rocks, PA. No. 00781 of 2025. Cindy B. Ruprecht-Stanga, Admrx., 228 Waterford Drive, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
25-00427w Mar 7, 14, 21, 2025

Trisch, Barbara, deceased, of Rankin, PA. No. 01142 of 2025. John M. Trisch, Adm., 103 Rankin Boulevard, Rankin, PA 15104 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
25-00846 Mar 7, 14, 21, 2025

Bates, Thomas James a/k/a Thomas J. Bates, deceased, of Moon Township, PA. No. 07007 of 2024. Carol B. Johnson, Extrx., 110 Philomena Dr., Coraopolis, PA 15108.
25-00689 Feb 28; Mar 7, 14, 2025

Benn, Romana, deceased, of Pittsburgh, PA. No. 1146 of 2025. Kelly Cross, Admrx., c/o Walter J. Nalducci, Esq., Cutruzzula &

Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.
25-00384w Feb 28; Mar 7, 14, 2025

Cortazzo, Jerome William, deceased, of Homestead, PA. No. 00236 of 2025. Camille Marie Hixon, Co-Admrx., 3844 Chester Street, Munhall, PA 15120 and Callie Jo Cortazzo, Co-Admrx., 914 Middle Street, Pittsburgh, PA 15212 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
25-00694 Feb 28; Mar 7, 14, 2025

Katz, Ann M., deceased, of Pittsburgh, PA. No. 04484 of 2003. Russell Boehm, Adm., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
25-00691 Feb 28; Mar 7, 14, 2025

Krall, Jean Mutschler - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/29/24. Will #022500868. Michelle Clare Krall, Administratrix, 2656 Fair Ave., Bexley, OH 43209; Dirk M. Simpson, Atty., Royer Cooper Cohen Braunfeld, 101 W. Elm St., #400, Conshohocken, PA 19428.
25-00803 Feb 28; Mar 7, 14, 2025

Kratzert, Jocelyn Granger, deceased, of Pittsburgh, PA. No. 07259 of 2024. John Kratzert, Adm., 138 Washington Street, Palmyra, NY 14522 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.
25-00679 Feb 28; Mar 7, 14, 2025

Kunco, Rose M. a/k/a Rose Mary Kunco, deceased, of Pittsburgh, PA. No. 00180 of 2025. Paula J. Kunco, Admrx., 56 South Fremont Street, Apartment 57, Pittsburgh, PA 15202 or to Scott A. Fatur, Esq., 43 Greensburg Street, Suite C, Delmont, PA 15626.
25-00693 Feb 28; Mar 7, 14, 2025

Lang, Joan C. a/k/a Joan Carol Lang, deceased, of Bethel Park, PA. No. 00149 of 2025. Cindy A. Goodman, Extrx., 15804 West Dorman Drive, Austin, TX 78717 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.
25-00690 Feb 28; Mar 7, 14, 2025

Lieberman, Joan, deceased, of Pittsburgh, PA. No. 00179 of 2025. Carl Lieberman, Extr., PO Box 12709, Pittsburgh, PA 15241.
25-00378w Feb 28; Mar 7, 14, 2025

Paul, Helen F., deceased, of South Park, PA. No. 247 of 2025. Cynthia C. Paul, Extrx., 3425 Maple Drive, South Park, PA 15129 or to Tamora L. Reese, Esq., P.O. Box 35, Washington, PA 15301.
25-00692 Feb 28; Mar 7, 14, 2025

Perkins, Patricia A., deceased, of Bethel Park, PA. No. 01001 of 2025. Veronica A. Knewton, Admrx., 206 Fox Creek Road, Venetia, PA 15367.
25-00380w Feb 28; Mar 7, 14, 2025

Stuckey, Patricia, deceased, of Pittsburgh, PA. No. 00344 of 2025. Latasha Talley, Co-Admrx., 1914 Laketon Road, Second Floor, Pittsburgh, PA 15212 and Raymond Talley, Co-Adm., 128 Broadcrest Drive, Pittsburgh, PA 15235 or to Kathleen Smith-Delach, Esq., Phillips Froetschel, LLC, 310 Grant Street, Suite 700, Pittsburgh, PA 15219.
25-00678 Feb 28; Mar 7, 14, 2025

Winikoff, Stanley A., deceased, of Pittsburgh, PA. No. 08089 of 2024. Miriam G. Winikoff, Extrx., 5048 5th Avenue, Apt. 303, Pittsburgh, PA 15232-2134 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.
25-00680 Feb 28; Mar 7, 14, 2025

Anderson, James E., deceased, of Pittsburgh, PA. No. 0970 of 2025. Jaime Eve Anderson, Extrx., 139 Rawlins Run Road, Pittsburgh, PA 15238 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
25-00328w Feb 21, 28; Mar 7, 2025

Anderson-Brownlee, Sarah, deceased, of Pittsburgh, PA. No. 00338 of 2025. Katherine Brownlee, Co-Admrx. and James Anderson, Co-Adm. and Atty., 4570 Fifth Avenue, Suite 600, Pittsburgh, PA, PA 15213-2665.
25-00330w Feb 21, 28; Mar 7, 2025

Beam, Robert L. a/k/a R. L. Beam a/k/a Robert Lewis Beam, deceased, of Bethel Park, PA. No. 00751 of 2025. Robert Lester Beam, Extr., 4792 Prescott Drive, Bethel Park, PA 15102 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00333w Feb 21, 28; Mar 7, 2025

Campbell, Virginia M., deceased, of Pittsburgh, PA. No. 00497 of 2025. Janice A. Green, Co-Extr. and Marie E. Tamilia, Co-Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
25-00620 Feb 21, 28; Mar 7, 2025

Croumbles, Susie Marie, deceased, of Pittsburgh, PA. No. 00848 of 2025. Michelle Buefort, Admrx., 78 Hauck Drive, Pittsburgh, PA 15235 or to Taylor J. Johns, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.
25-00332w Feb 21, 28; Mar 7, 2025

Freilino, Ray S. a/k/a Ray Freilino, deceased, of Whitehall, PA. No. 00706 of 2025. Howard Lawson, Extr., 177 Orchard Drive, Pleasant Hills, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
25-00335w Feb 21, 28; Mar 7, 2025

Greco, Almerinda M., deceased, of Pittsburgh, PA. No. 00484 of 2025. Frank M. Greco, Extr., c/o Mary A. Traupman, Esq., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
25-00340w Feb 21, 28; Mar 7, 2025

Greco, Frank L., deceased, of Pittsburgh, PA. No. 00370 of 2025. Frank M. Greco, Extr., c/o Mary A. Traupman, Esq., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.
25-00341w Feb 21, 28; Mar 7, 2025

Hill, Mayota Willette, deceased, of Pittsburgh, PA. No. 00189 of 2025. Dana Hill, Admrx., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
25-00621 Feb 21, 28; Mar 7, 2025

Iandiorio, Joy, deceased, of Pittsburgh, PA. No. 00457 of 2025. Clara D. Manzonelli, Extrx., 1170 Bower Hill Road, Apt. 704, Pittsburgh, PA 15243 or to John R. Kardos, Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.
25-00618 Feb 21, 28; Mar 7, 2025

Lieberum, Janet J., deceased, of McKeesport, PA. No. 00494 of 2025. William Lieberum, Extr., 1220 Penhurst, McKeesport, PA 15135.
25-00338w Feb 21, 28; Mar 7, 2025

Lindner, Mary Catherine a/k/a Catherine Lindner, deceased, of Hampton Township, PA. No. 00972 of 2025. Erinann B. Phillips, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.
25-00339w Feb 21, 28; Mar 7, 2025

Marchese, Mary Ann, deceased, of Wexford, PA. No. 00882 of 2025. James Watenpool, Adm., 1000 Pine Lane, Wexford, PA 15090 or to Slade R. Miller, Esq., Miller &

Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
25-00336w Feb 21, 28; Mar 7, 2025

Marks, Jr., Harold F., deceased, of Pittsburgh, PA. No. 00705 of 2025. Robin Shoss, Extrx., 204 Bon Air Avenue, Pittsburgh, PA 15210 or to Emily L. Davidson, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.
25-00615 Feb 21, 28; Mar 7, 2025

Mazza, Mark, deceased, of Pittsburgh, PA. No. 728 of 2025. Elaine Patterson, Extrx., 2715 Norabell Avenue, Pittsburgh, PA 15226 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.
25-00616 Feb 21, 28; Mar 7, 2025

Montgomery, Robert Earl, deceased, of Cheswick, PA. No. 626 of 2025. Scott A. Montgomery, Extr., c/o David W. Turner, Esq., David Turner Law, LLC, 337 Freepport Road, Pittsburgh, PA 15215.
25-00343w Feb 21, 28; Mar 7, 2025

Mooney, III, William L. a/k/a William Lee Mooney, III, deceased, of Kilbuck Township, PA. No. 949 of 2025. Linda L. Mooney, Extrx., 350 Roosevelt Road, Pittsburgh, PA 15237 or to Andrew D. Venturella, Esq., McCann Garland Ridall & Burke, 11 Stanwix Street, Suite 1030, Pittsburgh, PA 15222.
25-00342w Feb 21, 28; Mar 7, 2025

Patton, Robert F. a/k/a Robert Frederick Patton, deceased, of Pittsburgh, PA. No. 00479 of 2025. Thomas E. Patton, Extr., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
25-00614 Feb 21, 28; Mar 7, 2025

Perzak, Frank J., deceased, of Pittsburgh, PA. No. 00201 of 2025. Jonathan V. Szalajda, Extr., c/o D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236.
25-00617 Feb 21, 28; Mar 7, 2025

Schultz, Timothy R., deceased, of West Deer Township, PA. No. 00242 of 2025. Michael W. Schultz, Co-Extr. and Matthew W. Schultz, Co-Extr., 150 McClure Road, Cheswick, PA 15024 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.
25-00619 Feb 21, 28; Mar 7, 2025

Articles of Incorporation
Business Corporation

Jarrod J. Duffy, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219-1425. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is POSPC Holdco, Inc.
25-00424w Mar 7, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-1684. In re: Petition of Tika Pariyar, parent(s) and Legal guardian(s) of Zoe Darjee for change of name to Zoe Pariyar. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 19, 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.
25-00941 Mar 7, 2025

Trust Estate Notice

The Trustees named below give notice of the death of Margaret F. Skurka of Allegheny County, Pennsylvania on January 11, 2025. The said Decedent was Grantor of the Margaret F. Skurka Living Trust. The Successor Trustees, Deborah Lynn Brandstetter & Edward David Skurka, request all persons having claims against the Decedent to make known the same to their attorney in writing and all persons indebted to the Decedent to make payments to them without delay: Deborah Lynn Brandstetter & Edward David Skurka, co-trustees, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, Box 130, Bradford Woods, PA 15015.

25-00890 Mar 7, 14, 21, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

JPMorgan Chase Bank, N.A. vs Harris; AR-24-007277; P-atty: Michael Robert Lipinski; D-atty: Pro Se; Award for Plaintiff and against the Defendant in the amount of \$14,044.59. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

JPMorgan Chase Bank, N.A. vs Meyer; AR-24-007283; P-atty: Michael Robert Lipinski; D-atty: Brittany Nicole Weston; Award Ex Parte in the amount of \$20,374.66 plus any costs. Defendant failed to appear by 10:10 a.m. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

Discover Bank vs Kohser; AR-24-007302; P-atty: Brittany R. Fitzgibbon; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,770.63. Defendant failed to appear by 10:15 a.m. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

JPMorgan Chase Bank, N.A. vs Senick; AR-24-007313; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against the Defendant for \$4,827.85. Defendant not appearing at 10:17 a.m. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

JPMorgan Chase Bank, N.A. vs Mingone; AR-24-007314; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against the Defendant for \$11,566.62. Defendant not appearing at 10:19 a.m. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

Velocity Investments, LLC vs Konik; AR-24-007317; P-atty: Demetrios H. Tsarouhis; D-atty: Jan I. Medoff; Award for Defendant and against the Plaintiff. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

Iezzi, et al vs Gallagher; AR-24-007325; P-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$31,700.00. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

JPMorgan Chase Bank, N.A. vs Alexander; AR-24-007328; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against the Defendant for \$4,670.77. Defendant not appearing at 10:21 a.m. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

JPMorgan Chase Bank, N.A. vs Boggs; AR-24-007330; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against the Defendant for \$6,987.64. Defendant not appearing at 10:23 a.m. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

JPMorgan Chase Bank, N.A. vs Carroll; AR-24-007331; P-atty: Ian M. Lauer; Award Ex Parte for Plaintiff and against Defendant for \$14,716.22. Defendant not appearing at 10:25 a.m. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40823

McCoy, III vs David and Tom in Legal, et al; AR-24-002243; P-atty: Nathan T. Chase; 1303 Non Jury Verdict Dated 02/28/25, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. McGinley, J. As per Rule 236 Notice, copies sent to all parties 02/28/25

Anglemyer vs Hollis; AR-24-005307; P-atty: Matthew D. Gailey; D-atty: Mark B Morrow; Award for Plaintiff and against Defendant in the amount of \$15,757.16. Award for Plaintiff on Defendant's counter-claim. Dated 02/28/25. As per Rule 236 Notice, copies sent to all parties 02/28/25. Arbitration Board #40822

Discover Bank vs Papale; AR-23-006020; P-atty: Matthew Weston Pomy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$7,441.72. Defendant failed to appear at 10:30 a.m. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Discover Bank vs Bowman; AR-24-003227; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,606.52. Defendant failed to appear at 10:36 a.m. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Capital One, N.A. vs Nicholas; AR-24-006035; P-atty: Michael Ratchford; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$4,396.24. Defendant failed to appear at 10:38 a.m. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Discover Bank vs Keller; AR-24-006053; P-atty: Michael F. McGuigan, Erin Grady; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$4,690.07. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Discover Bank vs Angert; AR-24-006069; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff and against Defendant in the amount of \$6,804.36. Defendant failed to appear at 10:39 a.m. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Chatham Village Homes, Inc. vs Margaret Ringel & Associates; AR-24-006771; P-atty: Deborah A. Liotus; D-atty: Ryan R. Smith; Award stating dismissed by agreement of the parties. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40825

Margaret Ringel & Associates vs Chatham Village Homes, Inc.; AR-24-006772; P-atty: Ryan R. Smith; D-atty: Deborah A. Liotus; Award for Defendant Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40825

Coleman vs Kent; AR-24-006828; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,500.00. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40825A

Cole vs Prince, III; AR-24-007332; P-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$2,500.00. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Chatham Village Homes, Inc. vs Baker; AR-24-007355; P-atty: Deborah A. Liotus; D-atty: Ryan R. Smith; Award for Plaintiff in the amount of \$2,462.93. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40825

Portfolio Recovery Associates, LLC vs Chiodi; AR-24-007364; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff and against Defendant in the amount of \$2,144.37. Defendant failed to appear at 10:40 a.m. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Portfolio Recovery Associates, LLC vs Jeffrey; AR-24-007371; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff and against Defendant in the amount of \$2,111.44. Defendant failed to appear at 10:35 a.m. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/25. Arbitration Board #40824

Cavalry SPV I, LLC vs Hulboy; AR-24-007386; P-atty: Robert N. Polas, Jr.; 1303 Non Jury Verdict Dated 03/03/25, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a nonsuit is entered against the Plaintiff. Klein, J. As per Rule 236 Notice, copies sent to all parties 03/03/25.

U.S. Bank National Association vs Basille; AR-22-004462; P-atty: Kirsten R. Armstrong, Erin Grady; Award Ex Parte for Plaintiff and against Defendant in the amount of \$10,601.65. Defendant failed to appear at 10:37 a.m. Dated 03/03/25. As per Rule 236 Notice, copies sent to all parties 03/03/2025. Arbitration Board #40824

Creps Kline vs Burke; AR-24-006081; P-atty: Pro Se; D-atty: Kate E. McCarthy; Award for Defendant and against Plaintiff. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40826

Creps Kline vs Pitcairn Borough; AR-24-006082; P-atty: Pro Se; D-atty: Matthew J. Kalina; Award for Defendant and against Plaintiff. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40826

American Express National Bank vs Kyle; AR-24-006092; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff and against Defendant in the amount of \$5,329.94. Defendant failed to appear at 10:25 a.m. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40826

American Express National Bank vs Deasy; AR-24-006095; P-atty: Kirsten R. Armstrong; Award Ex Parte for Plaintiff and against Defendant in the amount of \$21,174.30. Defendant failed to appear at 10:20 a.m. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40826

Cintas Corporation vs Heights Saxon Inn, LLC; AR-24-006431; P-atty: Ingrid A. Bohme, Gregory Thomas; D-atty: D. Robert Marion, Jr.; Award for Defendant Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40827

Cavalry SPV I, LLC vs Gent; AR-24-007392; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40826

Truist Bank vs Haverdink; AR-24-007445; P-atty: Matthew Weston Pomy; D-atty: Brittany Nicole Weston; Award for Defendant and against the Plaintiff. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #4082

Simon vs Brillinger, et al; AR-24-005336; P-atty: Lawrence E. Gurrera, II; D-atty: Wendy D. Testa; Award for Plaintiff against both Defendants in the amount of \$13,533.38, (Plaintiff 25% at fault). Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40827

Anderson vs Segars; AR-24-005446; P-atty: James L. Cartwright; D-atty: Diana M. O'Connell; Award for Plaintiff in the amount of \$480.00 and against the Defendant. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40826

Balzer vs Chen; AR-24-005840; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim. Award in favor of Defendant on counterclaim against Plaintiff in the amount of \$1,000.00. Dated 03/04/25. As per Rule 236 Notice, copies sent to all parties 03/04/25. Arbitration Board #40825

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