SA-23-000157; Comm. of PA Dept. of Transportation vs Edward Barnaba; D-attv: Pro Se

SA-23-000158; Comm. of PA Dept. of Transportation vs Eward Barnaba; D-atty: **Pro Se**

SA-23-000159; Comm. of PA Dept. of Transportation vs Edward Barnaba; D-atty: Pro Se

SA-23-000210; Comm. of PA Dept. of Transportation vs Isaiah Slappy; D-atty: **Pro Se**

SA-23-000215; Comm. of PA Dept. of Transportation vs Monro Inc.; D-atty: Mark Robert Calore

SA-23-000247; Comm. of PA Dept. of Transportation vs Michael Griffith; D-atty: **Michael Edward Waltman**

SA-23-000251; Comm. of PA Dept. of Transportation vs Matthew Brooks Tracy; D-atty: **Shawn M. Stevenson**

SA-23-000284; Comm. of PA Dept. of Transportation vs Timothy A. Delon; D-atty: Shawn M. Stevenson

SA-23-000285; Comm. of PA Dept. of Transportation vs Christopher C. Walters; D-atty: **Shawn M. Stevenson**

SA-23-000312; Comm. of PA Dept. of Transportation vs Justin John Coyne; D-atty: Casey Mullen

SA-23-000318; Comm. of PA Dept. of Transportation vs Brian Weston; D-atty: Thomas A. Will

SA-23-000339; Comm. of PA Dept. of Transportation vs Richard Hunter Welsh; D-atty: **Pro Se**

SA-23-000388; Comm. of PA Dept. of Transportation vs Lydia A. Valentine; D-atty: **Pro Se**

SA-23-000422; Comm. of PA Dept. of Transportation vs Calvin Thomas Joiner; D-atty: Justin J. Ketchel

SA-23-000445; Comm. of PA Dept. of Transportation vs Monro Inc.; D-atty: Mark Robert Calore

SA-23-000452; Comm. of PA Dept. of Transportation vs Monro Inc.; D-atty: Mark Robert Calore

SA-23-000490; Comm. of PA Dept. of Transportation vs Jessica Nicole Sims; D-atty: Robert S. Andrews

SA-23-000493; Comm. of PA Dept. of Transportation vs Frank Joseph Messina, Jr.; D-atty: **Pro Se**

SA-23-000516; Comm. of PA Dept. of Transportation vs Paul William Riggs, II; D-atty: Pro Se

SA-23-000522; Comm. of PA Dept. of Transportation vs Matthew Palombia; D-atty: **Pro Se**

SA-23-000524; Comm. of PA Dept. of Transportation vs Kaitlin D. Shultz; D-atty: **Pro Se**

SA-23-000525; Comm. of PA Dept. of Transportation vs Gabriella Hatch; D-atty: **Pro Se**

SA-23-000527; Comm. of PA Dept. of Transportation vs Thomas Brungo; D-atty: **Pro Se**

SA-23-000528; Comm. of PA Dept. of Transportation vs Emmanuel Eboh;

D-atty: **Pro Se** SA-23-000529; Comm. of PA Dept. of Transportation vs Daniel Thaddeus

Mikolajczak; D-atty: Pro Se **SA-23-000531**; Comm. of PA Dept. of Transportation vs Brenda Lee Star; D-atty: **Pro Se**

SA-23-000532; Comm. of PA Dept. of Transportation vs Brenda Lee Star; D-atty: **Pro Se**

SA-23-000534; Comm. of PA Dept. of Transportation vs Robert Kittle;

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:

Butler, Helen G., deceased, of Pittsburgh, PA. No. 08000 of 2023. Andrew Kuzma, Admr. and Atty., 200 N. Second Avenue, Elizabeth, PA 15037.

23-04741 Dec 11, 18, 27, 2023

Campbell, Karen Sue, deceased, of Coraopolis, PA. No. 02486 of 2023. Keelye D. Hoffman, Extrx., 136 Cranbrooke Drive, Coraopolis, PA 15108 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

23-04739 Dec 11, 18, 27, 2023

Graper, Kyle Leslie, deceased, of Pittsburgh, PA. No. 07322 of 2023. Chester Graper, Co-Admr. and Patricia Graper, Co-Admrx., 4432 Ammon Way, Whitehall, PA 18052 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-04735 Dec 11, 18, 27, 2023

Meinert, Alice a/k/a Alice M. Meinert, deceased, of O'Hara Township, PA. No. 07860 of 2023. Denis J. Meinert, Extr., 357 Dorseyville Road, Pittsburgh, PA 15215 or to John G. Arch, Esq., 1722 Main St., Pittsburgh, PA 15215.

23-04738 Dec 11, 18, 27, 2023

Meyers, Jerry Ivan, deceased, of Fox Chapel, PA. No. 06703 of 2023. Judith Drake Meyers, Extrx., 607 Whispering Pines Drive, Pittsburgh, PA 15238 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

23-04743 Dec 11, 18, 27, 2023

Parker, Robert Franklin a/k/a Robert F. Parker, deceased, of Robinson Township, PA. No. 07417 of 2023. Brian K. Parker, Extr., 14 Sunridge Drive, Coraopolis, PA 15108 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222.

23-04736 Dec 11, 18, 27, 2023

Schoemer, Nancy Lee, deceased, of Bunola, PA. No. 07703 of 2023. Beth Ann Clawson, Extrx., 14 Surf Drive, Box 23, Bunola, PA 15020 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

23-04742 Dec 11, 18, 27, 2023

Smith, Elizabeth J., deceased, of Edgewood, PA. No. 06763 of 2023. Gary G. Smith, Admr., 11 Harborview Road, Scituate, MA 02066 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Pittsburgh, PA 15218.

23-04740 Dec 11, 18, 27, 2023

Yurik, Ronald J., deceased, of Pittsburgh, PA. No. 07630 of 2023. Sharon Mowery,

Admrx., 215 Coachside Drive, Washington, PA 15301 or to Jennifer Bittel Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

23-04737 Dec 11, 18, 27, 2023

Knapp, Jake R., deceased, of Pittsburgh, PA. No. 07937 of 2023. Robert Knapp, Co-Admr. and Dana Knapp, Co-Admrx., 928 Holly Lynn Drive, Pittsburgh, PA 15236 or to Jacob Murphy Landau, Esq., Robert Peirce & Associates, P.C., 707 Grant Street, Ste. 125, Pittsburgh, PA 15219.

23-04554 Dec 4, 11, 18, 2023

Schweitzer, Mary D. a/k/a Mary Daugherty Schweitzer, deceased, of Mount Oliver, PA. No. 07202 of 2023. Janet Wolf, Extrx., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

23-04553 Dec 4, 11, 18, 2023

Alcorn, Bethany J., deceased, of Pittsburgh, PA. No. 07623 of 2023. Shawn Renk, Admr., c/o Eric E. Bononi, Esq., Bononi & Company, P.C., 20 N. Pennsylvania Ave., Greensburg, PA 15601.

23-02156w Nov 27; Dec 4, 11, 2023

Bilak, Patricia Ann a/k/a Patricia A. Bilak, deceased, of Elizabeth, PA. No. 07742 of 2023. Barbara Engle, Extrx., c/o Watson Mundorff, LLP., 720 Vanderbilt Road, Connellsville, PA 15425 or to Timothy J. Witt, Esq., Watson Mundorff, LLP., 720 Vanderbilt Road, Connellsville, PA 15425.

23-02179w Nov 27; Dec 4, 11, 2023

Contestabile, Nicoletta, deceased, of North Versailles, PA. No. 07939 of 2023. Mariano Contestabile, Extr., c/o Anthony R. Fantini, Esq., Fantini Law Firm, P.C., 661 Andersen Dr., Ste. 220, Pittsburgh, PA 15220. 23-02181w Nov 27; Dec 4, 11, 2023

Dagg, Carolyn G., deceased, of South Park, PA. No. 07882 of 2023. Joseph Allen Jones, Extr., 376 Green Valley Road, Eighty-Four, PA 15330 or to Jana Phillis Grimm, Esq., Vorys, Sater, Seymour and Pease, LLP, 500 Grant Street, Suite 4900, Pittsburgh, PA 15219-2502.

23-02165w Nov 27; Dec 4, 11, 2023

Davis, Charles Stephen, deceased, of Pittsburgh, PA. No. 07392 of 2023. Matthew Franciscus, Extr., 119 Colby Avenue, Somerset, PA 15501 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.

23-02159w Nov 27; Dec 4, 11, 2023

Emro, Marlene M., deceased, of Pittsburgh, PA. No. 02173 of 2019. James M. Emro, Admr., 4536 Mapledale Drive, Pittsburgh, PA 15120 or to Michael Dutkovich, Esq., Owen Law Group, LLC, 310 Grant Street, Suite 2200, Pittsburgh, PA 15219.

23-02137w Nov 27; Dec 4, 11, 2023

Fera, Vincenza N., deceased, of Carnegie, PA. No. 07938 of 2023. Antoinette Fera, Extrx., 108 Hill Avenue, Carnegie, PA 15106 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

23-02174w Nov 27; Dec 4, 11, 2023

Frick, Mark A. a/k/a Mark Andrew Frick, deceased, of Pittsburgh, PA. No. 07664 of 2023. Marcia A. Lisak, Extrx., c/o James J. Lestitian, Esq., AlpernSchubert, P.C., 310 Grant Street, Suite 2727, Pittsburgh, PA 15219.

23-04493 Nov 27; Dec 4, 11, 2023

Hiltgen, Charles Jules a/k/a Charles J. Hiltgen, deceased, of McKees Rocks, PA. No. 07924 of 2023. Matthew Hiltgen, Extr., 443 Alpine Village Drive, Monroeville, PA 15146 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

23-02112w Nov 27; Dec 4, 11, 2023

Hofmann, John G., deceased, of Pittsburgh, PA. No. 07357 of 2023. Barbara A. Hofmann, Extrx., 551 Sloop Rd., Unit 69, Pittsburgh, PA 15237 or to Donald J. Strunk, Esq., PO Box 433, Ingomar, PA 15127.

23-02184w Nov 27; Dec 4, 11, 2023

Jones, Patricia L., deceased, of Pittsburgh, PA. No. 07628 of 2023. Laurel E. Fague, Extr., 44 Riverbank Drive, Stamford, CT 06903 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668

23-04486 Nov 27; Dec 4, 11, 2023

Knouff, Kristy N., deceased, of Pittsburgh, PA. No. 07894 of 2023. Carl M. Hanchak, Extr., 76 Old Clairton Road, Pittsburgh, PA 15236 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

23-02172w Nov 27; Dec 4, 11, 2023

Kopcho, John S., deceased, of Pittsburgh, PA. No. 07725 of 2023. John J. Kopcho, Admr., 811 Sleepy Hollow Road, Pittsburgh, PA 15234 or to Daniel L. Goodyear, Esq., Sciullo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

23-04487 Nov 27; Dec 4, 11, 2023

Leonard, William Robert a/k/a William R. Leonard, deceased, of Aleppo, PA. No. 07917 of 2023. Kathleen A. Leonard, Extrx., 148 Buckingham Drive, Pittsburgh, PA 15237 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642. 23-02166w Nov 27; Dec 4, 11, 2023

Lipski, Christina Ann, deceased, of Coraopolis, PA. No. 07036 of 2023. Dolores Filius, Admrx., 1502 Woodcrest Ave., Apt. 421, Coraopolis, PA 15108 or to Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317.

23-04495 Nov 27; Dec 4, 11, 2023

Longo, Robert J., deceased, of Bridgeville, PA. No. 05432 of 2022. David A. Warchol, Extr., 3060 Washington Pike, Bridgeville, PA 15017 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

23-02160w Nov 27; Dec 4, 11, 2023

Marrow, Rita, deceased, of McKeesport, PA. No. 07902 of 2023. Glenn W. Marrow, Extr., 2210 Cronemeyer Street, McKeesport, PA 15132 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

23-02163w Nov 27; Dec 4, 11, 2023

Meier, Charlotte C., deceased, of Richland Twp., PA. No. 03832 of 2023. Sandra W. Grau, Extrx., 418 Meadow Road, Glenshaw, PA 15116 or to Donald J. Strunk, Esq., PO Box 433, Ingomar, PA 15127.

23-02180w Nov 27; Dec 4, 11, 2023

Milkovich, Dorothy, deceased, of Baldwin Borough, PA. No. 07510 of 2023. David M. Milkovich, Extr., c/o Michael K. Parrish, Esq., GRB Law, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143-8782.

23-04485 Nov 27; Dec 4, 11, 2023

Mims, Jr., William, deceased, of Pittsburgh, PA. No. 6435 of 2023. Diane Dubinion, Extrx., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

23-02157w Nov 27; Dec 4, 11, 2023

O'Toole, Robert E., deceased, of Carnegie, PA. No. 07696 of 2023. Martin F. O'Toole, Admr., 108 Kings Highway, Carnegie, PA 15106 or to Daniel L. DeMarco, Esq., The Hill Group, 2 East Main Street, Carnegie, PA 15106-2456.

23-04491 Nov 27; Dec 4, 11, 2023

Parmelee, Virginia I. a/k/a Virginia Iseman Parmelee, deceased, of Upper St. Clair Township, PA. No. 07709 of 2023. Carl D. Parmelee, Extr., 135 Resolution Drive, Mars, PA 16046 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

23-04490 Nov 27; Dec 4, 11, 2023

Patterson, Josephine T., deceased, of Pittsburgh, PA. No. 07548 of 2023. Karen L. Engel, Extrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

23-04489 Nov 27; Dec 4, 11, 2023

Schoener, Dorothy Ann a/k/a Dorothy Schoener, deceased, of West Deer Township, PA. No. 07631 of 2023. Donald Sopchack, Extr., 525 Longvue Dr., New Kensington, PA 15068 or to Philip V. McCalister, Esq., Philip V. McCalister Law, 3058 Leechburg Rd., Suites 10 & 11, Lower Burrell, PA 15068.

23-02186w Nov 27; Dec 4, 11, 2023

Smith, Janet I. a/k/a Janet Ileen Smith, deceased, of McDonald, PA. No. 07550 of 2023. Robert C. Smith, III, Extr., 163 Campmeeting Road, Clinton, PA 15026 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.

23-04488 Nov 27; Dec 4, 11, 2023

Voithofer, Jr., William Robert, deceased, of Plum, PA. No. 07570 of 2023. Cara S. Voithofer, Admrx., 2064 Renton Road, Pittsburgh, PA 15239 or to Chelsea Dice, Esq., Bruce E. Dice & Assoc., PC, 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

23-04492 Nov 27; Dec 4, 11, 2023

Weitzel, David J., deceased, of Pittsburgh, PA. No. 00851 of 2023. Christine A. Pollick, Extrx., 966 Wiregrass Way, Hardeeville, SC 29927 or to Donald J. Strunk, Esq., PO Box 433, Ingomar, PA 15127.

23-02183w Nov 27; Dec 4, 11, 2023

Williams, Donald C., deceased, of West Mifflin, PA. No. 07889 of 2023. Kimberly Gennari, Extrx., 1054 Sullivan Drive, West Homestead, PA 15120 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

23-02173w Nov 27; Dec 4, 11, 2023

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division

Case No.: MG-23-000800

S&T Bank, Plaintiff,

vs.
The Unknown Heirs, Executors and/or Administrators of the Estate of Helen P. Grosskopf a/k/a Helen Grosskopf, Defendants.

Notice of Sheriff's Sale of Real Estate on February 5, 2024 at 9:00 A.M. via virtual technology in the Gold Room, Room 410, Allegheny County Courthouse, Grant Street, Pittsburgh, PA 15219.

All The Right, Title, Interest and Claim of the Unknown Heirs, Executors and/or Administrators of the Estate of Helen P. Grosskopf a/k/a Helen Grosskopf, in and to the Following Described Property:

All the Following Described Real Estate Situated in the Commonwealth of Pennsylvania, County of Allegheny and Township of North Versailles. Having Erected Thereon a Dwelling House Known as 704 Ridgeside Place, North Versailles, PA 15137. Deed Book Volume 12169, Page 536, Block and Lot Number 458-N-68.

S&T Bank, vs. The Unknown Heirs, Executors and/or Administrators of the

Estate of Helen P. Grosskopf a/k/a Helen Grosskopf, at Execution No. MG-23-000800 in the amount of \$75,456.43.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esquire Grenen & Birsic, P.C. One Gateway Center, 9th Fl. Pittsburgh, PA 15222 (412) 281-7650

Notice of Action in Mortgage Foreclosure

23-04777 Dec 11, 2023

Court of Common Pleas - Allegheny County, PA - No. GD-23-011901- Civil Action Law - Mortgage Foreclosure - Pennsylvania Housing Finance Agency, Plaintiff vs. Joshua Neely, Monique Neely & Samuel Neely, III, Known Heirs of April L. Neely, Deceased, The Unknown Heirs of April L. Neely. Deceased and The Secy. of Housing and Urban Development, Defendants - To: The Unknown Heirs of April L. Neely, Deceased, Defendant(s). You are hereby notified that on 10/13/23, Plaintiff filed a mortgage foreclosure complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-23-011901, wherein Plaintiff seeks to foreclosure its mortgage securing your property located at 1000 McLaughlin Run Rd., Bridgeville, PA 15017, 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, Allegheny County Bar Assn., 400 Koppers Bldg., 436 7th Ave., 4th Fl., Pittsburgh, PA 15219, 412.261.5555. Leon P. Haller, Atty. for Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717.234.4178.

23-04783 Dec 11, 2023

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40274

Emerald on Centre Apartments, LP vs Calvert; LT-23-001131; P-atty: W. David Slomski; D-atty: Pro Se; Non Jury Verdict Dated 12/07/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,311.41 (rent plus other charges) plus damages of \$5,547.90 (flooring) plus costs. (total = \$11,859.31). Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: N/A-possession already granted. 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. *Tenant was reached and reported he was not appearing. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Appleby vs Everett; LT-23-001185; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 12/07/23, 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. *Plaintiff confirmed he would no be appearing. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Maxshure vs Mitchell; LT-23-001221; D-atty: Pro Se; Non Jury Verdict Dated 12/07/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$1,550.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: N/A-possession already granted. 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. *Defendant was contacted by court staff and advised he was unable to appear. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

ACHA-Orchard Park Management Office vs Embry; LT-23-000085; P-atty: George Janocsko; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,698.00 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 12/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40274

M. J. Kelly Realty Corporation vs McPhail; LT-23-000154; P-atty: Richard Kelly; D-atty: Pro Se; Non Jury Verdict Dated 12/07/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,112.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 6 S. Fremont Ave., Apt. 7, Pittsburgh, PA 15202. (Tenant has vacated premises). 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

William Penn Heights vs Evans; LT-23-001186; P-atty: Kenneth G. Scholtz; D-atty: Pro Se; Non Jury Verdict Dated 12/07/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,827.55 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1074 Findley Drive, No. 6, 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 not applied to this Verdict. Verdict has addressed application of escrow. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Christy vs Anthony, et al; LT-23-001216;

Christy vs Anthony, et al; LT-23-001216; D-atty: Pro Se; Award for Plaintiff on

claims: for possession based on nonpayment of rent, for damages in the amount of \$6,129.49-\$5,700.00 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 \$429.49 utility bills. Dated 12/07/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40273

New Arbitration Suits

Duquesne Light Company vs Kashmiry Tiffany; AR-23-006126; Other Tort; Complaint; 6891.62; Atty(s): Rulli Lauren N

Discover Bank vs Price Matthew Scott; AR-23-006127; Contract - Credit Card; Exhibits; 16702.30; Atty(s): Loewy Andrew, Armstrong Kirsten R., Fitzgibbon Brittany R., Strand Jason Emerson

Bank of America N.A. vs Monk Andrew W; AR-23-006128; Contract -Credit Card; Complaint; 3486.03; Atty(s): Polas Bryan J.

Abramson Stewart N. vs Ferrari David Victor, Take A Trip Tour & Travel LLC; AR-23-006129; Other Tort; Complaint; 27000.00; Atty(s): Pro Se

Abramson Stewart N. vs Godett William, iAlitus Infosolutions LLC, ShieldIT LLC; AR-23-006130; Other Tort; Complaint; 21000.00; Atty(s): Pro Se

Abramson Stewart N. vs Johnson Michael, Johnson Websoft Networks LLC; AR-23-006131; Other Tort; Complaint; 6000.00; Atty(s): Pro Se

American Express National Bank vs Allen Antonio; AR-23-006132; Contract - Credit Card; Complaint; 7073.87; Atty(s): Doyle Amy F

Discover Bank vs Scott Lee M.; AR-23-006133; Contract - Credit Card; Exhibits; 10782.41; Atty(s): Loewy Andrew, Armstrong Kirsten R., Fitzgibbon Brittany R., Strand Jason Emerson

Pittsburgh School District Police vs Maccagnan Michael Angelo; AR-23-006134; Motor Vehicle Accident; Defendant's Appeal of MDJ; 89.07; Atty(s): Pro Se

Saunders Paris vs Marion Jeffrey; AR-23-006135; Motor Vehicle Accident; Complaint; Atty(s): LaCava Nick, Mengine Anthony C

Resurgent Receivables LLC vs Harper Anna; AR-23-006136; Contract - Credit Card; Plaintiff's Appeal of MDJ; Atty(s): Morris Gregg L, Rutkowski Mychal Thomas

American Express National Bank vs Fite Terrence, ASAP Snacks Vending LLC; AR-23-006137; Contract - Debt Collection; Complaint; 10634.35; Atty(s): Doyle Amy F

Thermo-Twin Industries Inc. vs Calfo Tim; AR-23-006138; Contract - Debt Collection; Notice; 12000.00; Atty(s): Kurzweg Matthew L.

Glenn Jr. Michael vs Ford Motor Company; AR-23-006139; Contract - Other; Complaint; Atty(s): Rapkin Robert A

Wilke CPAs & Advisors LLP vs Eldridge David, Eldridge Family Capital Inc; AR-23-006140; Contract - Debt Collection; Defendant's Appeal of MDJ; 11004.88; Atty(s): Santicola Michael F

Ramous Robert vs Tobey Karg Service Agency Inc., Ploskina Peter; AR-23-006141; Motor Vehicle Accident; Complaint; Atty(s): Tully Michael J., Tully Bernard M