

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:

Cimarolli, David Edward, deceased, of Bridgeville, PA. No. 06913 of 2022. Justine Cimarolli, Admrx., 632 Bank Street, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
22-04654 Nov 16, 23, 30, 2022

Ewing, Anna J., deceased, of Oakdale, PA. No. 07035 of 2022. Keri A. Trbovich, Extrx., 217 Constitution Dr., Pittsburgh, PA 15236 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.
22-04645 Nov 16, 23, 30, 2022

Fornear, Mary J., deceased, of Castle Shannon, PA. No. 02745 of 2012. Timothy Fornear, Admrx., c/o Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.
22-01956w Nov 16, 23, 30, 2022

Frankfort, Karen A., deceased, of Castle Shannon, PA. No. 07087 of 2022. Mark Cleland, Extrx., 102 Lancelot Circle, McMurray, PA 15317 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
22-04656 Nov 16, 23, 30, 2022

Handelman, Anna, deceased, of Pittsburgh, PA. No. 05452 of 2022. Marcia O. Gordon, Extrx., 426 Oliver Rd., Sewickley, PA 15143.
22-01953w Nov 16, 23, 30, 2022

Kennedy, Jr., James K., deceased, of Sewickley, PA. No. 06390 of 2022. Trish Kennedy, Extrx., 556 Glenfield Rd., Sewickley, PA 15143.
22-01955w Nov 16, 23, 30, 2022

McMurray, JoAnn, deceased, of Collier Township, PA. No. 04837 of 2022. Jason P. McMurray, Extrx., 266A High Acres Road, Harmony, PA 16037 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
22-04652 Nov 16, 23, 30, 2022

Miller, Ann S. a/k/a Ann Miller, deceased, of Port Vue, PA. No. 7063 of 2022. Mary Flaherty, Extrx., 4115 Ellsworth Avenue, Homestead, PA 15120 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.
22-04655 Nov 16, 23, 30, 2022

Ruggieri, Barbara May, deceased, of Baldwin Borough, PA. No. 00974 of 2022. Francis Ruggieri, Admrx., 153 Highvue Drive, Venetia, PA 15367 or to Joseph V. Luvava, Esq., Luvava Law Group, LLC, 1822 Worcester Drive, Pittsburgh, PA 15243.
22-04646 Nov 16, 23, 30, 2022

Seybert, Diane L., deceased, of Scott Township, PA. No. 06251 of 2022. David W. Seybert, Extrx., 371 Kane Blvd., Pittsburgh,

PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
22-04653 Nov 16, 23, 30, 2022

Smith, Robert C. a/k/a Robert Smith, deceased, of Moon Township, PA. No. 06393 of 2022. Dolores Tosadori, Extrx., 201 Van Buren Circle, Bridgeville, PA 15229 or to Richard J. Klixbull, Esq., Ira F. Bradford, Jr. and Richard J. Klixbull, P.C., 939 Fifth Ave., Coraopolis, PA 15108.
22-04651 Nov 16, 23, 30, 2022

Thornton, Almada a/k/a Almada B. Thornton, deceased, of Allison Park, PA. No. 04364 of 2022. John C. Thornton, Admrx., 2017 Tilly Drive, Valencia, PA 16059 or to Paula J. Willyard, Esq., Willyard Law Firm PC, 347 N. Pike Rd., Sarver, PA 16055.
22-04644 Nov 16, 23, 30, 2022

Tolchin, Ida R., deceased, of Pittsburgh, PA. No. 06949 of 2022. Eric Tolchin, Extrx., 5521 Darlington Road, Pittsburgh, PA 15217 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.
22-04669 Nov 16, 23, 30, 2022

Wimbish, Maurice A., deceased, of Ross Township, PA. No. 07088 of 2022. Heather Brown, Admrx., c/o David C. Moran, Esq., Moran & Moran, P.C., 2500 Brooktree Rd., Ste. 203, Wexford, PA 15090.
22-04657 Nov 16, 23, 30, 2022

Bires, Lois T., deceased, of Marshall Twp., PA. No. 6933 of 2022. Gary Tait, Extrx., c/o A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005-2615.
22-04579 Nov 9, 16, 23, 2022

Carpenter, Barbara Jean, deceased, of McCandless Twp., PA. No. 6896 of 2022. Donna Carpenter, Extrx., c/o George A. Miller, Esq., Markovitz Law Group, P.C., 1001 East Entry Drive, Ste. 303, Pittsburgh, PA 15216.
22-01907w Nov 9, 16, 23, 2022

Cunningham, Nancy W., deceased, of Wexford, PA. No. 07138 of 2022. Lee R. Cunningham, II, Extrx., c/o Teresa A. Cunningham, Esq., 315 Frey Drive, Wexford, PA 15090.
22-01913w Nov 9, 16, 23, 2022

Curilla, Lydia, deceased, of Gibsonia, PA. No. 07100 of 2022. Allison Curilla, Admrx. and Atty., 129 N. Duquesne Ave., Cheswick, PA 15024.
22-01908w Nov 9, 16, 23, 2022

Demetriadis, Barbara A., deceased, of Wexford, PA. No. 07121 of 2022. Gregg S. Demetriadis, Co-Extrx., 19328 County Road 3, Warsaw, OH 43844 and Stephen C. Demetriadis, Co-Extrx., 2563B Pheasant Run, Wexford, PA 15090 or 5209 Windy Pines Drive, North Myrtle Beach, SC 29582 or to David Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237.
22-01912w Nov 9, 16, 23, 2022

Drechsler, Stephen, deceased, of Port Vue, PA. No. 06912 of 2022. Cynthia D. Griffiths, Extrx., 12399 Adams Drive, North Huntingdon, PA 15642 or to Kevin M. Hanley, Esq., 367 Indian Ridge Drive, Moon Township, PA 15108.
22-04588 Nov 9, 16, 23, 2022

Drenning, Jack H., deceased, of Pittsburgh, PA. No. 06611 of 2022. Brian Jack Lowery, Extrx., c/o James L. Moran, Esq., 3939 West Ridge Road, Erie, PA 16505.
22-04580 Nov 9, 16, 23, 2022

Friedman, Samuel Hicks, deceased, of Pittsburgh, PA. No. 06530 of 2022. Glenn M. Harlow, Co-Extrx. and Samuel P. Kamin, Co-Extrx., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.
22-01903w Nov 9, 16, 23, 2022

Griger, Darlene Marie, deceased, of Pittsburgh, PA. No. 07055 of 2022. James Griger, Extrx., 1535 Greencrest Drive, Pittsburgh, PA 15226 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
22-01911w Nov 9, 16, 23, 2022

Hammel, Vera B., deceased, of Shaler Township, PA. No. 06748 of 2022. Barbara Anne McMillen, Extrx., c/o Michael W. Nalli, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001.
22-04576 Nov 9, 16, 23, 2022

Imler, Marianne B., deceased, of Pittsburgh, PA. No. 06977 of 2022. Jeffrey H. Imler, Extrx., 463 Mapleton Avenue, Pittsburgh, PA 15228 or to John W. Brown, Esq., John W. Brown & Associates, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.
22-04583 Nov 9, 16, 23, 2022

Janosko, James Andrew, deceased, of Indiana Township, PA. No. 06907 of 2022. Raymond Janosko, Extrx., 665 Twin Oak Drive, Pittsburgh, PA 15235 or to Gray Douglas Pratt, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.
22-01910w Nov 9, 16, 23, 2022

Kolas, Raymond, deceased, of Pittsburgh, PA. No. 07092 of 2022. Alan Landy, Extrx., 4314 Stanley St., Pittsburgh, PA 15207 or to Gregory P. Diulus, Esq., 4898 Campbell's Run Rd., Suite 3, Pittsburgh, PA 15205.
22-01909w Nov 9, 16, 23, 2022

Neofes, Sr., William G., deceased, of Pittsburgh, PA. No. 07054 of 2022. William G. Neofes, Jr., Extrx., 2528 Secretariat Drive, Wexford, PA 15090 or to Daniel P. Johnson, Esq., Williams Coulson, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
22-01904w Nov 9, 16, 23, 2022

Pollack, Jane, deceased, of Pittsburgh, PA. No. 06835 of 2022. Benard J. Pollack, Extrx., 146 N. Bellefield Avenue, #503, Pittsburgh, PA 15213 or to William G. Merchant, Esq., Papernick & Gefsky, LLC, 34th Floor, One Oxford Centre, Pittsburgh, PA 15219.
22-04584 Nov 9, 16, 23, 2022

Pozar, Stephen M., deceased, of Pittsburgh, PA. No. 06807 of 2022. Dorothy M. Pozer, Extrx., c/o Jillian F. Zacks, Esq., McAndrews Mehalick, Connolly, Hulse & Ryan, P.C., 429 Fourth Ave., Suite 1600, Pittsburgh, PA 15219.
22-04578 Nov 9, 16, 23, 2022

Rhodes, Catherine E., deceased, of Monroeville, PA. No. 06187 of 2022. Diane I. Rhodes, Extrx., 4736 Bert Drive, Monroeville, PA 15146 or to William G. Merchant, Esq., Papernick & Gefsky, LLC, 34th Floor, One Oxford Centre, Pittsburgh, PA 15219.
22-04585 Nov 9, 16, 23, 2022

Seeman, Rose M., deceased, of Duquesne, PA. No. 05082 of 2022. Rosemarie A. Seeman, Extrx., 111 7th Avenue, West Mifflin, PA 15122 or to Matthew A. Fiscus, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.
22-04581 Nov 9, 16, 23, 2022

Slack, Nancy S., deceased, of Pittsburgh, PA. No. 06827 of 2022. Harold E. Slack, II, Admrx., 535 Sloop Road #27, Pittsburgh, PA 15327 or to Geoffrey P. Wozman, Esq., 100 Ross St., Ste. 130, Pittsburgh, PA 15219.
22-04587 Nov 9, 16, 23, 2022

Tepper, Neal Alan a/k/a Neal A. Tepper, deceased, of Scott Township, PA. No. 07080 of 2022. Laurel J. Pavilack, Admrx., 13850 Campoleone Street, Venice, FL 34293 or to

David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.
22-01915w Nov 9, 16, 23, 2022

Wess, Amelia Ann, deceased, of Jefferson Hills, PA. No. 06936 of 2022. William Wess, Admrx., 402 Mellon Street, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
22-04577 Nov 9, 16, 23, 2022

Woodley, Patricia A., deceased, of Penn Hills, PA. No. 06557 of 2022. Myron J. Woodley, Extrx., 200 Mohawk Drive, McKeesport, PA 15135 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
22-04582 Nov 9, 16, 23, 2022

Yelochan, Margaret, deceased, of Cheswick, PA. No. 05599 of 2022. Joyce Maholic, Admrx. c.t.a., c/o Timothy J. Giltinan, Esq., John W. Giltinan Esq., P.C., Three Gateway Center, 401 Liberty Ave., Ste. 1460, Pittsburgh, PA 15222-1004.
22-01902w Nov 9, 16, 23, 2022

Zielinski, Donald A., deceased, of Reserve Twp., PA. No. 05115 of 2022. Grace Winters, Extrx., 13 Highland Avenue, Pittsburgh, PA 15212 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 310 Grant St., Ste. 2317, Pittsburgh, PA 15219.
22-04586 Nov 9, 16, 23, 2022

Davis, Gloria S., deceased, of Pittsburgh, PA. No. 6375 of 2022. Yvonne Jones-McTyer, Admrx., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.
22-04504 Nov 2, 9, 16, 2022

Dees, Julius, deceased, of North Versailles, PA. No. 06956 of 2022. Darlene Coleman, Extrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
22-01876w Nov 2, 9, 16, 2022

Hulbert, Joan I. a/k/a Joan Hulbert, deceased, of O'Hara Township, PA. No. 06413 of 2022. Nicholas J. Runco, Extrx., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.
22-04503 Nov 2, 9, 16, 2022

Koncki, Joyce A., deceased, of Natrona Heights, PA. No. 06692 of 2022. Paula Griffin, Extrx., 525 Cleveland Drive, Lower Burrell, PA 15068 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
22-04571 Nov 2, 9, 16, 2022

L'Abbe, Vera E., deceased, of Hampton Township, PA. No. 08897 of 2021. Keith L'Abbe, Extrx., c/o Albert P. Caruso, Esq., Goldblum Sablowsky, LLC, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.
22-04535 Nov 2, 9, 16, 2022

McCaskie, Arthur W. a/k/a Arthur Walter McCaskie a/k/a Art McCaskie, deceased, of Turtle Creek, PA. No. 02964 of 2020. Sarah E. Ciappetta, Admrx. c.t.a., 877 Deauville Court, Monroeville, PA 15146.
22-04502 Nov 2, 9, 16, 2022

Samet, Judah, deceased, of Pittsburgh, PA. No. 06700 of 2022. Elizabeth Samet, Admrx., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.
22-04528 Nov 2, 9, 16, 2022

Stewart, Jr., James D., deceased, of Pittsburgh, PA. No. 07096 of 2021. Frederick James Kolb, Extrx., 952 Walbridge Street, Pittsburgh, PA 15220 or to Matthew J. Brungo, Esq., Quinn Logue, LLC, 200 First Avenue, 3rd Fl., Pittsburgh, PA 15222.
22-01878w Nov 2, 9, 16, 2022

Bankruptcy Sale

December 6, 2022
 In Re: Kelly M. King
 Case No: 21-22624-CMB
 Property to be Sold:
 3436 Mt. Troy Road, Pgh., PA 15212
 For Additional Information:
 www.pawb.uscourts.gov/easi.htm
 22-04720 Nov 16, 2022

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of George M. Royer, D.M.D., with its principal office or place of business at 3737 Poplar Ave., Pittsburgh, PA 15234. The names and addresses of all persons who are parties to the registration are: AMS Dental, P.C. 3737 Poplar Avenue, Pittsburgh, PA 15234.

22-01954w Nov 16, 2022

Notice

Notice is hereby given that a Hearing will be held on Braddock Borough's Petition for approval of the continued imposition during 2022 of an Earned Income Tax Beyond Maximum Rate Provided by Law before the then sitting Motions Judge of the Civil Division of the Court of Common Pleas of Allegheny County, Pennsylvania, Courtroom 703, City-County Building, Pittsburgh, PA 15219, on the 28th day of November, 2022 at 11:45 a.m.

Krishna A. DiMascio, Esquire
 Solicitor for the Borough of Braddock
 22-04790 Nov 16, 2022

Notice

To: Julia R. Milanovich, Deceased, Her Heirs and Devises
 In the Court of Common Pleas of Allegheny County, Pennsylvania
 Orphans' Court Division
 NO. 5354 of 2022
 In Re: Estate of Julia R. Milanovich, Deceased

NOTICE

In the Court of Common Pleas of Allegheny, Orphans' Court Division, Estate of Julia R. Milanovich, deceased, Case No. 5354 of 2022: Notice is hereby given that on October 18, 2022, a Petition was filed by Community Reinvestment Partners, LLC to terminate the interests of the heirs and devisees of Julia R. Milanovich deceased, in real estate located at 5145 Colewood Drive, Pittsburgh, PA 15236 and determine that fee simple title is in Community Reinvestment Partners, LLC. A hearing on the Petition is scheduled for December 19, 2022, at 2:30 p.m. in Courtroom #3, 1700 Frick Building, Pittsburgh, PA 15219. If no exceptions to the Petition are filed within 20 days of the filing date, Petitioner will seek an Order adjudging that Julia R. Milanovich's title is in Petitioner.

22-04529 Nov 2, 9, 16, 2022

**Voluntary Dissolution
 Nonprofit Corporation**

Notice is hereby given by Urban Youth Action, Inc., a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit 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.

22-01901w Nov 9, 16, 2022

CIVIL DIVISION**Arbitration Awards**

(Continued from Page 1, Column 2)

(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 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39803

Yost vs Thomas, et al; LT-22-001154; P-atty: Dwight D. Ferguson; D-atty: Pro Se; Award for Plaintiff against Jermaine William and Falyne Thomas Williams only on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$9,200.00-\$6,600.00 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), \$2,000.00 attorney fees, and \$600.00 late fees. Dated 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39803

Rodi Family Revocable Living Trust vs Mitchell; LT-22-001157; P-atty: Marc Vincent Taiani; D-atty: Eileen D. Yacknin; Award for Plaintiff on claims: for possession based on end of lease term, for damages in the amount of \$725.64 for water bill. Dated 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39802

Andrews, et al vs Consentio, et al; LT-22-001178; P-atty: Joseph V. Luvava; D-atty: Pro Se; Award for Plaintiff against all Defendants on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$2,900.00 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 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39802

Madiera Townhomes Acquisitions LLC vs Jones; LT-22-001229; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/10/22, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$4,596.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 443 Rosedale St., Pittsburgh, PA 15221. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Hickman vs Sheets; LT-22-001233; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/10/22, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,949.99 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1721 Brighton Rd., Pittsburgh, PA 15212. 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. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

T&M Investments LLC vs Russell; LT-22-001238; P-atty: Pro Se; D-atty: Pro Se; Non Jury Verdict Dated 11/10/22, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,732.50 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 225 Sterling Street, Pittsburgh, PA 15210. 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. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Langell vs Neal Jr.; LT-22-001319; P-atty: Pro Se; Award for Plaintiff against both Defendants on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$11,975.00 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 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39804

Forward Management LLC vs Robinson, et al; LT-22-000444; P-atty: David M. Tkacik; D-atty: Pro Se; Award for Plaintiff against both Defendants on claims: for possession based on, for damages in the amount of \$5,807.62-\$4,457.52 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 \$1,350.10 legal fees. Dated 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39804

Lynden Group vs Connelly; LT-22-000912; P-atty: Matthew J. Beam; D-atty: Pro Se; Non Jury Verdict Dated 11/10/22, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a non-suit is entered against the Plaintiff as to damages only. Any escrow amount shall be released to Defendant. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Craig/Craig Inc. vs Stevens; LT-22-000942; P-atty: Ryan G. Lemke; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$4,670.00-\$3,795.00 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 \$875.00 legal fee. Dated 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39802

Sembower vs Hall; LT-22-000948; D-atty: Charles Roy Terwilliger; Award for Defendant on Plaintiff's claims for possession and damages. Dated 11/10/22. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39804

Leland Point Owner LP vs Palmer, et al; LT-22-000320; P-atty: Gregory W. Bevington; D-atty: Pro Se; Non Jury Verdict Dated 11/10/22, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$7,075.63 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 5429 Keepport Dr., Apt. 6, Pittsburgh, PA 15236. The award of pos-

session 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. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Delta Property Management Inc. vs Shaw; LT-22-000394; P-atty: Daniel L. Demarco; D-atty: Barbara Kern; Non Jury Verdict Dated 11/10/22, the court finds, the Defendant appearing and the Plaintiff having failed to appear and pursuant to Rule 218c, a non-suit is entered against the Plaintiff as to damages only. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Brandywine Agency Inc. vs Kelly; LT-22-000952; P-atty: Beverly A. Block, Marcie J. Solomon; D-atty: Pro Se; Non Jury Verdict Dated 11/10/22, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$5,342.33 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 510 E. Pittsburgh-McKeesport Blvd., Unit 38, North Versailles, PA 15137. 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. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Everette, et al vs Tooson; LT-22-001119; D-atty: Pro Se; Non Jury Verdict Dated 11/10/22, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$0 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 1015 Coal St., Pittsburgh, PA 15221. The award of possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted, an any monies shall be released and applied to this Verdict. Szefti, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Discover Bank vs McIntyre; AR-22-002600; P-atty: Thomas J. Nolan; Award Ex Parte, Plaintiffs are awarded the sum of \$12,668.84. Defendant failed to appear 10:18 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/15/22. Arbitration Board #39806

Discover Bank vs Plungin; AR-22-002601; P-atty: Thomas J. Nolan; Award Ex Parte, Plaintiffs are awarded the sum of \$7,975.64. Defendant failed to appear 10:20 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/15/22. Arbitration Board #39806

Goldman Sachs Bank USA vs Frohlinger; AR-22-002614; P-atty: Thomas J. Nolan; Award Ex Parte, Plaintiffs are awarded the sum of \$13,229.01. Defendant failed to appear 10:16 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/15/22. Arbitration Board #39806

Goldman Sachs Bank USA vs Oliveri; AR-22-002617; P-atty: Thomas J. Nolan; Award Ex Parte, Plaintiffs are awarded the sum of \$5,054.42. Defendant failed to appear 10:14 a.m. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Dated 03/15/22. Arbitration Board #39806

(Continued on Page 7, Column 1)