

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:

Blakeley, Helen U., deceased, of Ross Twp., PA. No. 00449 of 2025. Edward D. Blakeley, Extr., 205 Bradford Park Rd., Baden, PA 15005.

25-00188w Feb 3, 10, 18, 2025

Brown, Sharon M. a/k/a Sharon Marie Brown, deceased, of Bethel Park, PA. No. 0048 of 2025. Lisa Cotton Craven, Extr., 2084 Guinevere Drive, North Huntingdon, PA 15642 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-00294 Feb 3, 10, 18, 2025

Bruening, Peter K., deceased, of Moon Township, PA. No. 393 of 2025. Ross Bruening, Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

25-00192w Feb 3, 10, 18, 2025

Cohen, Frances Helen a/k/a Francis Steiner Cohen, deceased, of Upper St. Clair, PA. No. 08042 of 2024. David R. Cohen, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

25-00302 Feb 3, 10, 18, 2025

Corr, Brian, deceased, of Pittsburgh, PA. No. 00220 of 2025. Winifred Corr, Admrx., 128 Meridan Street, Pittsburgh, PA 15211 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.

25-00189w Feb 3, 10, 18, 2025

Cunningham, Robert J., deceased, of Etna Borough, PA. No. 00295 of 2025. Linda V. Stroyne, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

25-00300 Feb 3, 10, 18, 2025

Dubac, Timothy M. a/k/a Timothy Matthew Dubac a/k/a Timothy Dubac, deceased, of Tarentum Borough, PA. No. 00245 of 2025. Joseph F. Dubac, Extr., 104 Curtis Street, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-00304 Feb 3, 10, 18, 2025

Dunkelberger, Donna H., deceased, of Mt. Lebanon, PA. No. 08168 of 2024. John Bush, Co-Extr. and Elizabeth Bush, Co-Extr., 346 Maple Avenue, Pittsburgh, PA 15218 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.

25-00303 Feb 3, 10, 18, 2025

Ecoff, Patricia Joan a/k/a Patricia J. Ecoff, deceased, of Sewickley, PA. No. 00490 of

2025. Scott Ecoff, Extr., 133 Forest Glen Drive, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00196w Feb 3, 10, 18, 2025

Edeburn, Grace A., deceased, of Pittsburgh, PA. No. 273 of 2025. Charles Edeburn, Jr., Extr., 108 McMonagle Street, Pittsburgh, PA 15220 or to David J. Delfiandra, Esq., Leech Tishman Fuscaldolo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

25-00297 Feb 3, 10, 18, 2025

Hallo, Jr., Joseph G., deceased, of Springdale Borough, PA. No. 00078 of 2025. Anthony Hallo, Admrx., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

25-00299 Feb 3, 10, 18, 2025

Lazaroff, Thomas A. a/k/a Thomas Alexander Lazaroff, deceased, of Mount Lebanon, PA. No. 08110 of 2024. Lynn Brindell, Extr., c/o Samuel J. Goncz, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152.

25-00288 Feb 3, 10, 18, 2025

Migliozzi, Lynne E. a/k/a Lynne Migliozzi a/k/a Lynne Elizabeth Migliozzi, deceased, of East Deer Township, PA. No. 00147 of 2025. Linda P. Hobaugh, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

25-00301 Feb 3, 10, 18, 2025

Mitsch, Jr., Frederick W., deceased, of O'Hara Township, PA. No. 00164 of 2025. Daniel J. Mitsch, Extr., 151 Edgemont Road, Ligonier, PA 15658 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

25-00306 Feb 3, 10, 18, 2025

Mrvos, Sahli M., deceased, of Pittsburgh, PA. No. 00061 of 2025. Mara Mrvos, Extr., 317 S. Dallas Avenue, Pittsburgh, PA 15208 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-00295 Feb 3, 10, 18, 2025

O'Keefe, Thomas A. a/k/a Thomas O'Keefe, deceased, of Glenshaw, PA. No. 00294 of 2025. Thomas J. McKelvey, Extr., 3916 Ash Dr., Allison Park, PA 15101 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

25-00293 Feb 3, 10, 18, 2025

Oskin, Leonard J., deceased, of Pittsburgh, PA. No. 7869 of 2024. Raymond Oskin, Admrx., 1115 Lippencot Street, Duquesne, PA 15110 or to Robert A. Crisanti, Esq., 437 Grant St., Ste. 915, Pittsburgh, PA 15219.

25-00298 Feb 3, 10, 18, 2025

Pegnato, Phillip Michael a/k/a Phillip M. Pegnato, deceased, of Pittsburgh, PA. No. 00287 of 2025. Anthony J. Pegnato, Admrx., 133 Marose Drive, Pittsburgh, PA 15235 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-00305 Feb 3, 10, 18, 2025

Sadofsky, Charlotte F., deceased, of Pittsburgh, PA. No. 00437 of 2025. Martin Sadofsky, Extr., 4433 Schenley Farms Ter., Pittsburgh, PA 15213.

25-00190w Feb 3, 10, 18, 2025

Schubert, Randall L., deceased, of Ross Township, PA. No. 00274 of 2025. Amy Woelke, Extr., 139 Lakewood Ave., Pittsburgh, PA 15229 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Hwy., Pittsburgh, PA 15237.

25-00290 Feb 3, 10, 18, 2025

Shoemaker, Anna T., deceased, of Glenshaw, PA. No. 498 of 2025. Betty Ann Vilella, Extr., 141 Richard Drive, Glenshaw, PA 15116 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-00195w Feb 3, 10, 18, 2025

Silvestri, Dolores M., deceased, of Moon Township, PA. No. 00489 of 2025. Rosanna Silvestri Coccoli, Co-Extr., 111 Wyngate Road, Coraopolis, PA 15108 and Michael Silvestri, Co-Extr., 11412 Macon Drive, Fredericksburg, VA 22407 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-00197w Feb 3, 10, 18, 2025

Sukitch, Brian Douglas, deceased, of Coraopolis, PA. No. 00334 of 2025. William S. Sukitch, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

25-00198w Feb 3, 10, 18, 2025

West, Shirley Ann, deceased, of Carnegie, PA. No. 07776 of 2024. Sasha Ann Schiavone, Extr., 2936 Strachan Avenue, Pittsburgh, PA 15216 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

25-00292 Feb 3, 10, 18, 2025

Williams, Louise H. a/k/a Louise Williams, deceased, of Clairton, PA. No. 00527 of 2025. Doncella Williams, Extr., 940 Nichols Drive, Laurel, MD 20707 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00199w Feb 3, 10, 18, 2025

Wolny, Patricia, deceased, of Pittsburgh, PA. No. 00524 of 2025. Stacie Wolny, Extr., c/o Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00200w Feb 3, 10, 18, 2025

Zoldos, Raymond M., deceased, of Monroeville, PA. No. 00407 of 2025. Jacob M. Fabian, Admrx. and Atty., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-00191w Feb 3, 10, 18, 2025

Antonella, Joseph D. a/k/a Joseph Antonella, deceased, of Elizabeth Township, PA. No. 07601 of 2024. Jill M. Antonella-Taylor, Extr., c/o Benjamin Scott Johns, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-00146w Jan 27; Feb 3, 10, 2025

Barclay, Joseph Merwin a/k/a Merwin Joseph Barclay a/k/a Joseph M. Barclay, deceased, of Forest Hills, PA. No. 07928 of 2024. Daniel P. Barclay, Extr., 7934 St. Lawrence Ave., Swissvale, PA 15218 or to Joseph F. Nicotero, Esq., Mears, Smith, Houser and Boyle, 127 North Main Street, Greensburg, PA 15601.

25-00129w Jan 27; Feb 3, 10, 2025

Bires, Edward J., deceased, of McKees Rocks, PA. No. 05762 of 2024. Mary L. Bires, Extr., 1031 Fiddleback Drive, McKees Rocks, PA 15136 or to Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220.

25-00238 Jan 27; Feb 3, 10, 2025

Debrun, Michael G. - Late of Turtle Creek Borough, Allegheny County. D.O.D. 6/14/14. Will #022408064. Roseanne Debrun, Executrix, 3190 Garlow Rd., Irwin, PA 15642; Kristen R. Matthews, Atty., Kristen Matthews Law, 14 E. Welsh Pool Rd., Exton, PA 19341.

25-00265 Jan 27; Feb 3, 10, 2025

Geffel, Michael Christian, deceased, of Oakdale, PA. No. 00280 of 2025. Patricia A. Geffel Manno, Extr., c/o Colin B. May,

Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

25-00144w Jan 27; Feb 3, 10, 2025

Geier, John M. - Late of Millvale Borough, Allegheny County. D.O.D. 9/27/18. Will #022002580. Donna Geier, Administratrix, 104 Adele Ave., Pittsburgh, PA 15223; Latisha B. Schuenemann, Atty., Barley Snyder LLP, 2755 Century Blvd., Wyomissing, PA 19610.

25-00267 Jan 27; Feb 3, 10, 2025

Hwostow, Phyllis M. a/k/a Phyllis Hwostow, deceased, of McCandless Twp., PA. No. 7918 of 2024. Leonard A. Hwostow, Extr., 1701 Royal Ln., Apt. #4201, Farmers Branch, TX 75229 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonsia, PA 15044.

25-00240 Jan 27; Feb 3, 10, 2025

Jakubowski, Robert G., deceased, of Pittsburgh, PA. No. 00163 of 2025. Carol A. DiDolce, Admr., 623 Highridge Drive, Pittsburgh, PA 15226 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-00234 Jan 27; Feb 3, 10, 2025

Jones, Larry - Late of Pittsburgh City, Allegheny County. D.O.D. 1/7/23. Will #022408131. Marlon R. Jones, Administrator, c/o Steven M. Zelinger, Esq., 1650 Market St., #3600, Phila., PA 19103; Steven M. Zelinger, Atty., Steven M. Zelinger, LLC, 1650 Market St., #3600, Phila., PA 19103.

25-00268 Jan 27; Feb 3, 10, 2025

Kingsland, Robert M. a/k/a Bob Kingsland, deceased, of Bethel Park, PA. No. 07136 of 2024. Wayne Kingsland, Extr., 153 Valley View Drive, Rostraver Twp., PA 15012.

25-00237 Jan 27; Feb 3, 10, 2025

Kremer, Robert T., deceased, of West Mifflin, PA. No. 7263 of 2024. Kayla Burns, Co-Admr. and Allison Burns, Co-Admr., c/o Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-00241 Jan 27; Feb 3, 10, 2025

Patsko, Betty J., deceased, of Tarentum, PA. No. 00172 of 2025. Joni K. Patsko, Co-Extr. and John G. Patsko, Co-Extr., c/o Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freepport Rd., Natrona Heights, PA 15065.

25-00235 Jan 27; Feb 3, 10, 2025

Phillips, John P., deceased, of Plum Borough, PA. No. 07220 of 2023. Ashlee Phillips, Co-Extr. and Robert Phillips, Co-Extr., c/o Jennifer Rose, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-00236 Jan 27; Feb 3, 10, 2025

Protolipac, Mary Ann a/k/a Mary Ann Flaherty Protolipac, deceased, of Whitehall Borough, PA. No. 8178 of 2024. Raymond Flaherty, Extr., 427 Portia Drive, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-00243 Jan 27; Feb 3, 10, 2025

Sanner, Robert M. a/k/a Robert Sanner, Sr. a/k/a Robert M. Sanner, Sr., deceased, of Wilmerding, PA. No. 08017 of 2024. Robert M. Sanner, Jr., Extr., 521 Victor Avenue, East McKeesport, PA 15035 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.

25-00232 Jan 27; Feb 3, 10, 2025

Usnick, Virginia, deceased, of Bridgeville, PA. No. 08172 of 2024. Mary F. Usnick, Admr., 779 Bower Hill Road, Bridgeville, PA 15017 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.

25-00233 Jan 27; Feb 3, 10, 2025

Walter, Robert Norman a/k/a Robert N. Walter, deceased, of Elizabeth, PA. No. 00082 of 2025. Robert P. Walter, Extr., 807 Haslage Street, McKeesport, PA 15133 or to Andrew M. Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

25-00242 Jan 27; Feb 3, 10, 2025

Weiss, Benjamin William a/k/a Benjamin Weiss a/k/a Benjamin W. Weiss - Late of Shaler Twp., Allegheny County. D.O.D. 5/30/24. Will #022407850. James Weiss, Administrator, c/o Michael G. Wiethorn, Esq., 500 Grant St., #2500, Pittsburgh, PA 15219; Michael G. Wiethorn, Atty., Fox Rothschild LLP, 500 Grant St., #2500, Pittsburgh, PA 15219.

25-00266 Jan 27; Feb 3, 10, 2025

Weissenstein, Patricia A. a/k/a Patricia Ann Weissenstein, deceased, of Sewickley, PA. No. 06404 of 2024. Todd David Weissenstein, Extr., c/o Adam T. Petrun, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.

25-00239 Jan 27; Feb 3, 10, 2025

Certificate of Organization Limited Liability Company

Joseph V. Charlton, Esq., Charlton Law, 617 South Pike Road, Sarver, PA 16055. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is JUST IT CONSULTING, LLC.

25-00322 Feb 3, 2025

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Fedele Insurance Service, with its principal office or place of business at 665 Rodi Rd., Suite 304, Pittsburgh, PA 15235. The names and addresses of all persons who are parties to the registration are: Insurable, Inc., 665 Rodi Rd., Suite 304, Pittsburgh, PA 15235.

25-00187w Feb 3, 2025

Voluntary Dissolution Limited Liability Company

Chadd Christopher Colin, Esq., Morella and Associates, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given by Nellis Property Legacy, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

25-00193w Feb 3, 10, 2025

Voluntary Dissolution Limited Liability Company

Chadd Christopher Colin, Esq., Morella and Associates, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given by Stribley Business Associates, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the

manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

25-00194w Feb 3, 10, 2025

Voluntary Dissolution Nonprofit Corporation

Notice is hereby given by Ballou Skies, 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.

25-00142w Jan 27; Feb 3, 2025

Voluntary Dissolution Nonprofit Corporation

Jeffrey Fromknecht, Esq., Side Project Inc., 2635 Old Okeechobee Road, West Palm Beach, FL 33409. Notice is hereby given by Young Foxes Hockey, 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.

25-00147w Jan 27; Feb 3, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

U.S. Bank National Association vs Pusateri, et al; AR-24-006177; P-atty: Erin Grady; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$20,471.09. Defendant failed to appear at 10:32 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

JPMorgan Chase Bank, N.A. vs Jordan; AR-24-006179; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$7,694.75. Defendant not appearing at 10:34 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

JPMorgan Chase Bank, N.A. vs Bayer; AR-24-006184; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$5,223.41. Defendant not appearing at 10:35 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 01/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40771

Capital One, N.A. vs Fierst; AR-24-006240; P-atty: Michael Ratchford; D-atty: Philip A. Fabiano; Award for Defendant and against Plaintiff. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Russell vs Kendrick; AR-24-006245; P-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$3,616.30. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Cavalry SPV I, LLC vs Smith; AR-24-006247; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Cavalry SPV I, LLC vs Durbin; AR-24-006254; P-atty: David J. Apothaker; D-atty: Pro Se; Award Ex Parte for Plaintiffs and against the Defendant in the amount of \$1,969.54. Defendant failed to appear at 10:00 a.m. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Cavalry SPV I, LLC vs Yamalis; AR-24-006257; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Cavalry SPV I, LLC vs Gaefke; AR-24-006262; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Constantino vs Zawinski; GD-23-003881; P-atty: Nick LaCava; D-atty: Michael E. Lang; Award for Plaintiff Linda Constantino, and against Defendant John Alan Zawinski, in the amount of \$7,500.00. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40773

Zawinski vs Constantino; GD-23-009679; P-atty: Daniel J. Sammel; D-atty: Thomas A. McDonnell; Award stating see award at GD-23-3881. ***CASE CONSOLIDATED AT GD-23-003881*** Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40773

William Penn Heights vs Faye; LT-24-001394; P-atty: Pro Se; D-atty: Kenneth G. Scholtz; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's on claim for possession. Award for Plaintiff on claim for damages in the amount of \$4,070.25 for rent. (The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. See Sect. 4 regarding escrow funds.) Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/23/25. Arbitration Board #40773

Parker vs Varacalli Auto Body Shop; AR-24-004261; P-atty: Pro Se; D-atty: Richard J. Catalano; Award for Plaintiff and against Defendant in the amount of \$2,399.85. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Cavalry SPV I, LLC vs Novacek; AR-24-006224; P-atty: David J. Apothaker; D-atty: Pro Se; Award for Defendant and against Plaintiff. Dated 01/28/25. As per Rule 236 Notice, copies sent to all parties 01/28/25. Arbitration Board #40774

Poploski vs Turske; AR-24-005060; P-atty: Jack Bailey; D-atty: Casey J. Hemphill; Award for Plaintiff and against Defendant in the amount of \$25,000.00. Dated 01/29/25. As per Rule 236 Notice, copies sent to all parties 01/29/25. Arbitration Board #40775