

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:

Buzzard, Gina G. a/k/a Gina M. Gergely-Buzzard a/k/a Gina Buzzard, deceased, of Wilkensburg Borough, PA. No. 03947 of 2025. Aligned Partners Trust Company, Admr. c.t.a., 310 Grant Street, Suite 1120, Pittsburgh, PA 15219 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.
25-02581 Jul 16, 23, 30, 2025

Connors, Norbert J., deceased, of Pittsburgh, PA. No. 03650 of 2025. Timothy J. Connors, Co-Extr. and Christopher M. Connors, Co-Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
25-02576 Jul 16, 23, 30, 2025

DiMarco, Mark Anthony a/k/a Mark A. DiMarco, deceased, of Pittsburgh, PA. No. 03844 of 2025. Phillip D. DiMarco, Extr., 546 Route 885, Clairton, PA 15025 or to John Eric Bumbaugh, Jr., Esq., Bumbaugh George Prather Dediana, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.
25-02575 Jul 16, 23, 30, 2025

Durci, Jr., Joseph G., deceased, of Tarentum, PA. No. 04228 of 2025. Edward M. Durci, Admr., 344 Country Hills Drive, North Huntingdon, PA 15642 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
25-02608 Jul 16, 23, 30, 2025

Eichenlaub, Thomas K. a/k/a Thomas Eichenlaub a/k/a Tom Eichenlaub a/k/a Tom K. Eichenlaub, deceased, of Indiana Township, PA. No. 03937 of 2025. Daniel Joseph Eichenlaub, Co-Extr., 100 Shannon Drive, Pittsburgh, PA 15238 and Paul Robert Eichenlaub, Co-Extr., 131 Adele Road, Pittsburgh, PA 15237 or to Andrew P. Acosta, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601.
25-02580 Jul 16, 23, 30, 2025

Froehlich, Loretta A., deceased, of Plum Borough, PA. No. 04297 of 2025. Raymond Slonceski, Admr., c/o Larry D. Loperfido, Esq., Geary Loperfido & Generelli, LLC, 159 Lincoln Avenue, Vandergrift, PA 15690.
25-01383w Jul 16, 23, 30, 2025

Geahry, Lois Eileen a/k/a L. Eileen Geahry a/k/a Eileen Geahry, deceased, of Tarentum Borough, PA. No. 04227 of 2025. Barbara J. Krebs, Extr., 512 Arizona Drive, Lower Burrell, PA 15068 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
25-02607 Jul 16, 23, 30, 2025

Kush, Norma L., deceased, of Bethel Park, PA. No. 7364 of 2024. Richard A.

Reola, Sr., Extr., c/o Elizabeth A. Beroes, Esq., Beroes Law Center, P.C., 4054 Penn Ave., Pittsburgh, PA 15224.
25-02574 Jul 16, 23, 30, 2025

Levine, M.D., Barry Lee a/k/a Barry Lee Levine a/k/a Barry L. Levine, M.D., deceased, of Pittsburgh, PA. No. 00282 of 2025. Melissa Camille Waddell, Extr., 1895 W. 65th Street, Cleveland, OH 44102 or to Charles F. Pegher, Esq., Porter Wright Morris & Arthur, LLP, Six PPG Place, Third Floor, Pittsburgh, PA 15222.
25-02582 Jul 16, 23, 30, 2025

Reba, Ronald M., deceased, of Pittsburgh, PA. No. 03756 of 2025. Denise Jagela, Admr., 108 McKinley Road, Weirton, WV 26062 or to John Kamarados, Esq., Kamarados Law, 2300 Freeport Road, Ste. 9, New Kensington, PA 15068.
25-01386w Jul 16, 23, 30, 2025

Vollant-Barie, Pamela J., deceased, of Carnegie, PA. No. 4364 of 2025. Rachael E. Barie, Extr., c/o Todd T. Zwiwl, Esq., 301 Grant Street, Suite 270, Pittsburgh, PA 15219.
25-01389w Jul 16, 23, 30, 2025

Anthony, Jr., William P., deceased, of Baldwin Borough, PA. No. 03324 of 2025. Ric W. Anthony, Extr., 919 Latonka, Mercer, PA 16137 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.
25-02483 Jul 9, 16, 23, 2025

Dandrea, Melva, deceased, of McKeesport, PA. No. 4078 of 2025. Ronald Kotun, Extr., 155 Ft. Pitt Blvd., Apt. 904, Pittsburgh, PA 15222 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
25-02476 Jul 9, 16, 23, 2025

Dell, Wesley Jay, deceased, of Elizabeth, PA. No. 04107 of 2025. Tammy Dell, Admr., 1021 1st Street, Jefferson Hills, PA 15025 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.
25-02484 Jul 9, 16, 23, 2025

Eberley, Robert Francis, deceased, of Pittsburgh, PA. No. 04127 of 2025. Jessica Eberley, Extr., 606 Moreland Drive, Pittsburgh, PA 15243.
25-01348w Jul 9, 16, 23, 2025

Fey, Sr., James David, deceased, of McKeesport, PA. No. 04109 of 2025. Samantha Jo Meyer, Admr., 1503 Fox Den Road, Apopka, FL 32712 or to Gina M. Campisano, Esq., Campisano & Mikush, 250 Mt. Lebanon Blvd., Suite 204, Pittsburgh, PA 15234.
25-02478 Jul 9, 16, 23, 2025

Haid, Mary Ruth, deceased, of Castle Shannon, PA. No. 04002 of 2025. Michael John Haid, Extr., 794 B. Cooke Drive, Pittsburgh, PA 15234 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.
25-02479 Jul 9, 16, 23, 2025

Hammermeister, Rudolf O. a/k/a Rudolf Oskar Hammermeister, deceased, of Pittsburgh, PA. No. 03925 of 2025. Viui Niiler, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
25-02480 Jul 9, 16, 23, 2025

Matthews, Janice M. a/k/a Janice M. Pegdan, deceased, of Plum, PA. No. 03990 of 2025. Jennifer E. Matthews, Extr., 2305 Big Rock Road, Allison Park, PA 15101 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.
25-02485 Jul 9, 16, 23, 2025

Mittell, Lauren E., deceased, of Bridgeville, PA. No. 02882 of 2025. David C. Mittell, Co-Extr. and Christine A. Mittell, Co-Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
25-02482 Jul 9, 16, 23, 2025

Radcliffe, Patricia Louise a/k/a Patricia L. Radcliffe, deceased, of Whitehall, PA. No. 04167 of 2025. Linda L. Anderson, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.
25-02486 Jul 9, 16, 23, 2025

Squires, Carol A. a/k/a Carol Ann Squires, deceased, of Fox Chapel, PA. No. 03847 of 2025. Brent C. Squires, Co-Extr. and Brian G. Squires, Co-Extr., c/o Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.
25-02481 Jul 9, 16, 23, 2025

Sweeney, Elizabeth L., deceased, of Bethel Park, PA. No. 04271 of 2025. Richard Levis, Extr., 911 Monastery View, Bethel Park, PA 15102 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.
25-01345w Jul 9, 16, 23, 2025

Talkington, Donna J. a/k/a Donna Talkington, deceased, of Pittsburgh, PA. No. 03676 of 2025. Dawn Sage, Co-Extr. and Carl Talkington, Co-Extr., c/o Philip A. Goldblum, Esq., Cafardi Ferguson + Wyrick, The Waterfront Location, 285 E. Waterfront Drive, Suite 160, Homestead, PA 15120.
25-02477 Jul 9, 16, 23, 2025

Barshowski, Orysia, deceased, of Coraopolis, PA. No. 01039 of 2025. Nicholas Baran, Extr., 345 W. 21st St., Houston, TX 77008 or to James M. Novak, Esq., P.O. Box 1394, Wexford, PA 15090.
25-01298w Jul 2, 9, 16, 2025

Clibbens, Virginia Lee, deceased, of Pittsburgh, PA. No. 03030 of 2025. John Edward Clibbens, Jr., Admr., 208 Woodcraft Rd., Baden, PA 15005 or to Melina Georgiades, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017.
25-02310 Jul 2, 9, 16, 2025

Criado, Shirley A. a/k/a Shirley A. Judd, deceased, of White Oak, PA. No. 03675 of 2025. Judith A. Criado, Admr. c.t.a., 2115 Cypress Drive, White Oak, PA 15131.
25-02315 Jul 2, 9, 16, 2025

Dyke, Allan a/k/a Allan Clifford Dyke, deceased, of Carnegie, PA. No. 3991 of 2025. Jeffrey L. Hebb, Extr., c/o Ashley M. Elias, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.
25-02307 Jul 2, 9, 16, 2025

Flaherty, Dennis M., deceased, of Pittsburgh, PA. No. 4062 of 2025. Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.
25-02318 Jul 2, 9, 16, 2025

Fredley, Ronald E., deceased, of Pittsburgh, PA. No. 03659 of 2025. Diane Martin, Extr., c/o Elizabeth K. Eisenhauer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
25-02306 Jul 2, 9, 16, 2025

Goldston, Edward M., deceased, of Pittsburgh, PA. No. 03319 of 2025. Joseph L. Goldston, Extr., 5509 Woodmont Street, Pittsburgh, PA 15217 or to William G. Ball, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.
25-02308 Jul 2, 9, 16, 2025

Linkowski, Mary, deceased, of Pittsburgh, PA. No. 04106 of 2025. Jamie Linkowski, Extr., 1524 Vallimont Dr., Pittsburgh, PA 15234 or to Keith A. Woerner, Esq., 1910 Cochran Road, Manor Oak Two, Suite 103, Pittsburgh, PA 15220.

25-01293w Jul 2, 9, 16, 2025

Mayowski, Mary E., deceased, of McKees Rocks, PA. No. 03645 of 2025. Albert J. Mayowski, Jr., Extr., 1067 Waterford Court East, Canonsburg, PA 15317 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

25-02314 Jul 2, 9, 16, 2025

Morobitto, Loretta B., deceased, of Pittsburgh, PA. No. 04122 of 2025. Randall J. Morobitto, Admr., 1864 Kiralfy Avenue, Pittsburgh, PA 15216 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-01294w Jul 2, 9, 16, 2025

Reynolds, James W. a/k/a James Reynolds a/k/a James Weldon Reynolds, deceased, of Elizabeth Twp., PA. No. 01293 of 2023. Michael Reynolds, Admr., 1 Ronald Street, West Elizabeth, PA 15088.

25-02312 Jul 2, 9, 16, 2025

Rodgers, Hedi a/k/a Hedwig Rodgers, deceased, of Pittsburgh, PA. No. 03020 of 2025. Brian J. Rodgers, Extr., c/o Max A. Schmierer, Esq., 650 Corporation Street, Suite 304, Beaver, PA 15009.

25-02303 Jul 2, 9, 16, 2025

Salik, Farouk, deceased, of Pittsburgh, PA. No. 1279 of 2025. Aaraan Salik, Co-Admr. and Inaam Salik, Co-Admr., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

25-02309 Jul 2, 9, 16, 2025

Scarfone, Josephine M. a/k/a Josephine Myrtle Scarfone, deceased, of Carnegie, PA. No. 03166 of 2025. Rene Ann Palmer, Extr., c/o Matthew T. Kikta, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-02313 Jul 2, 9, 16, 2025

Seay, Dorothy Fairfax Roddy a/k/a Fairfax Roddy Seay, deceased, of Pittsburgh, PA. No. 02935 of 2025. Stephen Crosthwaite Clark Seay, Extr., 122 Pheasant Drive, Pittsburgh, PA 15238 or to Susan DiGirolamo, Esq., 1386 Old Freeport Road, Ste. 3B, Pittsburgh, PA 15238.

25-01297w Jul 2, 9, 16, 2025

Sestili, George R., deceased, of Jefferson Hills, PA. No. 03953 of 2025. Bernard J. Sestili, Jr., Extr., 132 Garlow Drive, Pittsburgh, PA 15235 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

25-02305 Jul 2, 9, 16, 2025

Shaffer, Thomas William a/k/a Thomas W. Shaffer, deceased, of Pittsburgh, PA. No. 02015 of 2025. Lois J. Moore, Admr., 723 Kissell Springs Road, Ligonier, PA 15658 or to John K. Greiner, Esq., Tremba Kinney, 302 West Otterman St., Greensburg, PA 15601.

25-02302 Jul 2, 9, 16, 2025

Taylor, Nancy M. a/k/a Nancy Taylor, deceased, of Pittsburgh, PA. No. 3997 of 2025. Warner Edward Taylor, III, Extr., 19260 Wheatfield Terrace, Gaithersburg, MD 20879 or to Law Firm of Orié & Zivic, Attys., 1901 Law & Finance Bldg., 429 Fourth Ave., Pittsburgh, PA 15219.

25-02316 Jul 2, 9, 16, 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. The name of the corporation is Big Buck Sports Shop, Inc.

25-02578 Jul 16, 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, with respect to a nonprofit corporation, Management Collaborative for Religious, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

25-02579 Jul 16, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-005983. In re: Petition of Jeffrey Scott Cress, for change of name to Geoffrey Seth Cress. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 6, 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. Scott B. Lang, 426 Wray Large Road, Jefferson Hills, PA 15025, Ph: 412-655-8500, Attorney for Petitioner.

25-02611 Jul 16, 2025

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 Scoop-N-Route Pet Services, with its principal office or place of business at 1742 Younger Ave., Pittsburgh, PA 15216. The names and addresses of all persons who are parties to the registration are: Green Paw Pet Cleanup, LLC, 600 N. 2nd Steet, 4th floor, Harrisburg, PA 17101 and Nicole Nguyen, 1742 Younger Ave., Pittsburgh, PA 15216.

25-01384w Jul 16, 2025

Notice

Court of Common Pleas
Allegheny County
Case No. MG-24-000319

Deutsche Bank National Trust Company, as Trustee for the Asset Backed Securities Corporation Long Beach Home Equity Loan Trust 2000-LB1 Home Equity Loan Pass-Through Certificates, Series 2000-LB1, Plaintiff

vs.

Annette Jones a/k/a Annette L. Jones, known Heir of Samuel Jones, deceased; Angela N. Jones, known Heir of Samuel Jones, deceased; Heather M. Jones, known Heir of Samuel Jones, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Samuel Jones, deceased; United States of America, Defendants

Notice of Sheriff's Sale of Real Property

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Samuel Jones, deceased

3253 Faronia Street
Pittsburgh, PA 15204

This Firm Is A Debt Collector Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. If You Have Previously Received A Discharge

In Bankruptcy, This Is Not And Should Not Be Construed To Be An Attempt To Collect A Debt, But Only Enforcement Of A Lien Against Property.

Your house (real estate) at: 3253 Faronia Street, Pittsburgh, PA 15204 is scheduled to be sold at Sheriff's Sale on September 2, 2025 at 9:00 a.m., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$43,228.24 obtained by Deutsche Bank National Trust Company, as Trustee for the Asset Backed Securities Corporation Long Beach Home Equity Loan Trust 2000-LB1 Home Equity Loan Pass-Through Certificates, Series 2000-LB1 (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$45,985.37.

Notice Of Owner's Rights
You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to the mortgagee the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

Please Note a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Samantha Gable, PA I.D. No. 320695; Steven Palmer, PA I.D. No. 334553; Leslie J. Rase, PA I.D. No. 58365; Heather Riloff, PA I.D. No. 309906; Kevin T. Tonczyszyn, PA I.D. No. 332616; Elizabeth L. Wassall, PA I.D. No. 77788; Joseph L. LoCastro, IV, PA I.D. No. 314973, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, Telephone: (610) 278-6800, E-mail: pahelp@logs.com, LLG File No. SPS 23-069973

25-02610 Jul 16, 2025

Notice

Petition to Determine Title to 119 Bridge Street, Oakdale, PA 15071, formerly owned by Ella Mae Williams, a/k/a Ella Williams, deceased, filed June 24, 2025 by Brian Williams, No. 4051 of 2025. Peter B. Lewis, Neighborhood Legal Services, 928 Penn Ave., Pittsburgh, PA 15222, Counsel.

25-02319 Jul 2, 9, 16, 2025

Statement of Registration Foreign Business Corporation

Notice is hereby given that Arch Gold Inc., a foreign corporation formed under the laws of the State of Delaware and its principal office is located at 4410 Broadway Blvd., Monroeville, PA 15146, has registered to do business in Pennsylvania with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on 6/30/25, under the provisions of Chapter 4 of the Association Transactions Act. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located in Allegheny County.

25-02577 Jul 16, 2025

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

JPMorgan Chase Bank, N.A. vs Cox; AR-22-004214; P-atty: Julie E. Goodchild; D-atty: Pro Se; Award Ex Parte for the Plaintiff and against the Defendant in the amount of \$6,125.96. Defendant not appearing at 10:25 a.m. Dated 06/27/25. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40992

ACHA-Sheldon Park vs Jackson; LT-24-001863; P-atty: J. Deron Gabriel; D-atty: Pro Se; 1303 Non Jury Verdict Dated 07/10/25, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,168.37 plus costs. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of the property located at: 303 Park Ave., Natrona Heights, PA 15065. 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. Wagner, J. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY.

KNE, LP vs Shelton; LT-24-001956; P-atty: Andrew C. Goodermote; D-atty: Pro Se; Award for Defendant on Plaintiff's claim for damages. Dated MM/DD/YYYY. As per Rule 236 Notice, copies sent to all parties 07/10/2025. Arbitration Board #40995

Housing Authority of the City of Pittsburgh vs Dal; LT-25-000162; P-atty: Ralph J. Ruggiero; D-atty: Danielle Harrington; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$7,079.42 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 MM/DD/YYYY. As per Rule 236 Notice, copies sent to all parties 07/10/2025. Arbitration Board #40993

HACP vs Jennings; LT-25-000336; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$15,500.99 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 07/10/25. As per Rule 236 Notice, copies sent to all parties 07/10/25. Arbitration Board #40995