

LEGAL ADS

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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:

Adams, Janet a/k/a Janet R. Stauffer a/k/a Janet R. Rozborski, deceased, of Pittsburgh, PA. No. 06779 of 2024. Erin Catalina, Extrx., 145 S. 22nd Street, Pittsburgh, PA 15203 or to Heather M. Papp-Sicignano, Esq., Sweeney Law Office, LLC, 20581 Route 19, Ste. 1, Cranberry Twp., PA 16066.

24-04075 Nov 13, 20, 27, 2024

Ceresca, Janet Ann, deceased, of Pittsburgh, PA. No. 06891 of 2024. Marcy J. Schugg, Extrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

24-04076 Nov 13, 20, 27, 2024

DeGrosky, Joy Ann, deceased, of North Fayette, PA. No. 06896 of 2024. Matthew Joseph Pustover, Jr., Extrx., 114 Saddle Ridge Drive, Oakdale, PA 15071 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

24-04092 Nov 13, 20, 27, 2024

Dorrier, Jason Eric a/k/a Jason E. Dorrier a/k/a Jason Dorrier, deceased, of Ohio Twp., PA. No. 7014 of 2024. Ryan C. Helsel, Extrx., 162 Dusty Lane, Butler, PA 16002 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-04091 Nov 13, 20, 27, 2024

Fernandez, Melinda A., deceased, of Elizabeth, PA. No. 06985 of 2024. Cheryl Lynn Francia, Admrx., 131 Sage Lane, Rostraver Twp., PA 15012 or to Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022.

24-04074 Nov 13, 20, 27, 2024

Fetkovich, Anna M., deceased, of Shaler Township, PA. No. 6631 of 2024. Anne Marie Ehrenberger, Extrx., 200 E. Genessee Ave., Pittsburgh, PA 15223 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

24-02060w Nov 13, 20, 27, 2024

Frost, Samuel J. a/k/a Samuel Frost, deceased, of Elizabeth, PA. No. 01697 of 2024. Samuel Jackson Frost, Extrx., 1992 Hamersley Lane, Lincoln, CA 95648 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-04085 Nov 13, 20, 27, 2024

Henshaw, Jane A., deceased, of Plum, PA. No. 6834 of 2024. Richard R. Henshaw, Extrx., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-04083 Nov 13, 20, 27, 2024

Kaufman, Jacqueline L., deceased, of Pittsburgh, PA. No. 06919 of 2024. Diane E.

Anderson, Extrx., 1962 State Route 130, Jeannette, PA 15644 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-04090 Nov 13, 20, 27, 2024

Kindling, Thomas A., deceased, of Turtle Creek, PA. No. 06807 of 2024. John B. Kindling, Extrx., 300 Shadeland Avenue, East Pittsburgh, PA 15112 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-04079 Nov 13, 20, 27, 2024

Lang, Michael C., deceased, of Hampton Township, PA. No. 6848 of 2024. Cheryl A. DeCaprio, Admrx., 106 Berryhill Road, Glenshaw, PA 15116 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

24-04080 Nov 13, 20, 27, 2024

McVay, Max, deceased, of Pittsburgh, PA. No. 06869 of 2024. Amy McVay, Co-Admrx. and Kelly McVay, Co-Admrx., 1384 Leaside Drive, Pittsburgh, PA 15201.

24-02063w Nov 13, 20, 27, 2024

Miller, Nora M., deceased, of Pittsburgh, PA. No. 06960 of 2024. Christopher Phillips, Extrx., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

24-02064w Nov 13, 20, 27, 2024

Mohr, Conrad E., deceased, of Shaler Township, PA. No. 06783 of 2024. John Funovits, Extrx., 906 Wible Run Rd., Pittsburgh, PA 15209 or to Bjorn Dakin, Esq., H.A. English & Associates, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

24-04086 Nov 13, 20, 27, 2024

Neiswonger, Constance M. a/k/a Connie Neiswonger, deceased, of Avalon, PA. No. 06773 of 2024. Craig Neiswonger, Admrx., c/o Adam G. Anderson, Esq., 429 Fourth Avenue, Ste. 602, Pittsburgh, PA 15219.

24-02061w Nov 13, 20, 27, 2024

Sluka, Christian Charles, deceased, of Dormont, PA. No. 06707 of 2024. Marsha Ann Goisse, Admrx., 3012 May Street, Pittsburgh, PA 15234 or to Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 East Beau St., Washington, PA 15301.

24-04084 Nov 13, 20, 27, 2024

Smith, Stella E., deceased, of Forward Twp., PA. No. 6846 of 2024. Kathleen Smith, Extrx., 1922 Moon Ridge Drive, Monongahela, PA 15063 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

24-04082 Nov 13, 20, 27, 2024

Still, Frances L., deceased, of Churchill Borough, PA. No. 06814 of 2024. Carla D. Jackson, Extrx., 432 Cypress Hill Drive, Pittsburgh, PA 15235 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-04087 Nov 13, 20, 27, 2024

Strong, Margot, deceased, of Pittsburgh, PA. No. 06930 of 2024. John Headley Strong, Extrx., 1547 Morgan Street, Wooster, OH 44691 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236.

24-02062w Nov 13, 20, 27, 2024

Taravella, Sr. Andrew F. a/k/a Andrew F. Taravella, deceased, of Coraopolis, PA. No. 7089 of 2024. Frances Taravella, Extrx., 24 Keswick Avenue, Pittsburgh, PA 15202 or to Peter Andrew Smith, Esq., Smith & Smith, 5101 Bayard Street, Pittsburgh, PA 15232.

24-02059w Nov 13, 20, 27, 2024

Verbanick, Patricia L. a/k/a Patricia Louise Verbanick, deceased, of Munhall, PA. No. 06777 of 2024. Mark J. Verbanick, Admrx., c/o Philip A. Goldblum, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120.

24-04081 Nov 13, 20, 27, 2024

Bishop, Ronald James a/k/a Ronald J. Bishop, deceased, of Hampton Twp., PA. No. 6743 of 2024. Kenneth C. Wirtz, Extrx., 109 Old Farm Lane, Saxonburg, PA 16056 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

24-03932 Nov 6, 13, 20, 2024

Boyer, David Stanley, deceased, of Allison Park, PA. No. 06928 of 2024. Lindsay M. Boyer, Admrx., 3517 Countrywood Drive, Allison Park, PA 15101 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.

24-02041w Nov 6, 13, 20, 2024

Corcoran, Patricia a/k/a Patricia Jean Corcoran a/k/a Patricia J. Corcoran, deceased, of Baldwin, PA. No. 06071 of 2021. Mary Ann Swartz, Admrx. c.t.a., 1246 Allison Drive, Elizabeth, PA 15037 or to Andrew Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.

24-03934 Nov 6, 13, 20, 2024

Crawford, Mary Ann, deceased, of Harrison Township, PA. No. 06808 of 2024. Brenda L. Proudfoot, Extrx., 4146 Grandview Drive, Gibsonia, PA 15044 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-04055 Nov 6, 13, 20, 2024

Donati, Mary Jean, deceased, of Pittsburgh, PA. No. 6866 of 2024. Leslie J. Malloy, Extrx., 23 Oregon Trail, Bethel Park, PA 15102 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

24-02040w Nov 6, 13, 20, 2024

Dowling, Rosalie L., deceased, of Pittsburgh, PA. No. 06708 of 2024. Teresa L. Dowling, Extrx., 172 Big Horn Road, Pittsburgh, PA 15239 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

24-03937 Nov 6, 13, 20, 2024

Drummond, Joanne W., deceased, of Robinson Township, PA. No. 06979 of 2024. Sandra L. Limbruner, Extrx., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

24-02042w Nov 6, 13, 20, 2024

Fougnyes, Adel Maria, deceased, of Pittsburgh, PA. No. 06319 of 2024. Aaron T. Miller, Extrx., 225 Marlborough Street, Boston, MA 02116 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

24-03936 Nov 6, 13, 20, 2024

Ivanusic, Sr. Michael a/k/a Michael Ivanusic, deceased, of Pittsburgh, PA. No. 06570 of 2024. Michael Ivanusic, Jr., Extrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

24-02039w Nov 6, 13, 20, 2024

Klier, Elizabeth M., deceased, of Pittsburgh, PA. No. 06162 of 2024. James C. Lucas, Extrx., 112 Chesapeake Drive, Pittsburgh, PA 15236 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03940 Nov 6, 13, 20, 2024

Kukulski, Mary Lee, deceased, of Plum, PA. No. 6669 of 2024. Jonathan D. Kukulski,

Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

24-03942 Nov 6, 13, 20, 2024

Nicol, Joan Margaret a/k/a Joan Nicol a/k/a Joan M. Nicol, deceased, of North Versailles, PA. No. 06782 of 2024. Nancy J. Akers, Admr., 245 Young Drive, Monroeville, PA 15146 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

24-03938 Nov 6, 13, 20, 2024

Patsilevas, Jr., James G., deceased, of Pittsburgh, PA. No. 6492 of 2024. Jamie R. Patsilevas, Co-Extr., 101 Brandman Est., Slippery Rock, PA 16057 and Michael J. Patsilevas, Co-Extr., 495 Hickory Ridge, Carbondale, PA 18407 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

24-02037w Nov 6, 13, 20, 2024

Richards, Eugene D. a/k/a Eugene Richards, deceased, of Pittsburgh, PA. No. 06788 of 2024. Joseph B. Porco, Extr., 220 39th Street (R), Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

24-03921 Nov 6, 13, 20, 2024

Robison, Judy M. a/k/a Judy M. Reiner-Robison, deceased, of Marshall Township, PA. No. 05167 of 2024. Timothy P. Robison, Extr., 627 Ciderberry Drive, Wexford, PA 15090 or to Benjamin R. Westcott, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

24-03939 Nov 6, 13, 20, 2024

Sapienza, Jill R., deceased, of Mt. Oliver, PA. No. 06557 of 2024. Janet C. Dopler, Admr., 51 Dilworth Street, Pittsburgh, PA 15211 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

24-03933 Nov 6, 13, 20, 2024

Viviano, III, Samuel T. a/k/a Samuel Thomas Viviano, III, deceased, of North Fayette Township, PA. No. 06522 of 2024. Linda K. Viviano, Extr., 1430 Stewart Road, McDonald, PA 15057 or to David G. Henry, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

24-03935 Nov 6, 13, 20, 2024

Wendt, Joseph M. a/k/a Joseph Michael Wendt, deceased, of Carnegie, PA. No. 06545 of 2024. Joann Silhol, Co-Extr., 1005 Livorno Drive, Oakdale, PA 15071 and Beth Ann Vanzin, Co-Extr., 1017 Livorno Drive, Oakdale, PA 15071 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

24-03941 Nov 6, 13, 20, 2024

Anderson, Mildred V. a/k/a Mildred Anderson, deceased, of Fawn Township, PA. No. 06649 of 2024. Stanley Yurchick, Co-Extr. and Andrea Hassett, Co-Extr., 461 Willow Street, Springdale, PA 15144 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-03911 Oct 30; Nov 6, 13, 2024

Brooks, Lynn M., deceased, of Pittsburgh, PA. No. 06861 of 2024. Kelly Greycor, Admr., 5028 Venice Road, Pittsburgh, PA 15209 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

24-02009w Oct 30; Nov 6, 13, 2024

Chernan, Patricia M. a/k/a Patricia Chernan, deceased, of Tarentum Borough, PA. No. 06646 of 2024. Winifred Violi, Extr., 15231 Royal Crest Drive #104, Haymarket, VA 20169 or to William T.

Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

24-03912 Oct 30; Nov 6, 13, 2024

Gavin, Rosemarie, deceased, of Pittsburgh, PA. No. 06778 of 2024. Josephine Zelik, Extr., 211 Delano Drive, Pittsburgh, PA 15236.

24-02010w Oct 30; Nov 6, 13, 2024

Klaphake, Edward L., deceased, of Penn Hills, PA. No. 06791 of 2024. Corrine Klaphake, Admr., c/o Brandon A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

24-02007w Oct 30; Nov 6, 13, 2024

Michael, Jr., Robert F., deceased, of Green Tree, PA. No. 6209 of 2024. Christopher Cropp, Admr., 252 Parkedge Road, Green Tree, PA 15220 or to Thomas N. Farrell, Esq., Farrell Weaver & Okun, 1428 Banksville Road, Pittsburgh, PA 15216.

24-03851 Oct 30; Nov 6, 13, 2024

Neuberg, Ellen C. a/k/a Ellen Chisdes a/k/a Ellen Chiz, deceased, of Pittsburgh, PA. No. 06795 of 2024. David Greenlee, Extr., 300 N. Woodland Road, 1B, Pittsburgh, PA 15232 or to Michael Goldstein, Esq., 537 N. Neville Street, Apt. 2G, Pittsburgh, PA 15213.

24-02013w Oct 30; Nov 6, 13, 2024

Patton, Lynne Kathleen a/k/a Lynne Notman a/k/a Lynne K. Patton, deceased, of Carrick, PA. No. 06359 of 2024. Wendi J. Taylor, Admr., 435 Parkview Ct., Camp Hill, PA 17011.

24-03852 Oct 30; Nov 6, 13, 2024

Smith, Dorothy A., deceased, of Pittsburgh, PA. No. 06804 of 2024. Stacey Smith, Extr., 111 Margaret Street, Phillipsburg, PA 16866 or to Matthew J. Morella, Esq., MJM Law, PLLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219.

24-02008w Oct 30; Nov 6, 13, 2024

Young, James Colton, deceased, of McCandless Township, PA. No. 06806 of 2024. Susan G. Young, Extr., c/o Joseph Cafaro, Jr., Esq., 205 McKnight Park Drive, Pittsburgh, PA 15237.

24-02012w Oct 30; Nov 6, 13, 2024

Notice of Trust Termination

Advertising Trust - Termination due to the death of Loretta G. Laffey 08/03/2024.

Claims against said Trust may be filed as follows and sent to:

Leo L. Laffey, Jr.
c/o Gianni Floro, Esquire
935 Beaver Grade Road, Suite 6
Moon Township, PA 15108

24-03849 Oct 30; Nov 6, 13, 2024

Notice of Trust

In Re: The 2022 Amendment and Restatement of the Fourth Amendment and Complete Restatement of the Norman Cohen & Marilyn Weitz Cohen Trust Marilyn Weitz Cohen, Steven Reis, and Evelyn Reis, Co-Trustees
No probate. Norman Cohen, deceased July 31, 2024

Attorney for Trustees: E. David Margolis, Esq.

Buchanan Ingersoll & Rooney PC
Union Trust Building
501 Grant Street, Suite 200
Pittsburgh, PA 15219

24-03853 Oct 30; Nov 6, 13, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Madeya vs Madeya, et al; LT-24-001324; P-atty: Eric J. Randolph; D-atty: Pro Se; Award for Plaintiff on claim for possession. See Default Possession Judgment 11-6-24. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40676

Centre Avenue Housing vs Schmidt; LT-24-001326; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$6,952.65 plus costs (includes MDJ costs). Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 2621 Centre Avenue, No. 217, Pittsburgh, PA 15219. 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. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

DCT Realty, LLC vs Brooks; LT-24-001335; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,400.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1100 Duquesne Blvd., No.2, Duquesne, PA 15110. 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.

Pearson vs Smith; LT-24-001351; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,644.00 plus costs. Defendant not appearing. It is further Ordered that possession is N/A-possess already transferred. 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.

Carlson vs Fourgson, Jr.; LT-24-001359; P-atty: Pro Se; 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 \$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 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40675

Onder vs Hoyer; LT-24-001362; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for possession. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40675

Winwood vs Foster; LT-24-001404; P-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,500.00 plus costs. Defendant not appearing. Plaintiff/landlord is not

requesting possession at this time. 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.

Gancia, et al vs Port Authority of Allegheny County; AR-24-003147; P-atty: Kyle A. Dipre; D-atty: Michael E. Kennedy; Award in favor of Plaintiff Mary A. Gancia, and against Defendant in the amount of \$25,000.00. An Award in favor of Plaintiff Reneiro V. Garcia, and against Defendant, in the amount of \$5,000.00. Dated 10/16/24. As per Rule 236, copies sent to all parties 11/07/2024. Arbitration Board # 40642

Cunningham, et al vs W Group Holdings, LLC; LT-24-000791; P-atty: Maximilian F. Beier, Brian Thomas Newman; D-atty: Pro Se, John D. Eddy; Award for Plaintiff on claims: for possession based on non-payment for damages in the amount of \$26,156.00-\$18,156.00 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 \$8,000.00 attorney fees (via lease). Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40677

Lee vs Clark, Jr., et al; LT-24-001049; P-atty: Pro Se; D-atty: Pro Se; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$6,810.00 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) as against both Defendants. Defendants not appearing 10:34 am. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40675

Freedom Property Advantage vs Coughlin; LT-24-001092; P-atty: Sarah Elizabeth Morrison; D-atty: Pro Se; Non Jury Verdict Dated 11/07/24, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,999.78 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 644 Herschel Street, Rear, Pittsburgh, PA 15220. Consistent with the Praecepto to Terminate, eviction shall proceed through the MDJ. 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. Escrow shall be mailed to attn: Sarah E. Morrison, Esq., Dronish Law Office, 6000 Brooktree Road, Suite 301, Wexford, PA 15090. McGinley, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Uddin vs Hall; LT-24-001096; 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 \$4,610.00 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). The monetary amount awarded to Plaintiff reflects an abatement based on the Plaintiff's breach of the Warranty of Habitability. Dated 11/07/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40676

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