

**AR-23-005636;** Citibank N.A. vs Corcoran; P-atty: **Michael Robert Lipinski**

**AR-23-005634;** Citibank N.A. vs Garman; P-atty: **Sean Patrick Stevens**

**AR-23-005632;** Citibank N.A. vs Jerome; P-atty: **Michael Robert Lipinski**

**AR-23-005630;** Citibank N.A. vs Cappola; P-atty: **Sean Patrick Stevens**; D-atty: **Pro Se**

**AR-23-005628;** Citibank N.A. vs Sisk; P-atty: **Michael Robert Lipinski**

**AR-23-005626;** Mingrino vs General Motors LLC; P-atty: **Michael Power**; D-atty: **Alexander M. Shaen**

**AR-23-005624;** Chelsea Glen II Community Services Association vs Newton, et al; P-atty: **Fred C. Jug, Jr.**

**AR-23-005622;** Cavalry SPV I LLC vs Trusiak; P-atty: **David J. Apothaker**; D-atty: **Brian J. Fenters**

**AR-23-005618;** Norcutt vs FCA US LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

**AR-23-005617;** Citibank N.A. vs Vargesko; P-atty: **Matthew Weston Pomy**; D-atty: **Brittany Nicole Weston**

**AR-23-005613;** Hinton vs FCA US LLC; P-atty: **Robert M. Silverman**; D-atty: **Jon B. Waldorf**

**AR-23-005610;** Sycamore Estate Inc. vs Samuels; P-atty: **John J. Richardson**

**AR-23-005609;** American Express National Bank vs Murdock; P-atty: **Jordan W. Felzer**

**AR-23-005598;** Loutsyn vs General Motors LLC; P-atty: **Robert M. Silverman**; D-atty: **Alexander M. Shaen**

**AR-23-005595;** Discover Bank vs Moore; P-atty: **Kirsten R. Armstrong**

**AR-23-005594;** Progressive Advanced Insurance Company vs Sanchez; P-atty: **Michael J. Dougherty**

**AR-23-005591;** Citizens Bank N.A. vs Edwards; P-atty: **Julie E. Goodchild**

**AR-23-005588;** JPMorgan Chase Bank N.A. vs Cozza; P-atty: **Julie E. Goodchild**; D-atty: **Pro Se**

**AR-23-005587;** JPMorgan Chase Bank N.A. vs Sullivan; P-atty: **Julie E. Goodchild**

**AR-23-005586;** JPMorgan Chase Bank N.A. vs Lepiane; P-atty: **Julie E. Goodchild**

**AR-23-005305;** Crea vs Petrella, et al; P-atty: **Elizabeth M. Tarasi**; D-atty: **Pro Se**

**AR-23-005029;** Mitchell, et al vs Alonzo Seay the Paint Barron; P-atty: **Pro Se**; D-atty: **Pro Se**

**AR-23-004814;** Aubrey vs American Honda Motor Company Inc.; P-atty: **Chad Peter Doman**; D-atty: **James F. Marrion**

**AR-23-004129;** Prothermal Inc. vs Vukmir, et al; P-atty: **Anthony F. Jeselnik**; D-atty: **Gusty A. E. Sunseri**

**AR-23-003588;** Allegheny County Central Tax Collection District vs Jones; P-atty: **David L. Scherer, Richard A. Monti**; D-atty: **Vincent James Krawiec**

**AR-23-002514;** Cincinnati Indemnity Company vs Kacin; P-atty: **Jonathan C. Beech**; D-atty: **R. Hagen Starz**

## 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:

Barker, Patricia K., deceased, of West Homestead, PA. No. 02241 of 2023. Jean M. Swade, Admrx., 1225 Edgewood Drive, West Homestead, PA 15120 or to Anthony L. Rosner, Esq., 1300 Clay Pike, North Huntingdon, PA 15642.  
24-00241w Feb 6, 13, 20, 2024

Chamberlain, James F. a/k/a James Chamberlain, deceased, of Pittsburgh, PA. No. 00500 of 2024. Paula A. Chamberlain, Extr., 218 Whites Hill Road, Rochester, PA 15074 or to Cynthia A. Howell, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.  
24-00378 Feb 6, 13, 20, 2024

Cimino, Paul Frank, deceased, of Coraopolis, PA. No. 00531 of 2024. Richard DiCicco, Extr., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.  
24-00240w Feb 6, 13, 20, 2024

Firda, Ellen A. a/k/a Ellen Firda a/k/a Ellen Ann Firda, deceased, of White Oak Borough, PA. No. 08285 of 2023. Cheryl A. Nestor, Extr., 1099 Alberta Drive, North Huntingdon, PA 15642 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.  
24-00381 Feb 6, 13, 20, 2024

Forsythe, Dorothy M. a/k/a Dorothy Mae Forsythe, deceased, of Monroeville, PA. No. 0432 of 2024. Diane Hogan, Extr., 1323 Woodland Drive, Monroeville, PA 15146 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.  
24-00379 Feb 6, 13, 20, 2024

Freburger, Karl, deceased, of Pine Township, PA. No. 00555 of 2024. Janet K. Freburger, Extr., 137 Tanglewood Drive, Wexford, PA 15090 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.  
24-00376 Feb 6, 13, 20, 2024

Glunk, William J. a/k/a William Jay Glunk, deceased, of Pleasant Hills, PA. No. 0526 of 2024. Janice Glunk, Extr., 213 E. Bruceton Road, Pittsburgh, PA 15236 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
24-00368 Feb 6, 13, 20, 2024

Hantz, Clyde a/k/a C. Damian Hantz a/k/a Clyde Damian Hantz, deceased, of Plum Borough, PA. No. 00525 of 2024. Diane L. Hantz, Admrx., 3412 Leechburg Road, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.  
24-00366 Feb 6, 13, 20, 2024

Huffman, Marilyn Florence a/k/a Marilyn E. Huffman, deceased, of Moon Township, PA. No. 00159 of 2024. John Christopher Huffman, Extr., c/o Robert K. Schweitzer, Esq. and CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
24-00365 Feb 6, 13, 20, 2024

Kieszek, George W., deceased, of Pittsburgh, PA. No. 0532 of 2024. Mary L. Kieszek, Extr., 525 Coyne Terrace, Pittsburgh, PA 15207 or to Daniel F. Bekavac, Jr., Esq., Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
24-00369 Feb 6, 13, 20, 2024

L'Heureux, Rachel A., deceased, of Moon Township, PA. No. 01771 of 2021. Heather Pranskey, Extr., 108 Figley Avenue, Aliquippa, PA 15001 or to Chad F. McMillen, Esq., McMillen, Urick, Tocci, & Jones, 2131 Brodhead Road, Aliquippa, PA 15001.  
24-00370 Feb 6, 13, 20, 2024

LaDue, Melinda Hazel a/k/a Melinda LaDue a/k/a Melinda H. LaDue, deceased, of Pittsburgh, PA. No. 00468 of 2024. Joseph S. Bielecki, Extr. and Atty., 68 South 12th Street, Pittsburgh, PA 15203.  
24-00363 Feb 6, 13, 20, 2024

Manning, Elaine H., deceased, of Pittsburgh, PA. No. 08405 of 2023. Elaine McClelland, Extr., 4312 Grenada Street, Alexandria, VA 22309 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.  
24-00371 Feb 6, 13, 20, 2024

McGrath, Mary Eileen, deceased, of Scott Township, PA. No. 00759 of 2024. Martin J. Barret, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.  
24-00243w Feb 6, 13, 20, 2024

Miller, Harry George, deceased, of West Millin, PA. No. 04596 of 2022. Michael J. Miller, Admrx., 457 Main St., Brookville, PA 15825 or to Tyler J. Smith, Esq., Bordas and Bordas, PLLC, One Gateway Center, 420 Fort Duquesne Blvd., 18th Fl., Pittsburgh, PA 15222.  
24-00364 Feb 6, 13, 20, 2024

Minton, Michael D., deceased, of Hampton Township, PA. No. 04446 of 2023. Alexander S. Minton, Extr., 3298 Longmeadow Drive, Allison Park, PA 15101 or to Nicholas J. Holland, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222.  
24-00380 Feb 6, 13, 20, 2024

Raabe, Barry E. a/k/a Barry Raabe, deceased, of Plum Borough, PA. No. 00388 of 2024. Barrett F. Raabe, Admrx. c.t.a., 428 September Drive, Pittsburgh, PA 15239.  
24-00377 Feb 6, 13, 20, 2024

Schaper, Louis W. a/k/a Louis William Schaper, deceased, of Ross Township, PA. No. 08541 of 2023. Glenn Schaper, Extr., 283 Centertown Road, Grove City, PA 16127 or to David Nagel, Esq., WPENNLAW PLLC, 100 W. Station Square, Suite 205, Pittsburgh, PA 15219.  
24-00383 Feb 6, 13, 20, 2024

Stacks, Elizabeth a/k/a Elizabeth Supura Stacks, deceased, of Baldwin, PA. No. 07947 of 2023. Brian Stacks, Admrx., 498 Balconade Drive, Pittsburgh, PA 15236.  
24-00384 Feb 6, 13, 20, 2024

Yordy, Janet M., deceased, of Gibsonia, PA. No. 0722 of 2024. Carolyn Yordy, Co-Extr., 5172 Polo Fields Drive, Gibsonia, PA 15044 and Andrew Yordy, Co-Extr., 4308 Bakerstown Road, Apt. A, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
24-00245w Feb 6, 13, 20, 2024

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, Admrx. 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, Admrx. 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, Admrx., 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, III, 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, Extrx., 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, Extrx., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freepport 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 Geruschat, Extrx., 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, Extrx., 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

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-14056. In re: Petition of Patricia Gail Hunter, for change of name to Gail Hunter. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 28, 2024, 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. Omair Zahid, Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, Ph: 412-456-2807, Attorney for Petitioner.

24-00238w Feb 6, 2024

**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 Anne Chen Pediatrics, with its principal office or place of business at 6000 Steubenville Pike, Suite 101, McKees Rocks, PA 15108. The names and addresses of all persons who are parties to the registration are: AC Medical PLLC, Wayne Chen, 99 Brookside Ln., Coraopolis, PA 15108.

24-00244w Feb 6, 2024

**Trust Estate Notice**

The Trustee named below gives notice of the death of Carol S. Swift of Allegheny County, Pennsylvania on November 25, 2023. The said Decedent was Trustor of the Swift Living Trust, dated 10/14/1997. The Successor Trustees, Robert Wallace Swift and Jean J. Swift 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 payment to them without delay: Robert Wallace Swift and Jean J. Swift, Co-Trustees, c/o Anthony R. Fantini, Esq., Fantini Law Firm, P.C., 651 Holiday Drive, Ste. 400, 5 Foster Plaza, Pittsburgh, PA 15220.

24-00382 Feb 6, 13, 20, 2024

**Voluntary Dissolution Professional Corporation**

Vincent Roskovensky, Esq., Clark Hill Thorp Reed, One Oxford Center, 301 Grant St., 14th Floor, Pittsburgh, PA 15219-1425. Notice is hereby given by Allen P. Snyder M.D., P.C., a Pennsylvania professional corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business 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.

24-00242w Feb 6, 13, 2024

**CIVIL DIVISION**

**Arbitration Awards**

*(Continued from Page 1, Column 2)*

**East Liberty Development, Inc.** vs Duckett; LT-23-001222; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/01/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$17,100.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 163 Mayflower Street, Pittsburgh, PA 15206. 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.

**St. Justin Plaza** vs Barber; LT-23-001313; P-atty: Sean J. Carmody; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent, and breach of lease condition, other than non-payment of rent, for damages in the amount of \$1,608.08 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Defendant not appearing at 10:15 am. Dated 02/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40339

**RPM Pittsburgh** vs Collins; LT-23-001318; P-atty: Sarah Elizabeth Morrison; D-atty: Pro Se; Non Jury Verdict Dated 02/01/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,360.58 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 429 Linnview Ave., Pittsburgh, PA 15210. 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.

**Moon Grove Apartments** vs Moore; LT-23-001349; P-atty: Kenneth G. Scholtz; D-atty: Pro Se; Non Jury Verdict Dated 02/01/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$16,093.78 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 916 Beaver Grade Rd., 721 Rider's Way, Moon Twp., PA 15108. 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.

**Brandywine Agency, Inc.** vs Haas; LT-23-001406; P-atty: Beverly A. Block; D-atty: Pro Se; Award for Defendant/Plaintiff. Award in favor of the Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages in the amount of \$2,150.00 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 02/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40337

**Crawford Square Apartments** vs Tyler; LT-23-001476; P-atty: Francis C. Rapp, Jr.; D-atty: Charles Roy Terwilliger; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$9,694.44-\$9,634.44 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 \$60.00 key fob. Dated 02/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40337

**Speicher** vs Meyers; LT-23-001496; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claim for possession based on end of lease term. Dated 02/01/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40338

**Noschese** vs Tennyson; LT-23-000447; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/01/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,600.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 410 Ella St., 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.

**Gelman** vs Crytzer; AR-19-003376; P-atty: Bruce S. Gelman; Non Jury Verdict Dated 02/02/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,413.74 plus costs. Defendant not appearing at 10:00 am. Pursuant to Pa R.C.P. 1303 (b). McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Portfolio Recovery Associates, LLC** vs English; AR-19-004940; P-atty: Matthew Weston Pomy; D-atty: Thomas J. Dausch; Award for Defendant Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240

**Biagini, et al** vs Morgan; AR-23-004886; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant and against Plaintiffs. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40241

**Lawson** vs Terra Property Development, LLC; AR-23-005228; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/02/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,779.29 plus costs. Defendant not appearing at 10:15 am. Pursuant to Pa R.C.P. 1303. McVay, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Portfolio Recovery Associates, LLC** vs O'Neill; AR-23-005319; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$10,066.67. Defendant not appearing 10:15 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240

**Cintas Corporation** vs Green Oaks Country Club; AR-23-005323; P-atty: Katie R. Jacobs; D-atty: Pro Se; Award Ex Parte for Plaintiff and against Defendant in the amount of \$41,566.65. Defendant not appearing at 10:20 am. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40241

**Portfolio Recovery Associates, LLC** vs Cain; AR-23-005324; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$2,549.28. Defendant not appearing by 10:09 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240

**Portfolio Recovery Associates, LLC** vs Seng; AR-23-005334; P-atty: Robert N. Polas, Jr.; Award Ex Parte for the Plaintiff in the amount of \$916.71. Defendant not appearing by 10:12 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240

**Portfolio Recovery Associates, LLC** vs Corner; AR-23-005336; P-atty: Robert N. Polas, Jr.; Award Ex Parte for the Plaintiff in the amount of \$534.86. Defendant not appearing by 10:10 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240

**Portfolio Recovery Associates, LLC** vs Lacey; AR-23-005337; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff in the amount of \$1,188.75. Defendant not appearing by 10:08 a.m. Dated 02/02/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40240