

3:10 p.m.

(313) AR-22-2706
Cavalry SPV I LLC vs Dawn E. Adler;
P-Atty: **David J. Apothaker, Derek Moatz**; D-Atty: **Travis A. Gordon**; 1x

3:30 p.m.

(314) AR-22-2475
Goldman Sachs Bank USA vs Janet McLaughlin; P-Atty: **Kirsten R. Armstrong**; D-Atty: **Erik M. Helbing**; 1x

Friday January 5, 2024

Judge Mary C. McGinley
City-County Building, Room 817CC
9:50 a.m.

(256B) 203443 GD-20-7886
Holly Bartlett, et al vs City of Pittsburgh, et al; P-Atty: **Anthony J. Giannetti**; D-Atty: **Bryan Christian Devine, Lawrence Henry Baumiller, Samuel A. Hornak**; 3x

10:10 a.m.

(260) 201754 GD-17-11024
Estate of Johnnie Ray Gavin, et al vs Allegheny Health Network, et al; P-Atty: **Christopher G. Buck, Victor Hunter Pribanic**; D-Atty: **Christopher C. Rulis, Lynn Ellen Bell**; 2x

10:30 a.m.

(267) 204722 GD-17-8450
Robert Rodenbeck vs Mosites Construction Company, et al; P-Atty: **Trevor R. Fleming**; D-Atty: **George M. Evan, Joseph Selep, Stephen Mark Houghton**; 1x

10:50 a.m.

(267B) 203631 GD-21-2931
Misty Cowell vs Russell Zorey; P-Atty: **Mark E. Milsop**; D-Atty: **Jason A. Hines**; 2x

11:10 a.m.

(271) 201304 GD-19-7649
Katlyn McGraw, et al vs David Chippi, Jr.; P-Atty: **Laura E. Balzarini**; D-Atty: **Gregg Alan Guthrie**; 1x

11:30 a.m.

(273) 203600 GD-21-6059
Dana McGowan vs B&P Motors Ltd., et al; P-Atty: **Justin M. Bahorich**; D-Atty: **Jeffrey Charles Catanzarite, Sheila Marie Burke**; 3x

1:30 p.m.

(276) 204658 GD-22-10048
Ramil Nadirov vs Ryan Rivard, et al; P-Atty: **Marc I. Simon**; D-Atty: **Diane A. Blackburn**; 1x

1:50 p.m.

(278B) 203167 GD-21-5756
William Chytil vs Shawn Franklin, et al; P-Atty: **Jessica M. Thimons**; D-Atty: **Mark Andrew Martini**; 4x

2:10 p.m.

(283) 203950 GD-20-9397
David Diokno vs Martin Hess; P-Atty: **Timothy E. Rayne**; D-Atty: **Michael E. Lang**; 3x

2:30 p.m.

(284) 203794 GD-21-13897
Amy Moneck vs Laura Fredley, et al; P-Atty: **Jessica M. Thimons**; D-Atty: **Nicholas J. Zidik**; 3x

2:50 p.m.

(285) 204052 GD-21-1715
Giovanni Gigliotti vs Jarrod Cole Timulak; P-Atty: **Matthew L. Kurzweg**; D-Atty: **Jonathan G. Preston**; 1x

3:10 p.m.

(286) 204235 GD-21-13643
Adam Elliot vs Thomas E. Means, Jr., et al; P-Atty: **Matthew Zamites**; D-Atty: **Robert Sean O'Connell**; 2x

3:30 p.m.

(279) 204410 GD-21-7170
Karl Hohman vs Holko Home Improvements, LLC, et al; P-Atty: **Joseph Peter Nigro**; D-Atty: **J. Kerrington Lewis**; 1x

Friday January 5, 2024

Judge Michael A. Della Vecchia
City-County Building, Room 710CC
9:30 a.m.

(192) 202033 GD-20-6390
Tyrone Lee vs Mary M. Lauer; P-Atty: **Thomas Anthony Will**; D-Atty: **Garth A. Gartin**; 2x

10:00 a.m.

(209) 202884 GD-15-15490
Walter Shaffer, et al vs Matthew S. Burkett, CRNP, et al; P-Atty: **Monte J. Rabner**; D-Atty: **Brett Cornwell Shear, Daniel Joseph Margonari, David R. Johnson**; 4x

10:30 a.m.

(210) 204230 GD-21-11709
Kathleen Doebrings vs Carolyn Smith; P-Atty: **Jessica M. Thimons**; D-Atty: **Lauren Elizabeth Purcell**; 1x

11:00 a.m.

(212) 204526 GD-21-9719
James Broderick, et al vs Dennis Shadron, et al; P-Atty: **Christopher J. McCabe**; D-Atty: **R. Erick Chizmar**; 1x

11:30 a.m.

(213) 204528 GD-16-19437
Bhola Roy, et al vs Jones Consulting & Construction Group, LLC, et al; P-Atty: **Timothy Coon**; D-Atty: **Gerard J. Cipriani, Jennifer Marie Swistak, Thomas Edwards Weiers, Jr.**; 1x

1:30 p.m.

(214) 204594 GD-21-396
Barbara J. Snyder, et al vs Vincentian Home; P-Atty: **Scott M. Simon**; D-Atty: **Jacob S. Lehman**; 1x

2:00 p.m.

(215) 204603 GD-20-5218
David Caro, et al vs Ronald Catanese, Executor of the Estate of Charles Catanese, Deceased, et al; P-Atty: **Paul S. Guarnieri**; D-Atty: **Paul J. Bruder**; 1x

2:30 p.m.

(216) 204663 GD-22-9388
Gabriella Squires vs Edward G. Berardi, et al; P-Atty: **Ryan M. Flaherty**; D-Atty: **Katie E. Pakler**; 1x

3:00 p.m.

(36A) 204952 GD-21-4540
Dorothy Tinter, et al vs Clausen Construction Support, et al; P-Atty: **Allan Joseph Opsitnick**; D-Atty: **Elizabeth F. Collura, Mark J. Gesk, Nicholas J. Zidik**; 1x

3:30 p.m.

(257) 204305 GD-17-11547
Luke Riley vs Liberty Borough; P-Atty: **D. Scott Lautner**; D-Atty: **Suzanne Bernard Merrick**; 1x

Friday January 5, 2024

Judge W. Terrence OBrien
City-County Building, Room 705CC
10:00 a.m.

(268) 204308 GD-22-6047
Darryl F. Hall vs Darin Cephas; P-Atty: **Pro Se**; D-Atty: **Matthew A. Bole**; 1x

10:30 a.m.

(269) AR-22-2534
Citizens Bank, N.A. vs Philip DeCapito; P-Atty: **Demetrios H. Tsarouhis**; D-Atty: **Martin Murray Scoratow**; 1x

11:00 a.m.

(270) AR-22-2838
JP Morgan Chase Bank, N.A. vs Jason Newton; P-Atty: **James A. Holzman**; D-Atty: **Pro Se**; 1x

11:30 a.m.

(280) AR-22-2565
Discover Bank vs Jessica DeChancie; P-Atty: **Matthew W. Pomy**; D-Atty: **Den- nis J. Morello**; 1x

12:30 p.m.

(281) AR-22-3815
Paul Santo vs Greyhound Lines, Inc., et al; P-Atty: **Pro Se**; D-Atty: **Velika A. Nespor**; 1x

1:00 p.m.

(290) 204411 GD-21-10101
Nuway Scaffolding, LLC vs Reftech International Corp.; P-Atty: **Brian K. Zellner**; D-Atty: **James Robert Hankle**; 1x

1:30 p.m.

(292) AR-22-2767
Kalesha Thomas-Jackson vs Stephanie Sims; P-Atty: **Pro Se**; D-Atty: **Pro Se**; 1x

2:00 p.m.

(294) 203323 GD-21-6259
Sherah Harton vs Allstate Fire Casualty Insurance Company; P-Atty: **Jaclyn M. Dipaola**; D-Atty: **Sarah E. Cobbs**; 1x

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FEDERAL PUBLIC DEFENDER VACANCY-EXTENDED DEADLINE—WESTERN DISTRICT OF PENNSYLVANIA. Refer to www.ca3.uscourts.gov for detailed announcement. EXTENDED DEADLINE: Noon (EST), November 20, 2023.

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:

Cornell, Clayton F., deceased, of Jefferson Hills, PA. No. 04649 of 2020. Claire Johnson Saenz, Admr., c/o Jamie M. Drennen, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Ste. 2200, Pittsburgh, PA 15222.
23-02033w Nov 6, 13, 20, 2023

Dzubinski, Christine Dawn, deceased, of Pittsburgh, PA. No. 07389 of 2023. Kevin Amlund, Admr., c/o Gregory M. Pocrass, Esq., Frank, Gale, Bails & Pocrass, P.C., 3300 Gulf Tower, 707 Grant St., Pittsburgh, PA 15219.
23-04276 Nov 6, 13, 20, 2023

Janessa, Lucille A., deceased, of Coraopolis, PA. No. 7107 of 2023. Barbara Kisio, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
23-04263 Nov 6, 13, 20, 2023

Seddon, Margaret Anne, deceased, of Mt. Oliver, PA. No. 07361 of 2023. Fred Seddon, Admr., 23 Mt. Oliver Street, Mount Oliver, PA 15210 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
23-04262 Nov 6, 13, 20, 2023

Shipman, Sr., Ronald W., deceased, of Reserve Township, PA. No. 07303 of 2023. William R. Shipman, Extr., 3444 Spring Garden Rd., Reserve Township, PA 15212 or to Ryan R. Mick, Esq., Mick & Wallish LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
23-04261 Nov 6, 13, 20, 2023

Wintermantel, Charles J., deceased, of Oakdale, PA. No. 07348 of 2023. Theresa C. Katic, Admr., 276 Finin Road, New Kensington, PA 15068 or to Lloyd A. Welling, Esq., American Wills & Estates, Birmingham Towers, 2100 Wharton St., Ste. 302, Pittsburgh, PA 15203.
23-04260 Nov 6, 13, 20, 2023

Brandon, Madeline, deceased, of Forest Hills, PA. No. 07187 of 2023. Brian Teaman, Extr., 1155 Princeton Rd., Monroeville, PA 15146 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
23-04160 Oct 31; Nov 6, 13, 2023

Doyle, William G. a/k/a William Doyle, deceased, of Indiana Twp., PA. No. 06004 of 2022. Daniel M. Flynn, Admr. and Atty., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
23-04139 Oct 31; Nov 6, 13, 2023

Eck, Jane A., deceased, of Pittsburgh, PA. No. 06876 of 2023. Kathryn E. Goff, Co-

Extr. and Atty. and Christopher C. Eck, Co-Extr., Kathryn Eck Goff, P.C., 3325 Saw Mill Run Blvd., Ste. 200, Pittsburgh, PA 15227.

23-04143 Oct 31; Nov 6, 13, 2023

Evans, Jr., Arthur, deceased, of Verona, PA. No. 07215 of 2023. Betty G. Evans, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

23-01998w Oct 31; Nov 6, 13, 2023

Finegan, Cash Owen - Late of Scott Twp., Allegheny County, PA. D.O.D. 2/25/20. Will #022307206. Shannan Finegan and Cassius Finegan, Administrators, c/o Kristen L. Behrens, Esq., 1500 Market St., Ste. 3500E, Phila., PA 19102; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1500 Market St., Ste. 3500E, Phila., PA 19102.

23-04229 Oct 31; Nov 6, 13, 2023

Gazzo, Joseph Todd, deceased, of Verona, PA. No. 07137 of 2023. Joseph H. Gazzo, Jr., Admr., 152 Stephens Lane, Verona, PA 15147 or to Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

23-04141 Oct 31; Nov 6, 13, 2023

Gielarowski, Joan, deceased, of South Fayette, PA. No. 04351 of 2022. Theodore J. Gielarowski, Sr., 49 S. Fayette Street, Cuddy, PA 15031 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

23-04161 Oct 31; Nov 6, 13, 2023

Holtzinger, Kirk S., deceased, of Pittsburgh, PA. No. 06646 of 2023. Jade Mills, Admr., c/o Rebecca Lerman, Esq., Gerlach Law Center, P.C., 3612 McKnight East Drive, Pittsburgh, PA 15237.

23-04159 Oct 31; Nov 6, 13, 2023

Hussey, Jr., Arthur E., deceased, of Pittsburgh, PA. No. 5201 of 2023. Clare Horner, Co-Extr., 609 North Taylor St., Pittsburgh, PA 15212 and Matthew Hussey, Co-Extr., 144 Shady Lane, Pittsburgh, PA 15215 or to James K. Wood, Esq., Diefenderfer Hoover & Wood, LLP, 310 Grant St., Ste. 1420, Pittsburgh, PA 15219.

23-04158 Oct 31; Nov 6, 13, 2023

Kenyon, III, William S., deceased, of Pittsburgh, PA. No. 07176 of 2023. Kristi S. Kenyon, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-02000w Oct 31; Nov 6, 13, 2023

Kozlowski, Claire L. a/k/a Claire Leona Kozlowski, deceased, of Baldwin, PA. No. 06033 of 2023. Elaine M. Hylek, Co-Extr., 4 Ryder Lane, Lexington, MA 02421 and Gerald A. McConnell, Co-Extr., 15504 Williams Street G, Tustin, CA 92780 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

23-04146 Oct 31; Nov 6, 13, 2023

Labriola, Josephine P., deceased, of Penn Hills, PA. No. 07183 of 2023. Thomas R. Doyle, Extr., 1213 Maple Avenue, Verona, PA 15147 or to Susan D. Livingston, Esq., Thomas H. Ayob III & Associates, LLC, 710 Fifth Ave., Ste. 2000, Pittsburgh, PA 15219.

23-04157 Oct 31; Nov 6, 13, 2023

Morgano, Walter A. a/k/a Walter Morgano, deceased, of Pittsburgh, PA. No. 01313 of 2022. Joshua Mahich, Admr., 26 Vicki Anda Court #2, Oxford, OH 45056 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

23-04142 Oct 31; Nov 6, 13, 2023

Pilch, Ted, deceased, of Wall, PA. No. 05676 of 2023. Cassandra L. Pilch, Extr., 125 Washington Ave., Apartment 1, Bellevue, PA 15202.

23-04147 Oct 31; Nov 6, 13, 2023

Somyak, David F., deceased, of Bethel Park, PA. No. 07104 of 2023. Sandra Somyak, Extr., 234 Timber Dr., Trafford, PA 15085 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murryssville, PA 15668.

23-04145 Oct 31; Nov 6, 13, 2023

Teichmann, Beverly W., deceased, of Upper St. Clair Township, PA. No. 06517 of 2023. Calista C. Knight, Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143.

23-04144 Oct 31; Nov 6, 13, 2023

Tomkowitz, Dolores Ann, deceased, of Bethel Park, PA. No. 07172 of 2023. Daniel J. Kopchak, Admr., 508 Potomac Court, Gibsonia, PA 15044 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

23-04138 Oct 31; Nov 6, 13, 2023

Celrici, Paul M., deceased, of Wexford, PA. No. 07218 of 2023. Nicole Pittavino, Admr. c.t.a., c/o James R. Fenchel, II, Esq., Fenchel Law Offices, 472 Constitution Boulevard, New Brighton, PA 15066.

23-01994w Oct 30; Nov 6, 13, 2023

Chenot, Irene, deceased, of Monroeville, PA. No. 7117 of 2023. Mary Beth Zeanchock, Extr., 202 Rolling Hills, Sewickley, PA 15143 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-04130 Oct 30; Nov 6, 13, 2023

Conway, Thomas M. a/k/a Thomas M. Conway, Jr., deceased, of Pittsburgh, PA. No. 07275 of 2023. Justin T. Conway, Extr., 15 Indian Camp Trail, Portage, IN 46368 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.

23-01984w Oct 30; Nov 6, 13, 2023

Gavin, Louise Irene, deceased, of Ross Township, PA. No. 03470 of 2023. Joyce A. Jockel, Extr., c/o Daniel R. Tobin, Esq., 2000 Corporate Dr., Ste. 350, Wexford, PA 15090-8369.

23-01988w Oct 30; Nov 6, 13, 2023

Grandetty, Robert J., deceased, of West Homestead, PA. No. 06872 of 2023. Lisa G. Gardina, Extr., 9981 East Doubletree Ranch Road, Scottsdale, AZ 85258 or to Daniel R. Tobin, Esq., 2000 Corporate Dr., Ste. 350, Wexford, PA 15090-8369.

23-01989w Oct 30; Nov 6, 13, 2023

Hargenrader, Sr., Michael F., deceased, of Harmar Township, PA. No. 06370 of 2023. Janet Hargenrader, Admr., c/o John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 300 Oxford Drive, Suite 75, Monroeville, PA 15146.

23-01990w Oct 30; Nov 6, 13, 2023

Harty, James Q., deceased, of Pittsburgh, PA. No. 07150 of 2023. Marthy Harty, Extr., 5820 Ferree Street, Pittsburgh, PA 15217 or to Addison L. Walter, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

23-04134 Oct 30; Nov 6, 13, 2023

Honsperger, Marilyn J., deceased, of Verona, PA. No. 7115 of 2023. Lee Ann Bankaitis, Extr., 200 Rock House Lane, Sparta, NC 28675 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-04132 Oct 30; Nov 6, 13, 2023

Kennedy, Francis D., deceased, of Monroeville, PA. No. 07241 of 2023. Jeffrey D. Gimigliano, Extr., 59 Marilou Drive, Jeannette, PA 15644 or to Taylor J. Johns, Esq., Coulter & May, PC, 3824 Northern Pike, Suite 801B, Monroeville, PA 15146.

23-01993w Oct 30; Nov 6, 13, 2023

Koss, Helen S., deceased, of Pittsburgh, PA. No. 5130 of 2023. Steven J. Koss, Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222.

23-01991w Oct 30; Nov 6, 13, 2023

Libell, Robert J. a/k/a Robert Libell, deceased, of Forest Hills, PA. No. 06564 of 2023. Michael Libell, Extr., 525 Homewood Avenue, Trafford, PA 15085 or to Robert J. Specht, Esq., Morocco, Morocco & Specht, P.C., 315 Cavitt Ave., Trafford, PA 15085.

23-04135 Oct 30; Nov 6, 13, 2023

Morris, Ernestine a/k/a Pauline Ernestine Morris, deceased, of Pittsburgh, PA. No. 06178 of 2018. Crystal Boyce, Admr., 401 Glynlynn Drive, Pittsburgh, PA 15235 or to Ronald Sessa, Esq., 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

23-04133 Oct 30; Nov 6, 13, 2023

Romano, Robert G., deceased, of Pittsburgh, PA. No. 05525 of 2023. Abigail Augustyniak-Romano, Admr., 15B Chartiers Terrace, Carnegie, PA 15106 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

23-04131 Oct 30; Nov 6, 13, 2023

Smith, Darlene Y., deceased, of McDonald, PA. No. 07270 of 2023. Lori L. Kocher, Extr., c/o Bryan Kocher, Esq., 303 Regent Ct., McDonald, PA 15057.

23-01995w Oct 30; Nov 6, 13, 2023

Wolfe, Sally D., deceased, of Warrendale, PA. No. 07081 of 2023. Kevin Moore, Extr., 6 E. Benjamin Point, Silverthorne, CO 80498 or to Lara Carpenter, Esq. and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Ave., Zelienople, PA 16063.

23-01986w Oct 30; Nov 6, 13, 2023

Zangrilli, Mary S. a/k/a Mary Susanna Zangrilli, deceased, of Oakmont, PA. No. 07181 of 2023. Joan C. Zangrilli, Extr., 5529 Darlington Road, Pittsburgh, PA 15217 or to Albert J. Zangrilli, Jr., Esq., Yukevich, Marchetti, Fischer & Zangrilli, P.C., 200 First Avenue, Suite 100, Pittsburgh, PA 15222.

23-04129 Oct 30; Nov 6, 13, 2023

Zewe, Patricia a/k/a L. Patricia Zewe, deceased, of Harrison Township, PA. No. 06793 of 2023. Robert W. Zewe, Extr., 115 Lyle Court, Johnstown, PA 15905 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

23-04136 Oct 30; Nov 6, 13, 2023

Bluestone, Norma M., deceased, of Pleasant Hills Borough, PA. No. 6938 of 2023. David C. Bluestone, Extr., 563 W. Downer Place, Aurora, IL 60506 or to Matthew F. Schwartz, Esq., Lange Legal Group, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

23-04055 Oct 24, 31; Nov 6, 2023

Burzinski, Ida, deceased, of O'Hara, PA. No. 07079 of 2023. Theresa Cecil, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01951w Oct 24, 31; Nov 6, 2023

Carnes, Barbara L. a/k/a Barbara Ellen Carnes, deceased, of Pleasant Hills Borough, PA. No. 06986 of 2023. Nancy E. Carnes, Extr., c/o Ryan W. Brode, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

23-04061 Oct 24, 31; Nov 6, 2023

Conrad, Kathryn J. a/k/a Kathryn Jo Conrad, deceased, of Penn Hills, PA. No. 06605 of 2023. Mary Jane Anthony, Extr., 509 Foltz Drive, Verona, PA 15147 or to John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murryssville, PA 15668.

23-04064 Oct 24, 31; Nov 6, 2023

DeRubeis, Melina a/k/a Millie DeRubeis, deceased, of Pittsburgh, PA. No. 06991 of 2023. Andrew J. DeRubeis, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

23-01950w Oct 24, 31; Nov 6, 2023

Frederick, Ralph J., deceased, of Bethel Park, PA. No. 04880 of 2023. Andrew Frederick, Admr., 3783 Churchview Avenue, Apt. C-21, Pittsburgh, PA 15236 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

23-04063 Oct 24, 31; Nov 6, 2023

Hoover, Lucille D., deceased, of Brackenridge, PA. No. 06906 of 2023. Janie E. Baenig, Extr., 1026 Stieren Ave., Brackenridge, PA 15014 or to Charles J. Jacques, III, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

23-04059 Oct 24, 31; Nov 6, 2023

Kalkstein, Edna Mae, deceased, of Monroeville, PA. No. 6972 of 2023. Thomas M. Kalkstein, Extr., c/o Blair N. Droskey, Esq., Sebring & Associates, 339 Old Haymaker Road, Ste. 1101, Monroeville, PA 15146.

23-04060 Oct 24, 31; Nov 6, 2023

Kopf, Phyllis, deceased, of Homestead, PA. No. 05734 of 2023. Kim Melton, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01954w Oct 24, 31; Nov 6, 2023

Maleski, Michael J., deceased, of Jefferson Hills, PA. No. 07010 of 2023. Sherry Gibb, Admr., 124 Pearson Road, Jefferson Hills, PA 15025 or to Michael I. Danovitz, Esq., Eckman & Danovitz, 210 Sixth Avenue, 35th Floor, Pittsburgh, PA 15222.

23-04058 Oct 24, 31; Nov 6, 2023

Miller, Barbetha R., deceased, of Verona, PA. No. 06903 of 2023. Gretchen Beck, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01952w Oct 24, 31; Nov 6, 2023

Miller, Jr. Raymond W., deceased, of Penn Hills, PA. No. 07147 of 2023. Daniel Miller, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01953w Oct 24, 31; Nov 6, 2023

Mulgrave, Margaret H., deceased, of Upper St. Clair, PA. No. 06328 of 2023. E. Patrick Groody, Extr., 2041 Laurel Valley, Vernon Hills, IL 60061 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, Box 130, Bradford Woods, PA 15015.

23-04054 Oct 24, 31; Nov 6, 2023

Rankin, Park L. a/k/a Park Lawrence Rankin, deceased, of Mt. Lebanon, PA. No. 06767 of 2023. Janice G. Rankin, Extr., 160 Seneca Drive, Pittsburgh, PA 15228 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

23-04057 Oct 24, 31; Nov 6, 2023

Scuro, Michael N., deceased, of Penn Hills, PA. No. 6842 of 2023. Michael J. Scuro, Extr., 684 Sara Lane, Verona, PA 15147 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

23-04056 Oct 24, 31; Nov 6, 2023

Varasse, Robert James, deceased, of Penn Hills Township, PA. No. 01164 of 2023. Deborah Varasse, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

23-01955w Oct 24, 31; Nov 6, 2023

Ward, Theresa L., deceased, of Marshall Twp., PA. No. 07119 of 2023. Vickers E. Ward, III, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
23-01958w Oct 24, 31; Nov 6, 2023

Wechsler, Jacquelin G., deceased, of Pittsburgh, PA. No. 06598 of 2023. Amy W. Drezner, Extr., c/o Glynis A. Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
23-04065 Oct 24, 31; Nov 6, 2023

Adamik, Joan C. a/k/a Joan Carol Adamik, deceased, of Fawn Township, PA. No. 06874 of 2023. Shane J. Adamik, Extr., c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.
23-04051 Oct 23, 30; Nov 6, 2023

Benovitz, Earl M., deceased, of Warrendale, PA. No. 7023 of 2023. Charles G. Benovitz, Co-Extr. and Leslie Benovitz, Co-Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
23-01942w Oct 23, 30; Nov 6, 2023

Brandell, Sue Ann a/k/a Sue A. Brandell, deceased, of Pittsburgh, PA. No. 06970 of 2023. Martha Ann Clark, Extr., 435 Patterson Road, Bethel Park, PA 15102 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.
23-01941w Oct 23, 30; Nov 6, 2023

Burley, Julia, deceased, of Pittsburgh, PA. No. 06839 of 2023. Thea N. Steave, Extr., 451 Ormsby Avenue, Pittsburgh, PA 15219 or to Paul A. Ellis, Jr., Esq., P.O. Box 53105, Pittsburgh, PA 15219.
23-04052 Oct 23, 30; Nov 6, 2023

Burns, Myrna E., deceased, of Pittsburgh, PA. No. 07019 of 2023. Erika L. Brown, Admrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
23-01946w Oct 23, 30; Nov 6, 2023

Catalucci, Silvano, deceased, of Upper St. Clair Township, PA. No. 06948 of 2023. Giacomo Catalucci, Extr., 2028 Trillium Court, Canonsburg, PA 15317 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
23-04049 Oct 23, 30; Nov 6, 2023

Evans, Blufus, deceased, of Pittsburgh, PA. No. 06819 of 2021. Daniel H. Robinson, Jr., Extr., 141 Rochelle Street, Pittsburgh, PA 15210.
23-04033 Oct 23, 30; Nov 6, 2023

Foy, Shirley Ann a/k/a Shirley Foy, deceased, of Crafton Borough, PA. No. 06229 of 2023. Justina Marie Diethorn, Extr., 810 Clearview Avenue, Pittsburgh, PA 15205 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.
23-04037 Oct 23, 30; Nov 6, 2023

Gillott, Dorothy M. a/k/a Dorothy Marie Gillott, deceased, of Edgeworth Borough, PA. No. 06804 of 2023. Cynthia L. McCullough, Extr., c/o Steven Kocherzat, Esq., 763 Merchant St., Ambridge, PA 15003.
23-04039 Oct 23, 30; Nov 6, 2023

Greene, Doris E., deceased, of Plum, PA. No. 06843 of 2023. Mary B. Wannagat, Extr., 1109 Elicker Rd., New Kensington, PA 15068 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
23-04035 Oct 23, 30; Nov 6, 2023

Karney, Marlene June, deceased, of McDonald, PA. No. 05656 of 2023. John P. Karney, Jr., 116 Hinerman Road, Washington, PA 15301 or to John B. Joyce, Esq., Grenen & Birsic, P.C., One Gateway

Ctr., 420 Ft. Duquesne Blvd., 9th Fl., Pittsburgh, PA 15222.
23-04034 Oct 23, 30; Nov 6, 2023

Kilkenny, Peter, deceased, of Fox Chapel, PA. No. 7073 of 2023. Laurie A. Kilkenny, Extr., 152 Riding Trail Ln., Pittsburgh, PA 15215 or to David J. Delfiandra, Esq., Leech Tishman Fuscaldo & Lampl, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.
23-01940w Oct 23, 30; Nov 6, 2023

Laux, Richard R., deceased, of Pittsburgh, PA. No. 06946 of 2023. Richard E. Laux, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
23-01945w Oct 23, 30; Nov 6, 2023

Marshall, Emma Frances (a/k/a Emma Frances Cutright and Emma F. Marshall) - Late of Crescent Twp., Allegheny County, PA. D.O.D. 3/8/22. Will #022303176. Charles A. J. Halpin, III, Administrator, The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110; Charles A. J. Halpin, III, Atty., The Land Title Bldg., 100 S. Broad St., #1830, Phila., PA 19110.
23-04098 Oct 23, 30; Nov 6, 2023

Oster, Karen Anne, deceased, of Bethel Park, PA. No. 04840 of 2022. Robert Oster, Admr., 2438 Demare Drive, Bethel Park, PA 15102 or to Matthew T. Logue, Esq., Quinn Logue LLC, 200 First Avenue, Third Floor, Pittsburgh, PA 15222.
23-01944w Oct 23, 30; Nov 6, 2023

Palkovich, Betty G. a/k/a Elizabeth G. Palkovich, deceased, of Verona, PA. No. 06598 of 2023. Todd F. Palkovich, Extr., c/o Nicolas J. Sasso, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
23-04050 Oct 23, 30; Nov 6, 2023

Pecora, Loretta J. a/k/a Loretta Pecora, deceased, of Whitehall, PA. No. 06088 of 2023. Doris Cacia, Admrx., c/o Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126.
23-04047 Oct 23, 30; Nov 6, 2023

Pesavento, Sandra Heath a/k/a Sandra H. Pesavento, deceased, of Pittsburgh, PA. No. 05641 of 2023. John A. Pesavento, Extr., c/o Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
23-04036 Oct 23, 30; Nov 6, 2023

Porter, Arionna Emory Rose, deceased, of North Versailles, PA. No. 05974 of 2023. Ariel S. Coover, Admrx., 314 Mercer Street, Turtle Creek, PA 15145.
23-04046 Oct 23, 30; Nov 6, 2023

Schreiber, James E., deceased, of Aspinwall, PA. No. 06464 of 2023. Anne M. Mlecko, Admrx., 1815 Willow Oak Dr., Wexford, PA 15090.
23-04038 Oct 23, 30; Nov 6, 2023

Story, James D., deceased, of Clairton, PA. No. 07002 of 2023. Renee Schumacher, Extr., 1501 Linnie Lou Dr., Castle Shannon, PA 15234 or to Ashley E. Sharek, Esq., Sharek Law Office, LLC, PO Box 130, Bradford Woods, PA 15015.
23-04044 Oct 23, 30; Nov 6, 2023

White, Gary H., deceased, of Gibsonia, PA. No. 07043 of 2023. Elizabeth White, Extr., 2029 Plymouth Court, Gibsonia, PA 15044 or to Liberty J. Weyandt, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.
23-01939w Oct 23, 30; Nov 6, 2023

Zanolli, Michael, deceased, of Pittsburgh, PA. No. 06762 of 2023. Alice Patton, Admrx., 4760 Wallingford Street, Pittsburgh, PA 15213.
23-04032 Oct 23, 30; Nov 6, 2023

Notice

Jeffrey C. Williams, Trustee of the Audrey D. Williams Revocable Trust dated January 30, 2023, and pursuant to 20 Pa. C.S. §7755(c)(1)(ii) requests all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to Jay R. Hagerman, Esquire or Jeffery C. Williams c/o Abernethy & Hagerman, LLC, 4927 William Flinn Highway, Allison Park, PA 15101.
23-04274 Nov 6, 13, 20, 2023

Notice

John R. Marmarelli and Diane M. Marmarelli, Co-Trustees of The David F. Marmarelli and Rita M. Marmarelli Revocable Living Trust Agreement dated January 4, 2002, as amended, and pursuant to 20 Pa. C.S. §7755(c)(1)(ii) request all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to Jay R. Hagerman, Esquire or John R. Marmarelli and Diane M. Marmarelli c/o Abernethy & Hagerman, LLC, 4927 William Flinn Highway, Allison Park, PA 15101.
23-04275 Nov 6, 13, 20, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-000522. Notice is hereby given to John Olowu, and all other parties of interest, that a tax sale has been initiated against the property located at 611 Shaw Avenue, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 307-K-133. This notice acts as service of the Praecept for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the August 10, 2023 Order of Court.
23-04307 Nov 6, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-012839. Notice is hereby given to Michael B. Florentine, All unknown heirs of Albert M. Florentine and Charlene D. Florentine, deceased, and all other parties of interest, that a judgment has been entered in the amount of \$21,402.62 for the property located at 18 Oak Street, Russellton, Allegheny County, Pennsylvania 15076, known as lot/block 1361-M-257. This notice acts as service of the Praecept to Enter Judgment for Want of an Answer pursuant to the April 25, 2023 Order of Court.
23-04308 Nov 6, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-013061. Notice is hereby given to Thomas L. Boyd, and all other parties of interest, that a judgment may be entered within ten (10) days from the date of this notice for the property located at 6-8 Ross Street, Duquesne, Allegheny County, Pennsylvania 15110, known as lot/block 305-H-006. This notice acts as service of the Notice of Intention to Take Default Judgment pursuant to the August 10, 2023 Order of Court.
23-04309 Nov 6, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-011458. Notice is hereby given to Christina Marie Koch, and all other parties of interest, that a judgment has been entered in the amount of \$13,979.41 for the property located at 165 Freepoint Road, Creighton, Allegheny County, Pennsylvania 15030,

known as lot/block 730-B-096. This notice acts as service of the Praecept to Enter Judgment for Want of an Answer pursuant to the April 25, 2023 Order of Court.
23-04310 Nov 6, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-004502. Notice is hereby given to all unknown heirs of Albert E. Cubakovic, deceased and Dolores M. Cubakovic, deceased and all other parties of interest, that the tax sale scheduled for November 6, 2023 has been continued to December 4, 2023 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 3322 Eisenhower Drive, McKeesport, Allegheny County, Pennsylvania 15131, known as lot/block 551-C-315. This notice acts as service of the Rule 3129.3 pursuant to the September 7, 2022 Order of Court.
23-04311 Nov 6, 2023

Notice

Court of Common Pleas
Allegheny County
Civil Division - Law
GD-23-006685

County of Allegheny, Plaintiff
vs.
Diggs Trucking LLC, Ronald Diggs, Mary Diggs, and AW Transport Inc., Defendants.
To: Ronald Diggs, Mary Diggs, Diggs Trucking LLC, and AW Transport Inc.:

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Allegheny County Bar Association
400 Koppers Building
436 Seventh Ave.
Pittsburgh, PA 15219
Phone: 412-261-5555

Jason K. Willis, Esq.
John Cronin, Esq.
Allegheny County Health Department
Attorneys for Plaintiff, Allegheny County
301 39th Street, Building 7
Pittsburgh, PA 15201

23-04313 Nov 6, 2023

Notice

For Publication Only
To Those Persons Who Were Former HUD-Eligible Tenants, Of The Roosevelt Building, As Of December 11, 2022.

As a former resident of The Roosevelt Building ("Building") who resided in a HUD-assisted apartment prior to the fire that occurred on December 11, 2022, you may be eligible to return to the Building to live in a HUD-assisted apartment.

If You Wish To Return To The Building, You Must Notify The Roosevelt Building Immediately By Completing And Returning A "Return Form" On Or Before December 6, 2023. "Return Forms" May Be Obtained From The Management Office At 607 Penn

Avenue, Suite 200, Pittsburgh, PA 15222
Or By Contacting The Building's
Commercial/Property Manager, Dana
McFarland, Office (412) 434-1425,
dana@therooseveltbuilding.com.

Please note that, in order to return to a HUD-assisted apartment in the Building, you must remain eligible, in accordance with HUD regulations.

Upon receiving your "Return Form," The Roosevelt Building will contact you to determine your eligibility for a HUD-assisted apartment in the Building. If you remain eligible, The Roosevelt Building will coordinate with you to schedule your move-in date.

23-04340 Nov 6, 13, 20, 27, 2023

Notice of Action in Mortgage Foreclosure

Court of Common Pleas - Allegheny County, PA - No. MG-22-000248 - Civil Action-Law - Mortgage Foreclosure - Pennsylvania Housing Finance Agency, Plaintiff vs. Vincent Bennett a/k/a Harold Vincent Bennett, Todd Bennett a/k/a Maurice Todd Bennett and Racheal Flanagan, Known Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased and The Unknown Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett, Deceased, Defendants - To: The Unknown Heirs of Viola Bennett a/k/a Viola Flanagan-Bennett & Todd Bennett a/k/a Maurice Todd Bennett, Defendant(s) - You are hereby notified that on 3/30/22, Plaintiff filed a Complaint in mortgage foreclosure complaint with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-22-000248, wherein Plaintiff seeks to foreclosure its mortgage securing your property located at: 7123 Kedron St., Pittsburgh, PA 15208, whereupon the Sheriff of Allegheny County would sell your property. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Allegheny County Lawyer Referral Service, 400 Koppers Bldg., 436 7th Avenue, 4th Floor, Pittsburgh, PA 15219, 412-261-5555. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717-234-4178.

23-04339 Nov 6, 2023

Voluntary Dissolution Business Corporation

Jack Wojdowski, Esq., Jack Wojdowski, Esq. LLC, 3857 Ridge Crest Dr., Southport, NC 28461. Notice is hereby given by V.S. DQ, INC., a Pennsylvania business 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.

23-01996w Oct 30; Nov 6, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Defendant in the amount of \$6,354.09 plus any costs. Defendant failed to appear by 10:08 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/30/23. Notice of award sent. Arbitration Board #40226

American Express National Bank vs Gaddam; AR-23-003020; P-atty: Andrew Loewy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,383.29 plus any costs. Defendant failed to appear by 10:00 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/30/23. Notice of award sent. Arbitration Board #40226

Discover Bank vs Schwarman; AR-20-001473; P-atty: Ian Zev Winograd; Award Ex Parte for Plaintiff and against Defendant in the amount of \$5,696.79 plus any costs. \$6,000.00 has been paid by Defendant since the complaint was filed. Defendant failed to appear by 10:18 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/30/23. Notice of award sent. Arbitration Board #40226

Riverset Credit Union vs Chan; AR-20-001951; P-atty: Matthew D. Urban; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$15,820.15. Dated 10/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40226

Apter, et al vs H1 Pittsburgh Motorcars LLC; AR-23-001635; P-atty: David L. Fuchs; D-atty: Corey C. Kirkwood; Award for Defendant against Plaintiff. Dated 10/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40225

Plucinsky vs Baker, et al; AR-23-002650; P-atty: Pro Se; D-atty: Matthew J. Kalina; Award for Plaintiff and against Defendant in the amount of \$4,162.50. Dated 10/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40226

Discover Bank vs Law; AR-23-002907; P-atty: Andrew Loewy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$1,963.31 plus any costs. Defendant failed to appear by 10:14 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/30/23. Notice of award sent. Arbitration Board #40226

Discover Bank vs Larkin; AR-23-002915; P-atty: Andrew Loewy; Award Ex Parte for Plaintiff and against Defendant in the amount of \$22,653.13 plus any costs. Defendant failed to appear by 10:16 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/30/23. Notice of award sent. Arbitration Board #40226

Discover Bank vs Blake; AR-23-002917; P-atty: Andrew Loewy; Award Ex Parte for Plaintiff and against Defendant Blake in the amount of \$1,888.55 plus any costs. Defendant failed to appear by 10:12 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/30/23. Notice of award sent. Arbitration Board #40226

Discover Bank vs Humbert; AR-23-002919; P-atty: Andrew Loewy; Award Ex Parte for Plaintiff and against Defendant Humbert in the amount of \$3,246.63 plus any costs. Defendant

failed to appear by 10:10 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 10/30/23. Notice of award sent. Arbitration Board #40226

PNC Bank N.A. vs Shuey; AR-23-002924; P-atty: Andrew Loewy; Award for Plaintiff in the amount of \$5,081.84. Dated 10/30/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40226

Miller vs Dettling; AR-23-002850; P-atty: Anthony J. Giannetti; D-atty: Amanda C. Steffy; Award for Plaintiff and against Defendant in the amount of \$25,000.00. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40227

Johnson vs Sylvan Homes; AR-23-002965; P-atty: Marcelina R. Policicchio; D-atty: Michael E. Hooper; Award Non Pros for Defendant. Plaintiff failed to appear at 10:22 a.m. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40228

Discover Bank vs Perry, Sr.; AR-23-002974; P-atty: Andrew Loewy; Award Ex Parte. Plaintiffs are awarded \$8,135.42. Defendant failed to appear at 10:40 a.m. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40228

American Express National Bank vs Hopf; AR-23-002992; P-atty: Andrew Loewy; Award Ex Parte. Plaintiff is awarded \$2,320.54. Defendant failed to appear at 10:45 a.m. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40228

Weng vs Wu, et al; AR-23-003005; P-atty: Robert Paul Vincler; D-atty: James R. Hankle; Award for Plaintiff in the amount of \$3,900.00 against Defendants. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40227

Discover Bank vs Segev; AR-23-003028; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$12,276.68. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40227

Discover Bank vs Moucheron; AR-23-003039; P-atty: Andrew Loewy; Award Ex Parte. Plaintiff is awarded \$12,535.74. Defendant failed to appear at 10:42 a.m. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40228

Discover Bank vs Wrzosek; AR-23-003040; P-atty: Matthew Weston Pomy; D-atty: Pro Se; Award Ex Parte. Plaintiffs are awarded \$16,669.66. Defendant failed to appear at 10:30 a.m. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40228

Cavalry SPV I LLC vs Kitcko; AR-23-003044; P-atty: David J. Apothaker; D-atty: Pro Se; Award Ex Parte. Plaintiff is awarded \$1,279.39. Defendant failed to appear at 10:32 a.m. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40228

Unifund CCR LLC vs Lesko; AR-20-000844; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs awarded \$1,409.83 against Defendant. Defendant failed to appear at 11:53 a.m. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40227

Herrmann Fur vs Spriggs; AR-23-002674; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$854.75. Dated 11/01/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40228

AB Brothers Properties LLC vs Brown; LT-23-000928; P-atty: Marc Vincent Taiani; D-atty: Pro Se; Non Jury Verdict Dated 11/02/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$13,070.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 4010 Jane Street, West Mifflin, PA 15122. 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. Szeffi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Zipfel vs Cummings, et al; LT-23-000952; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant. \$0 on Plaintiff's claim for damages as to both Defendants. Dated 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40229

Leonard vs Ciancio; LT-23-000966; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff for damages in the amount of \$3,500.00 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 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40230

Tuff Properties LLC vs Voye; LT-23-001003; P-atty: Andrew M. Gross, Chelsea M. Mague; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$10,114.67 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 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40229

GR LLC (Green Ridge Apartments) vs Williams; LT-23-001004; P-atty: Andrew O. Stiffler; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff for damages in the amount of \$4,375.00 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 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40230

Khokhar vs Davis; LT-23-001023; 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 \$2,800.00 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 11/02/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40229

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