

## 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:

Barry, Janet L. a/k/a Janet Barry, deceased, of Pittsburgh, PA. No. 03857 of 2025. John C. Walsh, Admr., 4527 Cherryland Street, Pittsburgh, PA 15214 or to Slade R. Miller, Esq., Miller & Miller, PLLC, 4767 William Flynn Highway, Allison Park, PA 15101.

25-01195w Jun 18, 25; Jul 2, 2025

Butlerperry, Cynthia Lynn, deceased, of Pittsburgh, PA. No. 02609 of 2025. Richard Butler, 1016 Catalpa St., Austin, TX 78702 or to Paul A. Ellis, Jr., Esq., P.O. Box 53105, Pittsburgh, PA 15219.

25-02196 Jun 18, 25; Jul 2, 2025

Caristo, Peter, deceased, of Carnegie, PA. No. 03562 of 2025. Jamie Mohr, Extr., 20 Kirk Lane, Washington, PA 15301 or to Hunter Shreffler, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

25-01191w Jun 18, 25; Jul 2, 2025

Connors, Richard L., deceased, of Pittsburgh, PA. No. 3826 of 2025. Susan Orenstein, Extr., 303 Church Lane, Pittsburgh, PA 15238 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

25-01189w Jun 18, 25; Jul 2, 2025

Crory, Jr., Frederick J. a/k/a Frederick J. Crory, deceased, of Pittsburgh, PA. No. 7126 of 2023. Melissa A. Clutter, Extr., 3992 Auld Avenue, Allison Park, PA 15101 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

25-01196w Jun 18, 25; Jul 2, 2025

Gibson, Donna J., deceased, of Harrison Township, PA. No. 03811 of 2025. Colleen Angeli, Extr., 486 Flock Road, Mercerville, NJ 08619 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-02239 Jun 18, 25; Jul 2, 2025

Grentz, Edward Robert, deceased, of Pittsburgh, PA. No. 02698 of 2025. Robert Grentz, Extr., 248 Alder Dr., Pittsburgh, PA 15202 or to Louis J. Kroeck, IV, Esq., 1200 Sarah Street, Pittsburgh, PA 15203.

25-01193w Jun 18, 25; Jul 2, 2025

Holec, Daniel G., deceased, of Glenshaw, PA. No. 03605 of 2025. Joseph Pszeracki, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-01187w Jun 18, 25; Jul 2, 2025

Pope, Clarence L., deceased, of Pittsburgh, PA. No. 06295 of 2023. Kimberly Davis, Admr., 14 Hampton Ct., State College, PA 16803.

25-01194w Jun 18, 25; Jul 2, 2025

Tyler, Jennifer, deceased, of McKeesport, PA. No. 03848 of 2025. Samantha N. Tyler, Admr., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C. 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

25-01190w Jun 18, 25; Jul 2, 2025

Baum, Harriet D. a/k/a Harriet Davidson Baum, deceased, of Pittsburgh, PA. No. 02972 of 2025. Raymond N. Baum, Extr., 1628 Overton Lane, Unit C, Pittsburgh, PA 15217-3508 or to James K. Goldberg, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219-1425.

25-02082 Jun 11, 18, 25, 2025

Blanco, Adam George Carlos a/k/a Adam G. Blanco a/k/a Adam G. C. Blanco, deceased, of Pittsburgh, PA. No. 02430 of 2025. Marsha S. Blanco, Admr., 109 Windermere Court, Canonsburg, PA 15317 or to Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301.

25-02083 Jun 11, 18, 25, 2025

Borman, Donna L. a/k/a Donna Louise Borman a/k/a Dee Borman, deceased, of Pittsburgh, PA. No. 03681 of 2025. John G. Borman, Extr., c/o Timothy B. Thurman, Esq., Citron Alex PC, One Oxford Centre, 301 Grant St., Ste. 1225, Pittsburgh, PA 15219.

25-01128w Jun 11, 18, 25, 2025

Bouchard, Vilma A. a/k/a Vilma Ann Bouchard, deceased, of McKeesport, PA. No. 03333 of 2025. Charles M. Bouchard, Extr., 235 Jacktown Road Ext., Elizabeth, PA 15037.

25-02062 Jun 11, 18, 25, 2025

Buchwach, Norma a/k/a Norma L. Buchwach, deceased, of Pittsburgh, PA. No. 03690 of 2025. James Daniel Buchwach, Extr., 391 Grimms Lane, Wellsburg, WV 26070 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-01131w Jun 11, 18, 25, 2025

Cassidy, Robert L., deceased, of Monroeville, PA. No. 3197 of 2025. Linda J. Fitchwell, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-01135w Jun 11, 18, 25, 2025

Delehanty, Charles Frederick, deceased, of Ross Township, PA. No. 05323 of 2021. Robert W. Richey, Extr., 962 Harden Drive, Pittsburgh, PA 15229 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-02091 Jun 11, 18, 25, 2025

Drake, Antoinette J., deceased, of Pittsburgh, PA. No. 02984 of 2025. Dennis C. Biava, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

25-01129w Jun 11, 18, 25, 2025

Ellena, Mary Louise a/k/a Mary L. Ellena a/k/a Mary Ellena, deceased, of Glenshaw, PA. No. 3339 of 2025. Jeffrey Ellena, Extr., 24822 Oconee Drive, Tomball, TX 77375 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

25-02064 Jun 11, 18, 25, 2025

Euler, Jeannette, deceased, of Pittsburgh, PA. No. 03182 of 2025. Jay Euler, Extr., 1500 Leona Ave., South Park, PA 15129.

25-01134w Jun 11, 18, 25, 2025

Gallagher, Robert J., deceased, of Pittsburgh, PA. No. 03476 of 2025. Jamie Lynn Gallagher, Extr., 1816 Tonopah Avenue, Pittsburgh, PA 15216 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-02094 Jun 11, 18, 25, 2025

Giordano, Nicholetta, deceased, of Plum Borough, PA. No. 02755 of 2025. Lisa Marie Weathers, Admr., c/o L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.

25-02060 Jun 11, 18, 25, 2025

Hall, Allie B. a/k/a Allie Hall, deceased, of Pittsburgh, PA. No. 03303 of 2025. Karen Hall, Admr., 6933 Wiltsie Street, Pittsburgh, PA 15206 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-02090 Jun 11, 18, 25, 2025

Jochen, Victor B. a/k/a Victor B. Jochen, Jr., deceased, of Penn Hills, PA. No. 03251 of 2025. Christine J. Miller, Extr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-02066 Jun 11, 18, 25, 2025

Limbruner, Charles A., deceased, of Robinson Township, PA. No. 03467 of 2025. Terry Condo, Extr., 8260 Morehouse Road, Erie, PA 16509 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-01130w Jun 11, 18, 25, 2025

McAndrew, Mary L., deceased, of Pittsburgh, PA. No. 02420 of 2025. John F. McAndrew, Extr., 1353 Riverview Drive, Verona, PA 15147 or to Jacob M. Fabian, Esq., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-01127w Jun 11, 18, 25, 2025

Norton, Vance A., deceased, of Pittsburgh, PA. No. 2815 of 2025. Gary V. Norton, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-01124w Jun 11, 18, 25, 2025

Pollock, Elvira Jean, deceased, of Mt. Lebanon, PA. No. 03445 of 2025. Denise Tholl, Extr., 13023 Southeast 279th Place, Kent, WA 98030 or to Daniel L. Goodyear, Esq., Sciuillo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

25-02096 Jun 11, 18, 25, 2025

Pyros, Andrew C. a/k/a Andrew Cyril Pyros, deceased, of Green Tree, PA. No. 01793 of 2025. Kyrk A. Pyros, Extr., 1133 Princeton Road, Pittsburgh, PA 15205 or to Rebecca A. Winge, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-02084 Jun 11, 18, 25, 2025

Riccobelli, Ricky J. a/k/a Ricky James Riccobelli, deceased, of Baldwin, PA. No. 02862 of 2025. Amy L. Mock, Extr., 7058 Highland Creek Drive, Bridgeville, PA 15017 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-02061 Jun 11, 18, 25, 2025

Shegan, Margie a/k/a Margaret Shegan, deceased, of McKeesport, PA. No. 08981 of 2021. Cynthia Shegan Keeley, Admr., 1300 Dalewood Drive, McKeesport, PA 15135.

25-02063 Jun 11, 18, 25, 2025

Stevick, Richard a/k/a Richard D. Stevick, deceased, of Wall Borough, PA. No. 03362 of 2025. Jane LaRue Stevick, Admr., 419 Valley Avenue, Wall, PA 15148 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

25-02065 Jun 11, 18, 25, 2025

Tronsberg, Sr., Kenneth G., deceased, of Monroeville, PA. No. 03431 of 2025. Eileen K. Tronsberg, Admr., 2345 Monroeville Road, Monroeville, PA 15146 or to Dale P.

Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

25-02093 Jun 11, 18, 25, 2025

Vitevitch, Joseph M., deceased, of Moon Township, PA. No. 03347 of 2025. Carl P. Vitevitch, Extr., 229 Tinton Place, East Northport, NY 11731 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.

25-02092 Jun 11, 18, 25, 2025

Wolff, Susan, deceased, of Pittsburgh, PA. No. 03474 of 2025. Andrew J. Wolff, Extr., 112 Manchester Cir., Pittsburgh, PA 15237.

25-01137w Jun 11, 18, 25, 2025

Dennis, Marie P., deceased, of O'Hara Township, PA. No. 03506 of 2025. Wayne A. Dennis, Admr., c/o Brandon A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-01093w Jun 4, 11, 18, 2025

Feenan, Anna May, deceased, of Pittsburgh, PA. No. 03464 of 2025. Dana Brunner, Extr., 206 Santa Fe Drive, Bethel Park, PA 15102 or to D. Scott Lautner, Esq., 68 Old Clairton Rd., Pittsburgh, PA 15236.

25-01094w Jun 4, 11, 18, 2025

Hosni, Donald James, deceased, of McKeesport, PA. No. 3304 of 2025. William K. Hosni, Admr., 1418 Willow Heights Drive, North Huntingdon, PA 15642 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

25-01961 Jun 4, 11, 18, 2025

Jackson, Rebecca S., deceased, of Wexford, PA. No. 3451 of 2025. Shannan D. Godbey, Extr., 212 Fox Meadow Drive, Wexford, PA 15090 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01096w Jun 4, 11, 18, 2025

Johns, Richard E. a/k/a Richard Edward Johns, deceased, of Green Tree, PA. No. 03503 of 2025. Karen L. Marfisi, Extr., 108 Dupont Circle, Pittsburgh, PA 15243 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-01091w Jun 4, 11, 18, 2025

Kasko, Karl S. a/k/a Karl Kasko, deceased, of Elizabeth, PA. No. 03449 of 2025. Ann B. Szymanski, Admr., 116 Crestview Court, Cary, NC 27518 or to Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

25-01090w Jun 4, 11, 18, 2025

Leech, Roseltha a/k/a Roseltha M. Leech, deceased, of McKeesport, PA. No. 03207 of 2025. Garry Leech, Extr., 128 Heatherlynn Court, White Oak, PA 15131 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

25-01958 Jun 4, 11, 18, 2025

Reissman, Charlotte W., deceased, of Pittsburgh, PA. No. 03321 of 2025. Raymond A. Reissman, Extr., 570 Catskill Drive, Pittsburgh, PA 15239 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

25-01957 Jun 4, 11, 18, 2025

Turowski, Ruth, deceased, of Pittsburgh, PA. No. 02989 of 2025. Ronald S. Turowski, Extr., 1910 Navarre School Road, Navarre, FL 32566 or to Ronald S. Jones, Esq., Jones Law Group, 309 Smithfield Street, 6th Floor, Pittsburgh, PA 15222.

25-01964 Jun 4, 11, 18, 2025

Van Shura, Kevin V., deceased, of Moon Township, PA. No. 02468 of 2025. Erin V. Garbin, Testatrix, 205 Field Club Drive,

McKees Rocks, PA 15136 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.  
25-01962 Jun 4, 11, 18, 2025

Wagner, Eva Pauline, deceased, of Pittsburgh, PA 15205. No. 02731 of 2025. Ralph E. Wagner, III, Extr., 823 Beacon Circle, Oakdale, PA 15071.

25-01092w Jun 4, 11, 18, 2025

Weinstein, Goldie, deceased, of Pittsburgh, PA. No. 03335 of 2025. Ruth Roth, Extr., 5859 Beacon Street, Unit 3005, Pittsburgh, PA 15217 or to Daniel L. Goodyear, Esq., Sciuolo & Goodyear, PC, 3809 Willow Ave., Pittsburgh, PA 15234.

25-01960 Jun 4, 11, 18, 2025

Williams, Lynn Cornell, deceased, of Pittsburgh, PA. No. 02300 of 2024. Michael E. Metro, Admr., 16 Chatham Square, Pittsburgh, PA 15219 or to Douglas L. Price, Esq., Price Legal Group, 227 Tech Road, Pittsburgh, PA 15205.

25-01095w Jun 4, 11, 18, 2025

Zibrat, Norman J. a/k/a Norman Zibrat, deceased, of Wilmerding, PA. No. 03363 of 2025. Janet Gmitter, Extr., 804 Airbrake Avenue, Wilmerding, PA 15148 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

25-01963 Jun 4, 11, 18, 2025

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh, by John Miller, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-25-004549

City of Pittsburgh vs Cosimo D. Cira, Patrice P. Cira, Associates Consumer Discount Company, its successors and assigns, and the Unknown Heirs, Successors, and Assigns of Cosimo D. Cira and the Unknown Heirs, Successors, and Assigns of Patrice P. Cira; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh  
Concerning the Following Property: 0 Norwood Avenue. Block & Lot 46-A-49. Cloud 1.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02205

GD-25-004550

City of Pittsburgh vs Coleman Thomas, Lucille Thomas, Thomas Coleman, Lucille Coleman, Thomas J. Chelkowski, Joan M. Chelkowski, Redevelopment Authority of Allegheny County, Portfolio Recovery Association LLC, its successors and assigns, TD Bank USA NA, its successors and assigns, Cavalry SPV I LLC, its successors and assigns, PNC Bank its successors and assigns, and the Unknown Heirs, Successors, and Assigns of Coleman Thomas, and the Unknown Heirs, Successors, and Assigns of Thomas Coleman, and the Unknown Heirs, Successors, and Assigns of Lucille Coleman, and the Unknown Heirs, Successors, and Assigns of Thomas J. Chelkowski, and the Unknown Heirs, Successors, and Assigns of Joan M. Chelkowski; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh  
Concerning the Following Property: 5465 Kincaid Street. Block & Lot 83-J-74. Cloud 2.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02206

GD-25-004557

City of Pittsburgh vs Martin R. Zundel, Oliver E. Kaufmann, Bruce J. Kaufman, PWSA, ALCOSAN, Commonwealth of PA Department of Revenue - Inheritance Tax Dept. and the Unknown Heirs, Successors and Assigns of Martin R. Zundel, and the Unknown Heirs, Successors and Assigns of Oliver E. Kaufmann, and the Unknown Heirs, Successors and Assigns of Bruce J. Kaufman; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh  
Concerning the Following Property: 1440 Sandusky Street. Block & Lot 23-G-155. Cloud 4.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02207

GD-25-004555

City of Pittsburgh vs Emily Moore, and the Unknown Heirs, Successors and Assigns of Emily Moore; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh  
Concerning the Following Property: 0 Bricelyn Street. Block & Lot 231-N-81. Cloud 5.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02208

GD-25-004559

City of Pittsburgh vs Charles Glaab, Emelia Glaab, and the Unknown Heirs, Successors, and Assigns of Charles Glaab, and the Unknown Heirs Successors, and Assigns of Emelia Glaab; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh  
Concerning the Following Property: 906 Luella Street. Block & Lot 47-E-87. Cloud 8.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02209

GD-25-004568

City of Pittsburgh vs George Brunson, Julia Brunson, Universal Financial Services, Inc., its successors and assigns, and the Unknown Heirs, Successors and Assigns of George Brunson and the Unknown Heirs, Successors and Assigns of Julia Brunson; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh  
Concerning the Following Property: 303-305 Renfrew Street. Block & Lot 124-R-74 / 124-R-75. Rain 18.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02210

GD-25-004564

City of Pittsburgh vs Misran Bey, Internal Revenue Service, 34 Millbridge Land Trust, IB Property Holdings LLC, Tanis Bey, Misraim Bey, a/k/a Misraim Lesta Bey, Secured Management, June L. Rooney, Gerald J. Rooney and the Unknown Heirs, Successors, and Assigns of Misran Bey, Unknown Heirs, Successors, and Assigns of Tanis Bey, and the Unknown Heirs, Successors, and Assigns of Misraim Bey a/k/a Misraim Lesta Bey, and the Unknown Heirs, Successors, and Assigns of June L. Rooney, and the Unknown Heirs, Successors, and Assigns of Gerald J. Rooney; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh  
Concerning the Following Property: 34 Millbridge Street. Block & Lot 14-A-267. Rain 2.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02211

GD-25-004571

City of Pittsburgh vs William Roulston a/k/a William Ralston, John F. Young, Bridget Moore, and the Unknown Heirs, Successors, and Assigns of John F. Young,

and the Unknown Heirs, Successors, and Assigns of Bridget Moore, and the Unknown Heirs, Successors and Assigns of William Roulston a/k/a William Ralston; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh  
Concerning the Following Property: 27 & 29 Conestoga Street. Block & Lot 21-P-124 / 21-P-125. Rain 4.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02212

GD-25-004883

City of Pittsburgh vs Edward James, PWSA, Estate of Juanita H. McCarter, Integra Bank, Pennsylvania Housing Finance Agency, and the Unknown Heirs, Successors, and Assigns of the Estate of Juanita H. McCarter, and the Unknown Heirs, Successors and Assigns of Edward James; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh  
Concerning the Following Property: 7034-7036 Bennett Street. Block & Lot 125-M-25 / 125-M-26. Rain 7.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02213

GD-25-010083

City of Pittsburgh vs George Davis, Dorothy Davis, PWSA, and the Unknown Heirs, Successors, and Assigns of George Davis and of Dorothy Davis; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh  
Concerning the Following Property: 0 Oakwood Street. Block & Lot 174-S-68. Green 12.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02214

GD-25-003543

City of Pittsburgh vs Richard Kachnycz, Virginia F. Kachnycz, and the Unknown Heirs, Successors, and Assigns of Richard Kachnycz and of Virginia F. Kachnycz; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh  
Concerning the Following Property: 4937 Rosetta Street. Block & Lot 50-F-103. Tree 15.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02215

GD-25-003566

City of Pittsburgh vs Deneen Hicks, PWSA, ALCOSAN, Blazer Consumer Discount Company, its successors and assigns, Liberty Furnace Company, its successors and assigns, Fredmont Builders, Inc., its successors and assigns, and the Unknown Heirs, Successors, and Assigns of Deneen Hicks; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh  
Concerning the Following Property: 0 Wilhelm Street. Block & Lot 20-R-197. Spring 6.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02216

GD-25-003570

City of Pittsburgh vs ; their heirs, successors, assigns and respondents.

4th Ward, Pittsburgh  
Concerning the Following Property: 2003 Wyandotte Street. Block & Lot 11-F-188. Spring 7.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02217

GD-25-004730

City of Pittsburgh vs William Hargrove a/k/a William Earl Hargrove a/k/a William E. Hargrove, Robert A. Kennedy, Christina R. Kennedy, Regina J. Hayner, Allegheny County Court Records - Criminal Division, GLS Capital Services, Inc., its successors and

assigns, Jordan Tax Service, Inc., National Tax Funding L.P., its successors and assigns, Caulis Negris LLC, its successors and assigns, PWSA, Commonwealth of Pennsylvania, United States of America, PA Dept. of Revenue, the Unknown Heirs, Successors, and Assigns of William Hargrove a/k/a William Earl Hargrove a/k/a William E. Hargrove, the Unknown Heirs, Successors, and Assigns of Robert A. Kennedy, the Unknown Heirs, Successors, and Assigns of Christina R. Kennedy, and the Unknown Heirs, Successors, and Assigns of Regina J. Hayner; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh  
Concerning the Following Property: 6407 Dean Street. Block & Lot 124-G-73. Spring 8.  
Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02218

GD-25-004561

City of Pittsburgh vs Janet Jones, Janet Hicks, Transamerica Financial Consumer Discount Company, its successors and assigns, Beneficial Consumer Discount Company, its successors and assigns, Allegheny County Court Records - Criminal Division, Donald B. Jones and the Unknown Heirs, Successors and Assigns of Janet Jones, and the Unknown Heirs, Successors and Assigns of Janet Hicks, and the Unknown Heirs, Successors and Assigns of Donald B. Jones; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh  
Concerning the Following Property: 5414 Broad Street. Block & Lot 50-M-130. Spring 13.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02219

GD-25-004886

City of Pittsburgh vs Barbara J. Kane, Rudy Lopez, Jr. a/k/a Rudolph Lopez, III a/k/a Rudolph Lopez a/k/a Rudolph R. Lopez a/k/a Rudolph Richard Lopez a/k/a Rudy Lopez a/k/a Rudolph Lopez a/k/a Rudy R. Lopez a/k/a Rudy Richard Lopez, PWSA, ALCOSAN, Allegheny County Court Records - Criminal Division, Commonwealth of Pennsylvania Department of Revenue - Inheritance Tax Division, and the Unknown Heirs, Successors and Assigns of Barbara J. Kane, and the Unknown Heirs, Successors and Assigns of Rudy Lopez, Jr. a/k/a Rudolph Lopez, III a/k/a Rudolph Lopez a/k/a Rudy R. Lopez a/k/a Rudolph Richard Lopez a/k/a Rudy R. Lopez a/k/a Rudy Richard Lopez; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh  
Concerning the Following Property: 521 Kendall Street. Block & Lot 120-N-62. Spring 15.

Subject To All additional easements, encroachments, agreements, etc. of record.  
25-02220

CLASSIFIED

## Employment

The Allegheny County Deputy Sheriff's Pension Plan is seeking an Attorney with Municipal Pension experience to assist our current plan attorney. If interested please contact William McKellar, Plan President at 412-367-4031 and email a resume to: mckeller113@comcast.net with your current contact information. The board will schedule and conduct an in-person interview at everyone's convenience.



GD-25-004717

City of Pittsburgh vs William M. Lockett, William M. Lockett, Jr., Robert H. Lockett, Commonwealth of PA Department of Revenue, Allegheny County Court Records - Criminal Division, the Unknown Heirs, Successors and Assigns of William M. Lockett, the Unknown Heirs, Successors and Assigns of William M. Lockett, Jr., the Unknown Heirs, Successors and Assigns of Robert H. Lockett; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 7317 Idlewild Street. Block & Lot 174-F-285. Spring 9.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-02221

GD-25-004746

City of Pittsburgh vs Wayne Graham a/k/a Wayne S. Graham a/k/a Wayne Steph Graham, Carol Graham, Malcolm Diegelman, Louise Diegelman, George J. Diegelman, Emma J. Picorale, Carol Owens, Richard L. Swain, Administrator, David Wolfinger, Daniel Wolfinger, Edward L. Weisensee, Mark R., Tamilia, Pennsylvania Department of Revenue Inheritance Tax Office, Caulis Negris LLC, its successors and assigns, PWSA, National Tax Funding, its successors and assigns, Western District of Pennsylvania Bankruptcy, and the Unknown Heirs, Successors, and Assigns of Wayne Graham a/k/a Wayne S. Graham a/k/a Wayne Steph Graham, and the Unknown Heirs, Successors, and Assigns of Carol Graham, and the Unknown Heirs, Successors, and Assigns of Malcolm Diegelman, and the Unknown Heirs, Successors, and Assigns of Louise Diegelman, and the Unknown Heirs, Successors, and Assigns of George J. Diegelman, and the Unknown Heirs, Successors, and Assigns of Emma J. Picorale, and the Unknown Heirs, Successors, and Assigns of Carol Owens, and the Unknown Heirs, Successors, and Assigns of Richard L. Swain, and the Unknown Heirs, Successors, and Assigns of David Wolfinger, and the Unknown Heirs, Successors, and Assigns of Daniel Wolfinger, and the Unknown Heirs, Successors, and Assigns of Edward L. Weisensee, and the Unknown Heirs, Successors, and Assigns of Mark R. Tamilia; their heirs, successors, assigns and respondents.

24th Ward, Pittsburgh

Concerning the Following Property: 1313 and 1311 Itin Street. Block & Lot 24-C-13 and 24-C-12. Tree 13 and Tree 14.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-02222

GD-25-004749

City of Pittsburgh vs Lincoln Lodge No. 3 of the F. & A. A.Y.M, Lewis Alexander, Annie L. Alexander, Ernestine A. Reed, Ann A. English, Theodore L. Alexander, Timothy Alexander, Laverta Alexander, Kenneth Alexander, Stephen Alexander, Lynn Alexander, East End Federal Savings and Loan Association, PWSA, ALCOSAN, Redevelopment Authority of Allegheny County, National Tax Funding L.P.; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 1380, 1382, 1384 Montezuma Street. Block & Lot 173-E-229, 173-E-230, 173-E-231, 173-E-232. Heart 4.

Subject To All additional easements, encroachments, agreements, etc. of record.

25-02223

GD-25-004737

City of Pittsburgh vs Stacy Gant, HJG Resident Services, LLC., Gant Hamandi, Richard A. Sisca, Mary Sisca, Caulis Negris, LLC and the Unknown Heirs, Successors and

Assigns of Stacy Gant and of HJG Resident Services, LLC., and of Gant Hamandi, and of Richard A. Sisca, and of Mary Sisca, and of Caulis Negris, LLC; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh

Concerning the Following Property: 5439 Black Street. Block & Lot 83-A-69. Carrot 10. Subject To All additional easements, encroachments, agreements, etc. of record.

25-02224

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.

John Miller  
Assistant City Solicitor  
City of Pittsburgh  
Jun 18, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-005279. In re: Petition of China Ryu, for change of name to Tina Ryu. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, July 16, 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.

25-01192w Jun 18, 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 Schneider Nexus Group, with its principal office or place of business at 1521 Woodcrest Ave., Coraopolis, PA 15108. The names and addresses of all persons who are parties to the registration are: Eric Schneider, 1521 Woodcrest Ave., Coraopolis, PA 15108.

25-01197w Jun 18, 2025

### Intent to Withdraw Foreign Business Corporation

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, PeriOptimum, Inc., a corporation incorporated under the laws of the State of Delaware, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 24 S. 18th St., Fl 2, Pittsburgh, PA 15203, and the address of its last registered office in Pennsylvania is 24 South Eighteenth Street, 2nd Floor, Pittsburgh, PA 15203.

25-02192 Jun 18, 2025

### Notice of Trust

Notice of Trust RE: The Michael P. Pitterich Revocable Trust No. 1 is hereby given that W. David Slomski, Brian W. Long and John Quigley are the Trustees of the above-named Trust. All persons indebted to Michael P. Pitterich are requested to make payment and all those having claims against Michael P. Pitterich are directed to present the same without delay to: The Michael P. Pitterich Revocable Trust No. 1 c/o W. David

Slomski, Trustee, 210 Federal Street, Suite 200, Pittsburgh, PA 15212.

25-02197 Jun 18, 25; Jul 2, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO.: GD-25-002040

Dollar Bank, Federal Savings Bank, Plaintiff  
vs.

The Unknown Heirs of the Estate of Bruce N. Mackintosh, the Unknown Executors of the Estate of Bruce N. Mackintosh and the Unknown Administrators of the Estate of Bruce N. Mackintosh, Defendants.

Notice of Sheriff's Sale of Real Estate on August 4, 2025 at 9:00 a.m. in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA 15219 via virtual technology.

All The Right, Title, Interest And Claim Of The Unknown Heirs Of The Estate Of Bruce N. Mackintosh, The Unknown Executors Of The Estate Of Bruce N. Mackintosh And The Unknown Administrators Of The Estate Of Bruce N. Mackintosh Of, In And To The Following Described Property:

All The Following Described Real Estate Situated In The Commonwealth Of Pennsylvania, County Of Allegheny, Borough Of Avalon. Having Erected Thereon A Dwelling Known And Numbered As 208 Delp Street, Pittsburgh, PA 15202. DBV 11284, Page 295, Block and Lot #214-L-126.

Dollar Bank, Federal Savings Bank vs. The Unknown Heirs of the Estate of Bruce N. Mackintosh, The Unknown Executors of the Estate of Bruce N. Mackintosh and The Unknown Administrators of the Estate of Bruce N. Mackintosh, at Execution No. GD-25-002040 in the amount of \$34,818.47.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthon, Esquire  
Grenen & Birsic, P.C.  
One Gateway Center, 9th Fl.  
Pittsburgh, PA 15222  
(412) 281-7650  
25-02202 Jun 18, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO. GD-25-002124

Keystone Oaks School District, Plaintiff  
v.

The Unknown Heirs of the Estate of Flora W. Dulski, Deceased, Defendant.

### Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 190-R-179, more commonly known as 3348 Sycamore Dr., Pittsburgh, PA 15234 in Castle Shannon Borough.

### Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a Judgment may be entered against you without further notice to the relief requested by the Plaintiff. You may lose the property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association

400 Koppers Building

436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, MBM Law,  
412-242-4400.

25-02229 Jun 18, 2025

### Trust Notice

The Trustee named below of the trust established by the following decedent requests all persons having claims against the estate or trust of the decedent to make known the same in writing to him or to his attorney and all persons indebted to the decedent to make payment to him without delay.

Seel, John M., deceased of Gibsonsia, Pennsylvania. Drew M. Chidester, Trustee, 912 Summit Drive, Wexford, PA 15090 or to Stephen F. Ban, Esquire, Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

25-02095 Jun 11, 18, 25, 2025

### Notice of Action in Mortgage Foreclosure

Court of Common Pleas

Civil Division

NO.: MG-25-000138

Allegheny County

U.S. Bank Trust Company, National Association, Not in its Individual Capacity But Solely as Indenture Trustee of CIM Trust 2023-R2, Plaintiff

vs.

Joseph E. Volk Jr. Known Heir of Ruth A. Volk a/k/a Ruth Ann Volk, Deceased; et al., Defendant(s)

Action In Mortgage Foreclosure  
Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

Allegheny County Bar Association

4th Floor Koppers Building, 436 Seventh Avenue

Pittsburgh, PA 15219

Telephone: 412-261-5555

www.acbalrs.org

25-02238 Jun 18, 2025

Our Health Care Power of  
Attorney and Living Will  
documents are available on  
the ACBA website for free at  
[ACBA.org/LivingWill](http://ACBA.org/LivingWill).