

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:

Barley, Barbara V., deceased, of Gibsonia, PA. No. 02652 of 2022. John T. Barley, III, Admr. c.t.a., 5430 Hardt Road, Gibsonia, PA 15044 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

23-00172 Jan 24, 31; Feb 7, 2023

Benovitch, Pauline K., deceased, of Pittsburgh, PA. No. 00384 of 2023. Paul W. Benovitch, Admr., 1 American Street, Pittsburgh, PA 15207 or to William F. Barker, Esq., 103 Maple Ave., Pittsburgh, PA 15218.

23-00132w Jan 24, 31; Feb 7, 2023

Cain, Julia, deceased, of Coraopolis, PA. No. 00259 of 2023. Cathleen Cain Barie, Extr., 7779 Winding Cypress Drive, Naples, FL 34114 or to Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Suite 207, Pittsburgh, PA 15234.

23-00181 Jan 24, 31; Feb 7, 2023

Choi, Jason, deceased, of Pittsburgh, PA. No. 00104 of 2023. Helen Choi, Admr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.

23-00126w Jan 24, 31; Feb 7, 2023

D'Ascenzo, Rosemary a/k/a Rosemary H. D'Ascenzo a/k/a Rosemary Helen D'Ascenzo, deceased, of Pittsburgh, PA. No. 06886 of 2022. Joni McDonald, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

23-00180 Jan 24, 31; Feb 7, 2023

Friedline, Emily W., deceased, of Richland Township, PA. No. 00244 of 2023. Paul A. Friedline, Extr., 1305 Three Degree Road, Valencia, PA 16059 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

23-00170 Jan 24, 31; Feb 7, 2023

Gallagher, Rosanne L., deceased, of McCandless Township, PA. No. 0202 of 2023. Jo-Ann Kendrick, Extr., 3282 Long Meadow Drive, Allison Park, PA 15101 or to Howard S. Auld, Jr., Esq., Howard S. Auld & Associates, 5018 William Flynn Hwy., Gibsonia, PA 15044.

23-00182 Jan 24, 31; Feb 7, 2023

Haskell, Cynthia, deceased, of Pittsburgh, PA. No. 00386 of 2023. Christine Maria Bouajaja, Extr., 368 Whitney Court, Irwin, PA 15642 or to Michele P. Conti, Esq., Conti Law, LLC, 986 Brodhead Road, Moon Township, PA 15108.

23-00120w Jan 24, 31; Feb 7, 2023

Hayes, Venise a/k/a Venise Proctor, deceased, of Pittsburgh, PA. No. 0274 of

2023. James C. Proctor, Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

23-00173 Jan 24, 31; Feb 7, 2023

Kennedy, Sr., William a/k/a William Kennedy, deceased, of West Mifflin, PA. No. 00343 of 2023. William Kennedy, Jr, Extr., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freepport Road, Suite 3BF, Pittsburgh, PA 15238.

23-00131w Jan 24, 31; Feb 7, 2023

Kress, Joan Ruth, deceased, of Bethel Park, PA. No. 00329 of 2023. Hugh R. Kress, Extr., 2537 South Gessner Road, Suite 105, Houston, TX 77063 or to David Nagel, Esq., WPENNLAW, PO Box 7984, Pittsburgh, PA 15216.

23-00133w Jan 24, 31; Feb 7, 2023

McCalmont, Arlene Gaul a/k/a Arlene G. McCalmont, deceased, of Ross Township, PA. No. 00175 of 2023. Susan M. Phillips, Co-Extr., 9366 Hilliard Road, Pittsburgh, PA 15237 and Marjorie Lynn McCalmont, Co-Extr., 10 Solar Drive, Ambridge, PA 15003 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

23-00179 Jan 24, 31; Feb 7, 2023

McNamara, Eileen M., deceased, of McCandless Twp., PA. No. 8268 of 2022. Michele E. McNamara, Extr., 523 Callippe Court, Brisbane, CA 94005 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-00177 Jan 24, 31; Feb 7, 2023

Porter, Alvin, deceased, of Pittsburgh, PA. No. 00214 of 2023. Robert W. Koehler, Extr. and Atty., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

23-00171 Jan 24, 31; Feb 7, 2023

Tolino, Myra J., deceased, of Baldwin, PA. No. 06404 of 2022. Joseph S. Bielecki, Esq., Co-Admr., 68 South 12th Street, Pittsburgh, PA 15203 and Laura Cohen, Co-Admr. and Atty., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

23-00176 Jan 24, 31; Feb 7, 2023

Yanosko, Robert G. a/k/a Robert George Yanosko, deceased, of West Mifflin, PA. No. 00170 of 2023. Barbara J. Yanosko, Extr., 623 Division Street, West Mifflin, PA 15122 or to Colleen D. Bratkovich, Esq., Zacharia Brown P.C., 4500 Walnut St., McKeesport, PA 15132.

23-00174 Jan 24, 31; Feb 7, 2023

Zagal, Jane a/k/a Jane A. Zagal a/k/a Jane A. Gibson, deceased, of Shaler Twp., PA. No. 111 of 2023. Tracy L. Smith, Admr., 4150 Grandview Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

23-00178 Jan 24, 31; Feb 7, 2023

Bright, Donald W., deceased, of Bethel Park, PA. No. 06296 of 2022. Steven D. Bright, Extr., 2478 Carriage Dr., Lancaster, PA 17601 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

22-05288 Jan 10, 17, 24, 2023

Carlino, Amelia C. a/k/a Amelia Carlino, deceased, of Pittsburgh, PA. No. 8120 of 2022. August R. Carlino, Co-Extr., 4050 Marshall Road, Pittsburgh, PA 15214 and Angela P. Vrabel, Co-Extr., 712 Rose Lane, Pittsburgh, PA 15234 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

22-05293 Jan 10, 17, 24, 2023

Cimino, Bonnie M., deceased, of Green Tree, PA. No. 07613 of 2022. Daniel M. Cimino, Extr., 11311 Timberline Drive, Oakton, VA 22124 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

23-00029w Jan 10, 17, 24, 2023

Collie, Jr., James T., deceased, of Pittsburgh, PA. No. 07416 of 2022. Ellen S. Parkes, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

22-05296 Jan 10, 17, 24, 2023

Cramer, Ellen T., deceased, of South Fayette, PA. No. 08004 of 2022. Kristine Cramer, Co-Extr., 10 S. Fayette Street, Cuddy, PA 15031 and Kimberly Lowder, Co-Extr., 103 Boxwood Drive, Bridgeville, PA 15017 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.

22-05295 Jan 10, 17, 24, 2023

Dillner, Deborah Susan a/k/a Deborah Dillner a/k/a Deborah S. Dillner, deceased, of Bridgeville, PA. No. 08158 of 2022. Linda Kent, Extr., 177 Firwood Drive, Bridgeville, PA 15017 or to Roy J. Roscoe, Esq., 400 Manordale Rd., Pittsburgh, PA 15241.

22-05284 Jan 10, 17, 24, 2023

Dorsey, G. Carolyn, deceased, of Forest Hills, PA. No. 08145 of 2022. Kimberly D. Wilson, Co-Extr., 102 Cara Lin Drive, Pittsburgh, PA 15221 and Dawn L. Tomlin, Co-Extr., 10 Wisteria Drive, Pittsburgh, PA 15235 or to George J. Pettrone, Esq., 113 Harlow Street, Pittsburgh, PA 15218-1615.

22-05283 Jan 10, 17, 24, 2023

Fonzi, Dennis G., deceased, of Baldwin, PA. No. 07924 of 2022. Heidi T. Fonzi, Extr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

22-05286 Jan 10, 17, 24, 2023

Hast, Barbara Livingston a/k/a Barbara L. Hast a/k/a Barbara Hast, deceased, of Pittsburgh, PA. No. 08116 of 2022. J. Stephen Hast, Extr., 4404 S. Meadow Drive, Allison Park, PA 15101 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

22-05289 Jan 10, 17, 24, 2023

LaRussa, Patricia R. a/k/a Patricia Rose LaRussa, deceased, of Tarentum, PA. No. 07897 of 2022. Margret LaRussa, Extr., c/o Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freepport Rd., Ste. 3BF, Pittsburgh, PA 15238.

23-00023w Jan 10, 17, 24, 2023

**CALL FOR APPLICATIONS:  
YLD OFFICERS AND  
COUNCIL MEMBERS**

The ACBA Young Lawyers Division (YLD) Nominating Committee is seeking candidates for the upcoming YLD elections. **The deadline to submit an application is Tuesday, Jan. 31.** Candidates for Council must be able to attend monthly Council meetings and be able to serve on at least one standing committee. Fulfilling the obligations and duties of a Council member requires active participation in the YLD and a moderate time commitment in order to plan and execute the numerous projects and programs of the Division.

The positions to be filled by election include:

- Chair-Elect
- Secretary
- Treasurer
- Seven two-year term Council seats

Anyone desiring to run for an officer position or a seat on Council is required to fill out the "YLD Council Questionnaire" and submit a resume.

Questionnaires can be found at [www.acbayld.org/resources](http://www.acbayld.org/resources).

If you have any questions on the elections or requirements for becoming a Council member, please contact YLD Chair, Taylor Gillan at [taylor.gillan@ogletree.com](mailto:taylor.gillan@ogletree.com).

Morton, Darral, deceased, of Pittsburgh, PA. No. 00040 of 2023. Robert D. Morton, Jr., Admr., 2652 Santa Barbara Drive, Bethel Park, PA 15102 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

23-00024w Jan 10, 17, 24, 2023

O'Mahony, Noreen M., deceased, of McCandless Township, PA. No. 08102 of 2022. Linda J. Menendez, Extr., c/o Michael K. Parrish, Esq., Goehring, Rutter & Boehm, 2100 Georgetowne Drive, Suite 300, Sewickley, PA 15143.

22-05292 Jan 10, 17, 24, 2023

Puciata, Pamela D., deceased, of Munhall, PA. No. 08052 of 2022. Irwin B. Wedner, Admr. and Atty., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

22-05282 Jan 10, 17, 24, 2023

Ragan, Roslyn E., deceased, of Monroeville, PA. No. 08143 of 2022. Edward J. Ragan, Extr., 192 Shackelford Drive, Monroeville, PA 15146 or to Laura Cohen, Esq., Family Legal Center, LLC, 4372 Old William Penn Hwy., Monroeville, PA 15146.

22-05297 Jan 10, 17, 24, 2023

Reefer, Sandra Joan a/k/a Joan Reefer a/k/a Sandra J. Reefer, deceased, of Pittsburgh, PA. No. 07926 of 2022. Carole Sue Smalera, Admr., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

22-05287 Jan 10, 17, 24, 2023

Smith, Bonnie L., deceased, of Pittsburgh, PA. No. 05581 of 2022. Patricia V. Pittore, Admr. d.b.n., 23 Lorraine Dr., Carnegie, PA 15106 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

22-05281 Jan 10, 17, 24, 2023

Steffy-Ross, Matthew Finwick, deceased, of Pitcairn, PA. No. 06866 of 2022. Bonnie McLain, Admr., 500 Hunter Street, Apt. 301, Turtle Creek, PA 15145 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

22-05290 Jan 10, 17, 24, 2023

Suwalski, Irene K., deceased, of Shaler Township, PA. No. 7758 of 2022. Denise A. Deleonardis, Extr., 62 Rustic Ridge Road, Pittsburgh, PA 15239 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

22-05298 Jan 10, 17, 24, 2023

Weinbaum, Morris J., deceased, of Pittsburgh, PA. No. 05865 of 2022. David Weinbaum, Co-Extr., and Judith Weinbaum, Co-Extr., c/o Glynis Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

22-05294 Jan 10, 17, 24, 2023

White, Egypt M., deceased, of Pittsburgh, PA. No. 06160 of 2020. Lisa Guy, Admr., 2404 Main Street, Penn Hills, PA 15235 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

22-05291 Jan 10, 17, 24, 2023

#### Articles of Incorporation Nonprofit Corporation

Matthew J. Bolewitz, Esq., Cozza Law Group, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 19, 2023, with respect to a nonprofit corporation, Act For Animals Southwestern Pennsylvania, which has been incorporated under the Nonprofit Corporation Law of 1988.

23-00119w Jan 24, 2023

#### Articles of Incorporation Professional Corporation

Erik V. Scully, CPA, Esq., Scully & Scully, PC, 437 Grant Street, Suite 1240, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Pittsburgh Center for Plastic Surgery, PC.

23-00129w Jan 24, 2023

#### Articles of Incorporation Professional Corporation

Erik V. Scully, CPA, Esq., Scully & Scully, PC, 437 Grant Street, Suite 1240, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Pittsburgh Center for Rejuvenation, PC.

23-00130w Jan 24, 2023

#### Certificate of Organization Limited Liability Company

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Zenuh Resources LLC.

23-00117w Jan 24, 2023

#### 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 Fibrenew Three Rivers, with its principal office or place of business at 136 Orchard Avenue, Glenshaw, PA 15116. The names and addresses of all persons who are parties to the registration are: Jeffrey L. Smith and Mary E. Smith, 136 Orchard Avenue, Glenshaw, PA 15116.

23-00116w Jan 24, 2023

#### 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 Zenuh Resources LLC, with its principal office or place of business at 120 Johnson Avenue, Tarentum, PA 15084. The names and addresses of all persons who are parties to the registration are: Amanda Zenuh, 120 Johnson Avenue, Tarentum, PA 15084.

23-00118w Jan 24, 2023

#### 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 WayneCraft L.L.C., with its principal office or place of business at 141 Penhurst Drive, Pittsburgh, PA 15235. The names and addresses of all persons who are

parties to the registration are: Wayne and Charlotte Goebel, 141 Penhurst Drive, Pittsburgh, PA 15235.

23-00125w Jan 24, 2023

#### Notice of Trust

Notice is hereby given of the administration of the Berkowitz Family Trust u/a/d June 21, 2002, amended on September 25, 2015, and amended on October 10, 2022. Fred Berkowitz, of Allegheny County, Pennsylvania died October 20, 2022.

All persons having claims against the Berkowitz Family Trust are requested to make known the same to the Trustee or attorney named below. All persons indebted to the Berkowitz Family Trust are requested to make payment without delay to the Trustee or attorney named -

Elaine Berkowitz, Trustee  
Nora Gieg Chatha, c/o Tucker Arensberg, P.C.

1500 One PPG Place, Pittsburgh, PA 15222  
23-00175 Jan 24, 31; Feb 7, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-22-009591. Notice is hereby given to All Unknown Heirs of Betty Jo Handley and Donald Handley, Jr., deceased, and all other parties of interest, that a tax sale has been initiated against the property located at 206 Shields Street, Buena Vista, Allegheny County, Pennsylvania 15018, known as lot/block 1266-L-284. This notice acts as service of the Praecipe for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the December 14, 2022 Order of Court.

23-00243 Jan 24, 2023

#### Notice

In the Court of Common Pleas of Allegheny County, Orphans' Court Division, Estate of Hilda T. Ralicki, deceased, Case No. 022207854: Petition for Determination of Title filed December 8, 2022 on behalf of Jeanne T. Six to terminate the interests of the heirs and devisees of Hilda T. Ralicki in 116 Beckert St., Pittsburgh, PA 15209. Peter B. Lewis, Attorney, 928 Penn Avenue, Pittsburgh, PA 15222, (412) 586-6153.

22-05278 Jan 10, 17, 24, 2023

### CIVIL DIVISION

#### Arbitration Awards

(Continued from Page 1, Column 2)

**R & D Property** vs House; LT-22-001520; P-atty: Pro Se; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on claim for damages in the amount of \$426.00 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 01/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39885A

**Diop** vs Tart, et al; LT-22-001526; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, on claim for damages in the amount of \$4,750.00 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). Award for Plaintiff, Moustapha Diop on Defendant's counterclaim. Dated 01/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39885

**Clairton Community Properties LLC** vs Clifford; LT-22-001614; P-atty: Jennifer O'Neal Arnette; Non Jury Verdict Dated 01/19/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$2,498.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 4404 Bataan Ave., Clairton, PA 15025. 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. Connelly, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

**Clairton Community Properties LLC** vs Lloyd; LT-22-001615; P-atty: Jennifer O'Neal Arnette; D-atty: Pro Se; Award for Plaintiff on claim for damages in the amount of \$505.58 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). Award for Plaintiff on Defendant's counterclaim. Dated 01/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39882

**Pisano, et al** vs Fitzgerald, et al; AR-22-003770; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiffs and against Defendants in the amount of \$700.00. Dated 01/18/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Notice of award sent. Arbitration Board #39882

**Betimes Inc./Mike Malik** vs Parker; AR-22-003873; P-atty: Matthew J. DeMaio; D-atty: Pro Se; Award for Plaintiff in the amount of \$9,475.00 and against Defendant Camille D. Parker. Dated 01/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39885

**Mancino** vs Dzamko; CT-22-000021; P-atty: Michael F. Fives; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, on claim for damages in the amount of \$9,000.00 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 01/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39885

**McKeesport Urban Holdings 1 LLC** vs Stribling; LT-22-000873; P-atty: Denise R. Turner; D-atty: Pro Se; Award for Defendant/Plaintiff. Award for Defendant on Plaintiff's claim for possession. Award for Plaintiff on claim for damages for damages in the amount of \$150.00 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 01/19/23. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #39885A

**McKeesport Urban Holdings 1 LLC** vs Collins; LT-22-000927; P-atty: Denise R. Turner; D-atty: Pro Se; Non Jury Verdict Dated 01/19/23, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$11,004.00 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 516 Sinclair Street, No. 901, McKeesport, PA 15132. 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. Szeffi, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.