

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:

Amrhein, Glenda J., deceased, of Castle Shannon, PA. No. 02006 of 2025. Gina M. Fornear, Admr., 4103 Cloverlea Street, Pittsburgh, PA 15227 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

25-00705w Apr 10, 17, 24, 2025

Bauer, Robert A., deceased, of Aspinwall, PA. No. 1661 of 2025. Joseph R. Brell, Jr., Extr., 607 Center Avenue, Pittsburgh, PA 15215 or to Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01348 Apr 10, 17, 24, 2025

Block, Ina a/k/a Ina L. Block, deceased, of Bridgeville, PA. No. 02007 of 2025. Donald C. Riefner, Jr., Co-Extr., 512 Jennifer Lane, Gibsonsia, PA 15044 and Wendy Liepman, Co-Extr., 1030 Bluebell Way, San Luis Obispo, CA 93401 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

25-01347 Apr 10, 17, 24, 2025

Cancilla, Joanne B., deceased, of Pittsburgh, PA. No. 1588 of 2025. Vicki Gudenburr, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

25-01346 Apr 10, 17, 24, 2025

DiMarco, Marisa M. a/k/a Marisa DiMarco, deceased, of Pittsburgh, PA. No. 02025 of 2025. Dion Kuzmanko, Extr., 995 Saxonburg Blvd., Glenshaw, PA 15116 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

25-01342 Apr 10, 17, 24, 2025

Ivory, Anna A., deceased, of Pittsburgh, PA. No. 01498 of 2025. Ann Hersh, Extr., c/o Glynis A. Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

25-01344 Apr 10, 17, 24, 2025

Johan, Morton, deceased, of Pittsburgh, PA. No. 00255 of 2024. Andrea Johan, Extr., 658 Kensington Dr., Gahanna, OH 43230 or to Douglas L. Price, Esq., Price Legal Group, 227 Tech Road, Pittsburgh, PA 15205.

25-00714w Apr 10, 17, 24, 2025

Law, Patricia a/k/a Patricia C. Law a/k/a Patricia Elizabeth Law, deceased, of Oakdale, PA. No. 01902 of 2025. Gregory C. Moore, Extr., c/o Elizabeth A. Becker, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second Street, Greensburg, PA 15601.

25-01345 Apr 10, 17, 24, 2025

Miller, III, Tracy H., deceased, of Aleppo, PA. No. 1854 of 2025. Tracey Lynn Harris, Extr., 2408 Raymilton Road, Utica, PA 16362 or to Jeanine M. Franciscus, Esq.,

GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01349 Apr 10, 17, 24, 2025

Nill, Denis Robert a/k/a Denis R. Nill a/k/a Denis Nill, deceased, of Pittsburgh, PA. No. 02257 of 2025. David Nill, Extr., 5734 Janet Drive, Pittsburgh, PA 15236 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00703w Apr 10, 17, 24, 2025

Roderus, Eleanor T., deceased, of Franklin Park, PA. No. 01851 of 2025. Paul A. Roderus, Extr., 1189 Lake Wood Court, Lebanon, OH 45036 or to Stephen Capone, Esq., Capone and Associates, PO Box 81232, Pittsburgh, PA 15217.

25-00706w Apr 10, 17, 24, 2025

Sounik, David Frank, deceased, of Bethel Park, PA. No. 1739 of 2025. Diane Sounik, Co-Admr., and Ofelia Sounik, Co-Admr., c/o Mary Kathleen Certo, Esq., The Blackwell Law Firm, 223 4th Ave., 9th Fl., Pittsburgh, PA 15222.

25-00704w Apr 10, 17, 24, 2025

Trovato, Michael A. a/k/a Michael Anthony Trovato, deceased, of Liberty Borough, PA. No. 01595 of 2025. Karyn A. Pope, Admr., 2816 F St., McKeesport, PA 15133 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

25-01341 Apr 10, 17, 24, 2025

Beckett, Sr., Paul W., deceased, of Pittsburgh, PA. No. 02096 of 2025. Paul W. Beckett, Jr., Extr., 2210 Los Angeles Avenue, Pittsburgh, PA 15216 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.

25-00650w Apr 3, 10, 17, 2025

Bergman, Debra A. a/k/a Debra Alice Bergman, deceased, of West View, PA. No. 00620 of 2025. Kevin Hansotte, Extr., 313 Bonniebrook Road, Butler, PA 16002 or to James P. Coulter, Esq., Dillon McCandless King Coulter & Graham LLP, 128 West Cunningham St., Butler, PA 16001.

25-01170 Apr 3, 10, 17, 2025

Bertone, Margaret L. a/k/a Louise Margaret Bertone, deceased, of White Oak, PA. No. 01731 of 2025. Michele Bruno, Extr., 1950 Stone Field Road, Walkinsville, GA 30677 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-01168 Apr 3, 10, 17, 2025

Blumer, Elizabeth J., deceased, of Pittsburgh, PA. No. 1971 of 2025. Alan Loskoch, Extr., 323 South Home Avenue, Apt. B2, Pittsburgh, PA 15202 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-00649w Apr 3, 10, 17, 2025

Derbaum, Dolores E. a/k/a Dolores Elva Derbaum, deceased, of Pittsburgh, PA. No. 1712 of 2025. George M. Derbaum, Extr., 4 Hidden Lake Way, Palm Coast, FL 32137 or to Eric J. Yandrich, Esq., Law Offices of Eric J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220.

25-01172 Apr 3, 10, 17, 2025

Elek, Steve, deceased, of Pittsburgh, PA. No. 01264 of 2025. Stephanie Crowley, Extr., and Atty., 122 Brookhaven Blvd., Mars, PA 16046.

25-00645w Apr 3, 10, 17, 2025

Fullmer, Betty Jane a/k/a Betty J. Fullmer, deceased, of Pittsburgh, PA. No. 01230 of 2025. John P. Fullmer, Extr., 4540 Zane Place, Pittsburgh, PA 15214 or to A. Blane Volovich, Esq., McMeekin & Volovich, 555 Grant St., Ste. 120, Pittsburgh, PA 15219.

25-01175 Apr 3, 10, 17, 2025

Gardiner, Benjamin a/k/a Benjamin Hamilton Gardiner, deceased, of Pittsburgh, PA. No. 1847 of 2025. Mona Lenore Gardiner, Admr., 31 Mt. Lebanon Blvd., Pittsburgh, PA 15228 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

25-01174 Apr 3, 10, 17, 2025

Hendrick, David, deceased, of Pittsburgh, PA. No. 02099 of 2025. Luann Hendrick, Admr., 1000 Meredith Dr., Apt. 1002, Pittsburgh, PA 15205 or to Gregory P. Diulus, Esq., 4898 Campbell's Run Rd., Suite 3, Pittsburgh, PA 15205.

25-00651w Apr 3, 10, 17, 2025

Huebner, Sr., Fred A., deceased, of Pittsburgh, PA. No. 01674 of 2025. Susan L. Huebner, Admr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01173 Apr 3, 10, 17, 2025

Jenkins, Jeannie a/k/a Jeannie H. Jenkins, deceased, of Scott Township, PA. No. 01858 of 2025. Eric Schramm, Admr., 510 Sandstone Court, Pittsburgh, PA 15239 or to Robert A. Zurich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

25-01171 Apr 3, 10, 17, 2025

Kastroll, Rosalie P. a/k/a Rosalie Kastroll, deceased, of Pittsburgh, PA. No. 02022 of 2025. Linda N. Thomas, Extr., 4613 Windbrook Drive, Murrysville, PA 15668 or to Jacob M. Fabian, Esq., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-00644w Apr 3, 10, 17, 2025

Liba, Peter David, deceased, of Mt. Lebanon, PA. No. 1849 of 2025. Matthew Liba, Extr., 6 Tomasian Drive, Merrimack, NH 03054 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-00647w Apr 3, 10, 17, 2025

Pegnato, John Anthony a/k/a John A. Pegnato, deceased, of Gibsonsia, PA. No. 01769 of 2025. Virginia P. Buzzelli, Extr., 603 Calais Drive, Apt. 2211, Pittsburgh, PA 15237 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-01176 Apr 3, 10, 17, 2025

Swarner, Esther B., deceased, of Cheswick, PA. No. 1772 of 2025. Robert K. Swarner, Extr., c/o Blair N. Droskey, Esq., Sebring & Associates, 339 Old Haymaker Road, Ste. 1101, Monroeville, PA 15146.

25-01169 Apr 3, 10, 17, 2025

Szekely, Eric S., deceased, of Pitcairn, PA. No. 01780 of 2025. Mary Szekely, Admr., 519 Fourth Street, Pitcairn, PA 15140 or to Joseph D. Silvaggio, Esq., Willman & Silvaggio LLP, 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237.

25-00653w Apr 3, 10, 17, 2025

Welty, Frederick a/k/a Frederick H. Welty, deceased, of Pittsburgh, PA. No. 1836 of 2025. John R. Sullivan, Extr., 3313 Wallace Drive, Pittsburgh, PA 15227 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

25-00652w Apr 3, 10, 17, 2025

Williams, James F., deceased, of Allison Park, PA. No. 1583 of 2025. Merlyn Williams, Extr., 2004 Audobon Ave., MC 224, Naperville, IL 60563 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

25-00646w Apr 3, 10, 17, 2025

Beisler, Jr., Francis P., deceased, of Pittsburgh, PA. No. 1869 of 2025. Gerard H. Beisler, Extr., 8931 Canal Place NW,

Massillon, OH 44647 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

25-00583w Mar 27; Apr 3, 10, 2025

Cole, Sr., Marvin H., deceased, of McKeesport, PA. No. 01642 of 2025. Doris Shields, Extr., 641 Newport Dr., Penn Hills, PA 15235.

25-00587w Mar 27; Apr 3, 10, 2025

Edwards, George O., deceased, of Jefferson Hills, PA. No. 00301 of 2021. Keith Edwards, Extr., c/o Albert P. Caruso, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 East Waterfront Dr., Ste. 160, Homestead, PA 15120.

25-01081 Mar 27; Apr 3, 10, 2025

Fike, Ruth G., deceased, of Gibsonsia, PA. No. 01561 of 2025. Rebecca E. Ryan, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00594w Mar 27; Apr 3, 10, 2025

Furge, Gloria A., deceased, of Allison Park, PA. No. 4616 of 2024. David Furge, Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

25-00595w Mar 27; Apr 3, 10, 2025

Hein, Richard A., deceased, of Pittsburgh, PA. No. 01685 of 2025. Amanda N. Balla, Admr., 22 Beyrleye Avenue, Pittsburgh, PA 15223 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-01091 Mar 27; Apr 3, 10, 2025

Johnson, Mark L. a/k/a Mark Laurence Johnson, deceased, of Pittsburgh, PA. No. 01697 of 2025. Robert W. Johnson, Admr., 9050 State Rt. 736, Plain City, OH 43064 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-01092 Mar 27; Apr 3, 10, 2025

Kenbok, Marianne, deceased, of Pittsburgh, PA. No. 01579 of 2025. Roman Valletto, Admr., 64 Parker Street, Pittsburgh, PA 15223 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Four Gateway Center, 444 Liberty Ave., Suite 1000, Pittsburgh, PA 15222.

25-01093 Mar 27; Apr 3, 10, 2025

Lackey, Jr., Robert James a/k/a Robert Lackey, deceased, of West Mifflin Borough, PA. No. 1036 of 2025. Janet Starcich, Extr., 336 Mohican Avenue, Pittsburgh, PA 15237 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-01082 Mar 27; Apr 3, 10, 2025

Licata, Mary C., deceased, of Pittsburgh, PA. No. 00974 of 2025. Carol Mitchell, Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

25-00589w Mar 27; Apr 3, 10, 2025

Loncaric, Elizabeth G., deceased, of Pittsburgh, PA. No. 01519 of 2025. Jeanne Marie Marquette, Admr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00593w Mar 27; Apr 3, 10, 2025

McClelland, Marilyn L., deceased, of Pittsburgh, PA. No. 00406 of 2025. Richard McClelland, Extr., c/o David J. Eckle, Esq., Law Office of David J. Eckle, 244 Center Road, Suite 202, Monroeville, PA 15146.

25-00585w Mar 27; Apr 3, 10, 2025

Messner, Richard H., deceased, of McKees Rocks, PA. No. 01883 of 2025. David A. Messner, Admr., 1310 Pine Hollow Road, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at

Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-00584w Mar 27; Apr 3, 10, 2025

Mihlfried, Gail M. a/k/a Gail Mihlfried, deceased, of McKnight, PA. No. 01520 of 2025. Jeanne Marie Marquette, Extr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00592w Mar 27; Apr 3, 10, 2025

Predis, Jacob, deceased, of Franklin Park, PA. No. 01188 of 2025. Molly Ann Predis, Extr., 1620 Meinert Farm Lane, Sewickley, PA 15143 or to Kenneth M. Ventresca, Esq., Goede Deboest & Cross PLLC, 5500 Brooktree Road, Suite 101, Wexford, PA 15090.

25-00580w Mar 27; Apr 3, 10, 2025

Raymond, Mark Chandler, deceased, of Pittsburgh, PA. No. 01254 of 2025. Adelaide Lippiello, Admr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00591w Mar 27; Apr 3, 10, 2025

Sawl, Jr., Joseph J., deceased, of West Homestead, PA. No. 1878 of 2025. Gregg Sawl, Extr., 809 Westchester Drive, North Huntingdon, PA 15642 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

25-00581w Mar 27; Apr 3, 10, 2025

Tobin, Mary M., deceased, of Moon Township, PA. No. 08179 of 2024. Margaret C. Tobin, Extr., 602 Locust Place, Sewickley, PA 15143 or to Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

25-01080 Mar 27; Apr 3, 10, 2025

Van Buskirk, Amy Caird a/k/a Amy Van Buskirk, deceased, of Pittsburgh, PA. No. 1433 of 2025. Serena Van Buskirk, Extr., c/o Jeanine M. Franciscus, Esq., 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-01083 Mar 27; Apr 3, 10, 2025

Yates, Audrey M. a/k/a Audrey Marie Yates, deceased, of Turtle Creek, PA. No. 01155 of 2025. Ronald J. Yates, Extr., 14550 Winchester Road, Trafford, PA 15085 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

25-01079 Mar 27; Apr 3, 10, 2025

Zielinski, Verna Louise, deceased, of Pittsburgh, PA. No. 00419 of 2025. James Amorose, Co-Extr. and Nancy Amorose, Co-Extr., c/o G. Robert Cooper, Esq., 504 Allegheny River Blvd., PO Box 416, Oakmont, PA 15139-1685.

25-00590w Mar 27; Apr 3, 10, 2025

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988, as amended. The name of the corporation is Alchemy Yoga, INC.

25-01340 Apr 10, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on March 21, 2025, with respect to a nonprofit corporation, Catholic Foundation for Greater Pittsburgh, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00708w Apr 10, 2025

Certificate of Organization Limited Liability Company

Jonathan T. Krassenstein, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. 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 Curative Journey LLC.

25-00709w Apr 10, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002568. In re: Petition of Nicole Elizabeth Klobuchir, for change of name to Nicole Adella Klobuchir. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 14, 2025, 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. Amanda J. McCracken Raber, Bennington Law Firm, LLC, 5854 Ellsworth Avenue, Pittsburgh, PA 15232, Ph: 412-404-8776, Attorney for Petitioner.

25-00713w Apr 10, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-1338. In re: Petition of Debra Holz Nowlin, for change of name to Debra Holz. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 30, 2025, 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.

25-01388 Apr 10, 2025

Notice of Trust

The Amended and Restated Margaret W. Hendrix Living Trust dated September 12, 2014.

The Successor Trustee named below, gives notice of the death of Margaret W. Hendrix on March 12, 2025, late of South Fayette Township, Allegheny County, Pennsylvania having created the Amended and Restated Margaret W. Hendrix Living Trust dated September 12, 2014, and having appointed Holly L. Hendrix as Successor Trustee. Notice is hereby given to all persons indebted to said Trust and/or Decedent, to make immediate payment, and those having claims against said Trust and/or Decedent, to present them duly authenticated for settlement to Holly Hendrix at 101 Fries Lane, McDonald, PA 15057, or to her attorney at the following address: Robert J. Garvin, Esq., Goldberg, Kamin and Garvin LLP, 437 Grant Street, Suite 1806, Pittsburgh, PA 15219.

25-01350 Apr 10, 17, 24, 2025

Notice of Trust Administration

Notice is hereby given of the administration of The Smith Living Trust

Trust utd 6/30/1999. Ethel M. Smith a/k/a Ethel May Smith, Settlor of the Trust, of Monroeville, Allegheny County, Pennsylvania, died on January 9, 2024. All persons having claims against said Trust are requested to make the same known to Brian W. Smith, successor Trustee. All persons indebted to the Trust are requested to make payment without delay to Brian W. Smith, successor Trustee.

Brian W. Smith, successor Trustee c/o W. Robert Ament, Esquire
Ament Law Group, P.C.
3950 William Penn Highway, Suite 5
Murrysville, PA 15668
(724) 300-8024
kou@ament.law

25-01351 Apr 10, 17, 24, 2025

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
NO.: MG-25-000126

Wells Fargo Bank, N.A., Plaintiff

vs.
Shanika R. Bentley a/k/a Shanika Rae Alexander, as believed Heir to the Estate of Douglas M. Bentley; Unknown Heirs to the Estate of Douglas M. Bentley; Unknown Administrators to the Estate of Douglas M. Bentley, Defendants

TO: Unknown Heirs to the Estate of Douglas M. Bentley and Unknown Administrators to the Estate of Douglas M. Bentley

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. MG-25-000126, seeking to foreclose the mortgage secured by the real estate located at 7741 Mark Drive, Verona, PA 15147.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. 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 LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

25-01322 Apr 10, 2025

Voluntary Dissolution Business Corporation

Jonathan T. Krassenstein, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. Notice is hereby given by DBF Enterprises, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business 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.

25-00707w Apr 10, 17, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

Wells Fargo Bank, N.A. vs Davit; AR-25-000239; P-atty: Michael H. Kaliner; Award Ex Parte for Plaintiff and against Defendant in the amount of \$18,586.16. Defendant failed to appear at 10:30 a.m. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Portfolio Recovery Associates, LLC vs Faulkner; AR-25-000242; P-atty: Robert N. Polas, Jr.; D-atty: Pro Se; Award for Defendant Stephanie Faulkner, and against Plaintiff, Portfolio recovery Associates, LLC. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Wells Fargo Bank, N.A. vs Varrati; AR-25-000248; P-atty: Michael H. Kaliner; Award Ex Parte for Plaintiff and against Defendant in the amount of \$15,150.38. Defendant failed to appear at 10:33 a.m. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Portfolio Recovery Associates, LLC vs Danyan; AR-25-000251; P-atty: Robert N. Polas, Jr.; Award Ex Parte for Plaintiff and against Defendant in the amount of \$4,799.98. Defendant failed to appear at 10:29 a.m. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Mejia vs Morgan II, et al; AR-25-000254; P-atty: Richard T. Haft; 1303 Non Jury Verdict Dated 04/07/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$10,675.00 plus costs. Defendant not appearing. Klein, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

Cavalry SPV I, LLC vs Parker; AR-25-000259; P-atty: David J. Apothaker; D-atty: Jan Ira Medoff; Award for Defendant David Parker, and against Plaintiff, Cavalry SPV I LLC. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Discover Bank vs Vargo; AR-24-006593; P-atty: Kirsten R. Armstrong; D-atty: Stephen D. Fuegi; Award for Defendant James Vargo, and against Plaintiff, Discover Bank. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40878

Performance Associates International, LLC vs Vetetr; AR-25-000228; P-atty: Anthony L. Rosner; D-atty: Brian D. Lipkin; Award for Plaintiff in the amount of \$19,629.00 and against Defendant. Dated 04/07/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40877

JPMorgan Chase Bank, N.A. vs Mojta; AR-24-004834; P-atty: Ian M. Lauer; Award Ex Parte for the Plaintiff and against the Defendant for \$6,753.40. Defendant not appearing at 10:13 a.m. Dated 04/08/25. As per Rule 236 Notice, copies sent to all parties 04/08/25. Arbitration Board #40880A

Savel vs Pittsburgh Design Diva, LLC; AR-24-005466; P-atty: Anthony Werner; D-atty: Robert Paul Vincler; Award for Defendant and against the Plaintiff. Dated 04/08/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40880

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