

CR-0004701-22; Maurice Curt Boatwright; Receiving Stolen Property; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elizabeth Rose Patton**

CR-0000957-21; Maurice Curt Boatwright; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Elizabeth Rose Patton**

CR-0003518-22; Iedoniae Cole; Manufacture, Delivery, or Possession With Intent to Manufacture or Deliver; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Michael Ben Lederman**

CR-0007647-23; Ahkema Lateef Evans; Accident Involv Damage Attended Vehicle/Prop; ADA: **Criminal Division Allegheny County District Attorney's Office**

CR-0007630-23; Luther Johnson; Simple Assault; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

CR-0008612-22; Hayden Marshall-Atkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Anthony Will**

CR-0006922-20; Hayden Marshall-Atkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Anthony Will**

CR-0000956-21; Hayden Marshall-Atkins; Firearms Not To Be Carried W/O License; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Thomas Anthony Will**

CR-0002533-22; Clinton P. McLaughlin; Possession Of Firearm Prohibited; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **T. Brent McCune**

CR-0007434-23; Hadiyah Yates; Crim Tres-Enter Structure; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Bradley Thomas Marscher**

Judge Wrenna L. Watson
Courtroom 521

CR-0006390-22; Eldridge Hudson Jr.; DUI: Controlled Substance or Metabolite 1st Offense; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick Thomassey**

CR-0006345-23; Andrea Lynn Kennedy; DUI: Highest Rte of Alc (BAC .16+) 2nd Off; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Jamie Lynn Frohm**

CR-0003467-22; Myron Q. Knox; Int Poss Contr Subst By Per Not Reg; ADA: **Criminal Division Allegheny County District Attorney's Office;** D-atty: **Patrick J. Thomassey**

CR-0001939-23; Raymon Lamont Russell; DUI: Gen Imp/Inc of Driving Safety - 1st Off; ADA: **Lauren Inez McDevitt;** D-atty: **Benjamin Nelson Zuckerman**

Arbitration Trial List

City-County Building
Room 702
9:00 a.m.

Thursday
February 29, 2024

LT-23-001714; 1038 N. Negley Ave. vs Williams; P-atty: **Pro Se**

LT-23-001692; Hatfield vs Hatfield, et al; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001687; Davis vs Gardner; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001674; 400 5th Ave. Master Tenant, LP vs Hall; P-atty: **W. David Slomski;** D-atty: **Pro Se**

LT-23-001673; Kalla Associates vs Reed; P-atty: **Kenneth G. Scholtz;** D-atty: **Pro Se**

LT-23-001671; St. Therese Plaza, Inc. vs Richardson; P-atty: **Sean J. Carmody;** D-atty: **Mary Ellen Droll**

LT-23-001668; Triple A Investments LLC vs Sizemore; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001661; Susschen House Property Management vs Miller; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001647; 400 5th Avenue Master Tenant, LP vs Plumer; P-atty: **W. David Slomski;** D-atty: **Pro Se**

LT-23-001633; Funaiock, et al vs Montgomery-Randolph; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001622; Faros Allegheny Center, LLC vs Hill; P-atty: **Jason M. Yarbrough;** D-atty: **Pro Se**

LT-23-001618; Walnut Capital Management, Inc. vs Garcia-Moses, et al; P-atty: **Andrew M. Gross;** D-atty: **Pro Se**

LT-23-001615; Dravosburg Housing Association vs Cimino; P-atty: **Maximilian F. Beier;** D-atty: **Kathryn M. Wakefield**

LT-23-001607; Ball, Jr. vs Johnson; P-atty: **Pro Se;** D-atty: **Malika Fields**

LT-23-001595; Cornerstone Village Apartments vs Carter; P-atty: **Jason M. Plakosh;** D-atty: **Charles Roy Terwilliger**

LT-23-001532; 687 Oneil Blvd., LLC vs Thomas; P-atty: **Pro Se;** D-atty: **Pro Se**

LT-23-001497; SMT Management LLC vs Powell; P-atty: **Maximilian F. Beier;** D-atty: **Pro Se**

LT-23-001487; Moon Grove Apartments vs Williams; P-atty: **Kenneth G. Scholtz;** D-atty: **Pro Se**

LT-23-001460; McKeesport Housing Authority vs Dupree; P-atty: **James W. Creenan;** D-atty: **Pro Se**

LT-23-001325; Bolen vs Jackson; P-atty: **Pro Se;** D-atty: **Kyle John Semroc**

LT-23-001284; Lewis vs Polce; P-atty: **Kathryn M. Wakefield;** D-atty: **Elan Ronen**

LT-23-001179; BUA Real Estate Investments, LLC vs Nieves; P-atty: **Andrew C. Goodermote;** D-atty: **Pro Se**

LT-23-001151; Carnegie Towers vs Silva; P-atty: **Denise R. Turner;** D-atty: **Kyle John Semroc**

LT-23-000500; Prestigious vs Sansom; P-atty: **Denise R. Turner;** D-atty: **Pro Se**

LT-22-000434; 3rd East Hills vs Bradberry; P-atty: **Denise R. Turner;** D-atty: **Mary Ellen Droll**

AR-23-006442; Prein, et al vs Defelice; P-atty: **Pro Se;** D-atty: **Pro Se**

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:

Archacki, Walter S., deceased, of Ingram Borough, PA. No. 00928 of 2024. David A. Archacki, Co-Extr., 39 Thorndale Street, Pittsburgh, PA 15205 and Diane M. Kaleuger, Co-Extr., 109 Southdale Blvd., Cortland, OH 44410 or to Dennis R. Joyce, Esq., 200 Dinsmore Ave., Ste. 202, Pittsburgh, PA 15205.

24-00599 Feb 26; Mar 4, 11, 2024

Bernazzoli, Donna Jean, deceased, of Verona, PA. No. 00235 of 2024. Daniel Bernazzoli, Extr., 25 Heltzell St., Apt. 109, Pittsburgh, PA 15235 or to Jacob Penn, Esq., Cozza Law Group, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15022.

24-00393w Feb 26; Mar 4, 11, 2024

Brunk, Robert K., deceased, of Upper St. Clair Township, PA. No. 00956 of 2024. Robert J. Brunk, Extr., c/o Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.

24-00601 Feb 26; Mar 4, 11, 2024

Curry, Sr., Bruce O., deceased, of Penn Hills, PA. No. 00792 of 2023. Tondalaya Hampton, Co-Extr., 413 Rebecca Avenue, Pittsburgh, PA 15221 and Tangela Richardson, Co-Extr., 413 Rebecca Avenue, Pittsburgh, PA 15221 or to Jacob Penn, Esq., Cozza Law Group, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15022.

24-00392w Feb 26; Mar 4, 11, 2024

Davison, Carol A., deceased, of Scott Township, PA. No. 01223 of 2024. Geraldine M. Evans, Extr., 171 Meadowbrook Drive, Bethel Park, PA 15102 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00396w Feb 26; Mar 4, 11, 2024

DiLucente, Quintin N. a/k/a Quintin Nicholas DiLucente, deceased, of Monroeville, PA. No. 8292 of 2023. Anthony D. DiLucente, Co-Extr. and John Q. DiLucente, Co-Extr., 1321 Dockside Place, Sarasota, FL 34242 or to Quintin DiLucente, Esq., One Oxford Centre, Fl. 38, Pittsburgh, PA 15219.

24-00600 Feb 26; Mar 4, 11, 2024

Jester, Robert Burns a/k/a Robert B. Jester, deceased, of Pittsburgh, PA. No. 00762 of 2024. Patricia A. Jester, Admr., 903 Norwich Ave., Pittsburgh, PA 15226 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.

24-00606 Feb 26; Mar 4, 11, 2024

Jones, Donald M., deceased, of Shaler Township, PA. No. 01058 of 2024. Brian M. Jones, Admr., 413 Winterset Drive, Pittsburgh, PA 15209 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

24-00395w Feb 26; Mar 4, 11, 2024

Mermelstein, Beverly S. a/k/a Beverly Selig Mermelstein, deceased, of Pittsburgh, PA. No. 00793 of 2024. Margery M. Dubner, Extr., 540 N. Neville Street, #405, Pittsburgh, PA 15213 or to Darlene M. Nowak, Esq., Marcus & Shapira LLP, One Oxford Ctr., 301 Grant St., 35th Fl., Pittsburgh, PA 15219.

24-00603 Feb 26; Mar 4, 11, 2024

Shaner, Mathias Rockwell, deceased, of Sewickley, PA. No. 00789 of 2024. Andrea Lee Pedersen Shaner, Extr., c/o Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.

24-00602 Feb 26; Mar 4, 11, 2024

Singh, Geeta, deceased, of Ross Twp., PA. No. 1171 of 2024. Philip Klein DAILY, Admr. and Atty., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

24-00397w Feb 26; Mar 4, 11, 2024

Skubis, Judith M. a/k/a Judy M. Skubis, deceased, of Pittsburgh, PA. No. 00991 of 2024. John Edward Skubis, Admr., 1217 Stock Street, Pittsburgh, PA 15207 or to Robert B. Stein, Esq., 370 Castle Shannon Blvd., PO Box 24533, Pittsburgh, PA 15234.

24-00604 Feb 26; Mar 4, 11, 2024

Taufkirch, Mary T., deceased, of Bridgeville, PA. No. 01222 of 2024. Michael W. Taufkirch, Extr., 303 Parker Drive, Pittsburgh, PA 15216 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

24-00394w Feb 26; Mar 4, 11, 2024

Weber, James F. a/k/a James Frederick Weber, deceased, of Pittsburgh, PA. No. 00990 of 2024. Arlene A. Weber, Extr., 222 Wychelm Street, Pittsburgh, PA 15234 or to Savinis, Kane & Gallucci, LLC, 436 Seventh Ave., Suite 700, Pittsburgh, PA 15219.

24-00605 Feb 26; Mar 4, 11, 2024

Ault, Dorothy M. a/k/a Dorothy Mae Ault, deceased, of Elizabeth Township, PA. No. 00296 of 2024. Lori A. Ward, Extr., 5028 W. Smithfield Street, McKeesport, PA 15135 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.

24-00548 Feb 26, 26; Mar 4, 2024

Brennen, Rosemarie A., deceased, of Shaler, PA. No. 00305 of 2024. Margaret M. Brennen, Extr., 1810 Shaler Drive, Glenshaw, PA 15116 or to Brandon A. Betts, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222.

24-00557 Feb 20, 26; Mar 4, 2024

Capuzzi, Jr., Arthur Daniel, deceased, of Alleppo Township, PA. No. 00642 of 2024. Terry Jane Capuzzi, Extr., 352 Weber Road, Sewickley, PA 15143.

24-00353w Feb 20, 26; Mar 4, 2024

Davis, Joyce Gladys a/k/a Joyce G. Davis, deceased, of Pittsburgh, PA. No. 1055 of 2024. Erica Davis, Co-Admr. and Ashley Davis, Co-Admr., c/o Philip Klein DAILY, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

24-00359w Feb 20, 26; Mar 4, 2024

Destro, Linda, deceased, of Pittsburgh, PA. No. 00776 of 2024. Ronald Destro, Extr., c/o Amanda E. McMillen, Esq., 1928 Ardmore Blvd., Pittsburgh, PA 15221.

24-00358w Feb 20, 26; Mar 4, 2024

Jezeck, Joan, deceased, of Plum, PA. No. 00718 of 2024. Michael W. Jezeck, Extr., 4580 Bulltown Road, Murrysville, PA 15668 or to Weston P. Pesillo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-00556 Feb 20, 26; Mar 4, 2024

Lamprinakos, Nicholas, deceased, of Pittsburgh, PA. No. 00791 of 2024. Rozalia Christulides, Extr., 426 Longridge Drive, Pittsburgh, PA 15243 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-00553 Feb 20, 26; Mar 4, 2024

Lindsey, Stephen E. a/k/a Stephen Lindsey, deceased, of Aspinwall, PA. No. 00837 of 2024. Mary Lynne Sallinger, Admrx., 220 Falcon Ridge Drive, North Huntingdon, PA 15642 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-00554 Feb 20, 26; Mar 4, 2024

Mastroianni, Pasquale, deceased, of Sewickley Borough, PA. No. 00836 of 2024. Michael Mastroianni, Extr., 334 Chestnut Street, Sewickley, PA 15143 or to Samuel S. Floro, Esq., 306 Fifth St., P.O. Box 588, Ellwood City, PA 16117.

24-00550 Feb 20, 26; Mar 4, 2024

Morrissey, Dean J., deceased, of Ross Township, PA. No. 01090 of 2024. Dean G. Morrissey, Jr., Adm., c/o Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-00360w Feb 20, 26; Mar 4, 2024

O'Hara, Rose Mary, deceased, of Pittsburgh, PA. No. 00816 of 2024. Rose M. Moon, Extr., 205 E. McMurray Road, Canonsburg, PA 15317 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

24-00554 Feb 20, 26; Mar 4, 2024

Onyszko, Alexander T., deceased, of Robinson Township, PA. No. 1076 of 2024. Stanley S. Onyszko, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-00354w Feb 20, 26; Mar 4, 2024

Powers, Richard a/k/a Richard John Powers, deceased, of Pittsburgh, PA. No. 02479 of 2019. Kevin A. Powers, Adm., 192 Hampton Avenue, Imperial, PA 15126.

24-00355w Feb 20, 26; Mar 4, 2024

Prochaska, Gloria Jean, deceased, of Coraopolis, PA. No. 08404 of 2023. Marion Ferrang, Admrx., c/o Max C. Feldman, Esq., Law Offices of Max C. Feldman, 1322 Fifth Avenue, Coraopolis, PA 15108.

24-00356w Feb 20, 26; Mar 4, 2024

Schneider, Sr., Kenneth J., deceased, of Pittsburgh, PA. No. 00852 of 2024. Kenneth J. Schneider, Jr., Extr., Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-00551 Feb 20, 26; Mar 4, 2024

Smith, James K. a/k/a James K. Smith, Sr., deceased, of Whitehall, PA. No. 00655 of 2024. Lynne A. Smith, Extr., 1127 Verner Road, Pittsburgh, PA 15227 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.

24-00552 Feb 20, 26; Mar 4, 2024

Spence, Jeffrey C., deceased, of Bradford Woods, PA. No. 00833 of 2024. Amy M. Spence, Admrx., 10568 Forest Hill Drive, Wexford, PA 15090 or to Amanda C. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Road, Pittsburgh, PA 15237.

24-00546 Feb 20, 26; Mar 4, 2024

Wisenuer, Andrea D., deceased, of Pittsburgh, PA. No. 00069 of 2024. George Danek, Extr., c/o Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.

24-00547 Feb 20, 26; Mar 4, 2024

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-23-13508. In re: Petition of Margaret Ann Custer, for change of name to M. Anne Custer. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, April 1, 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. Aaron M. Tomczak, Business Legal, 5021 Nobletown Rd., Oakdale, PA 15071, Ph: 412-257-2617, Attorney for Petitioner.

24-00609 Feb 26, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Spring Oaks Capital SPV, LLC vs Whale; AR-23-005884; P-atty: Frederic I. Weinberg; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

CKS Prime Investments, LLC vs Levy; AR-23-005885; P-atty: Demetrios H. Tsarouhis; Award for Plaintiff and against Defendant in the amount of \$1,141.89. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367

CKS Prime Investments, LLC vs Dewar, Jr.; AR-23-005886; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,312.66. Defendant failed to appear at 10:40 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

CKS Prime Investments, LLC vs Reagan; AR-23-005888; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,195.69. Defendant failed to appear at 10:40 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

CKS Prime Investments, LLC vs McHenry; AR-23-005889; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,443.50. Defendant failed to appear at 10:41 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

Marino vs AT&T Wireless; AR-23-002406; P-atty: John K. Foster, III; D-atty: Michael J. Joyce; Award for Defendants and against Plaintiff. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40366

Kregiel, et al vs O'Hara, et al; AR-23-002948; P-atty: Nicole M. Pardus; D-atty: Justin T. Romano; Award Ex Parte for Plaintiffs and against Defendants on Complaint in the amount of \$6,317.00. Award for Plaintiffs on Defendants counter-claim. Defendants not appearing at 10:15 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

CKS Prime Investments, LLC vs Newman; AR-23-005891; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,163.51. Defendant failed to

appear at 10:46 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

CKS Prime Investments, LLC vs Conrad; AR-23-005894; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,184.39. Defendant failed to appear at 10:44 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

CKS Prime Investments, LLC vs Oleary; AR-23-005895; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,159.42. Defendant failed to appear at 10:45 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

CKS Prime Investments, LLC vs Lenis Escobar; AR-23-005899; P-atty: Demetrios H. Tsarouhis; Award for Plaintiff and against Defendant in the amount of \$1,138.92. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367

CKS Prime Investments, LLC vs Caldwell; AR-23-005900; P-atty: Demetrios H. Tsarouhis; Award for Plaintiff and against Defendant in the amount of \$1,215.66. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367

CKS Prime Investments, LLC vs Johnson; AR-23-005902; P-atty: Demetrios H. Tsarouhis; Award Ex Parte. Plaintiffs are awarded \$1,166.72. Defendant failed to appear at 10:47 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

Cavalry SPV I, LLC vs Nauman; AR-23-005916; P-atty: David J. Apothaker; D-atty: Brian J. Fenters; Award for Defendant and against Plaintiff. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367

Discover Bank vs Reid; AR-23-005932; P-atty: Kirsten R. Armstrong; Award for Plaintiff and against Defendant in the amount of \$3,000.00. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

Portfolio Recovery Associates, LLC vs Lourenco; AR-23-005939; P-atty: Robert N. Polas, Jr.; Award Ex Parte. Plaintiffs are awarded \$2,177.35. Defendant failed to appear at 10:35 a.m. Dated 02/21/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40367A

Serota vs Copeland; LT-23-001569; P-atty: William J. Labovitz, Kelly M. Arbogast; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$9,400.00-\$7,400.00 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), and \$2,000.00 attorney's fees. Dated 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40368

John C.R. Kelly Realty, Inc. vs Meckler; LT-23-001573; P-atty: Richard W. Kelly, Jr.; D-atty: Pro Se; Non Jury Verdict Dated 02/22/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,753.05 plus costs.

Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1860 Brett St., Apt. 202, Pittsburgh, PA 15205. 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. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Brandywine Agency, Inc. vs Andrews; LT-23-001586; P-atty: Beverly A. Block, Marcie J. Solomon; D-atty: Pro Se; Award for Plaintiff on claim for damages in the amount of \$4,200.00 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 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40369

Mazzanti Real Estate Services vs Thompson; LT-23-001589; P-atty: Maximilian F. Beier; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,850.00 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 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40369

Malay vs Rushing; LT-23-001590; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 02/22/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,100.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2321 Main St., Pittsburgh, PA 15235. 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. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Plaza Drive, LP vs Richards, et al; LT-23-001599; P-atty: Dina K. Bastianini; Non Jury Verdict Dated 02/22/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$37,899.32 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 500 Plaza Drive, Pittsburgh, PA 15236. The award of possession is not based solely on the failure to pay rent. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Bedford Hill Apartments vs Barnes; LT-23-001611; P-atty: Francis R. Rapp, Jr.; D-atty: Charles Terwilliger; Award 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 \$5,871.41 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 02/22/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #40368

Kusnirak vs Bosh, et al; LT-22-000831; D-atty: Chad Michaelson; Non Jury Verdict Dated 02/22/24, 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. Regan, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.