

## LEGAL ADS

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## 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:

Allen, Donald G., deceased, of Moon Township, PA. No. 07684 of 2025. Janice Plutnicki, Extr., c/o Gianni Floro, Esq., Gianni Floro, P.C., 1108 Ohio River Boulevard, Suite 801, Sewickley, PA 15143.  
25-02331w Dec 4, 11, 18, 2025

Banyas, Terese Lynn a/k/a Terri Banyas, deceased, of Frazer Township, PA. No. 07482 of 2025. Veronica Jade Banyas-Galecki, Admr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.  
25-04501 Dec 4, 11, 18, 2025

DePiero, Daniel a/k/a Daniel S. DePiero, deceased, of Glassport, PA. No. 05854 of 2025. Melissa R. DePiero, Extr., 215 Harrison St., Glassport, PA 15045 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.  
25-04504 Dec 4, 11, 18, 2025

Dominiak, Lois K., deceased, of Oakmont, PA. No. 7493 of 2025. Karen Dixon, Extr., 1034 Chislett Street, Pittsburgh, PA 15206 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
25-04498 Dec 4, 11, 18, 2025

Dunkin-Verardi, Lois Mae, deceased, of Pittsburgh, PA. No. 07559 of 2025. Anthony M. Verardi, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-02333w Dec 4, 11, 18, 2025

Gefert, Amy A., deceased, of Braddock, PA. No. 07438 of 2025. Jan Gefert, Admr., 1345 West 10th Street, Erie, PA 16502.  
25-04496 Dec 4, 11, 18, 2025

Grasinger, Marian L., deceased, of Plum Borough, PA. No. 07114 of 2025. Michelle A. Grasinger, Co-Extr., 25 Ridgetop Drive, Pittsburgh, PA 15239 and John J. Grasinger, Co-Extr., 157 Winchester Lane, Greensburg, PA 15601 or to Scott A. Fatur, Esq., 43 Greensburg Street, Suite C, Delmont, PA 15626.  
25-04502 Dec 4, 11, 18, 2025

Gray, James, deceased, of Pittsburgh, PA. No. 7043 of 2025. Judith Cheatom, Admr., 413 Zara Street, Pittsburgh, PA 15210.  
25-04500 Dec 4, 11, 18, 2025

Hutton, Bette S., deceased, of Sewickley, PA. No. 07520 of 2025. Katherine B. Ohleger, Extr., 524 Bocktown Cork Road, Clinton, PA 15026 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.  
25-04506 Dec 4, 11, 18, 2025

Karpiak, Robert M., deceased, of Plum, PA. No. 6908 of 2025. Jeffrey M. Dolnack, Extr., 111 Fox Chase Drive, Verona, PA 15147 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.  
25-04497 Dec 4, 11, 18, 2025

Nemeth, Edith S., deceased, of Gibsonia, PA. No. 04504 of 2025. Nancy A. Gleyze, Extr., 5002 Willow Creek Court, Gibsonia PA 15044 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.  
25-04505 Dec 4, 11, 18, 2025

Perry, William A., deceased, of Aspinwall, PA. No. 05352 of 2025. Kevin F. Isreal, Extr., 551 Weaver Mill Road, Rector, PA 15677 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.  
25-04499 Dec 4, 11, 18, 2025

Razum, Joseph G. a/k/a Joseph Razum, deceased, of Allison Park, PA. No. 07668 of 2025. Joyce W. Doss, Extr., 563 Fourth Street, Butler, PA 16001 or to Slade R. Miller, Esq., Abernethy, Hagerman & Miller, PC, 3960 William Flynn Highway, Allison Park, PA 15101.  
25-02332w Dec 4, 11, 18, 2025

### Articles of Incorporation Nonprofit Corporation

Nathaniel Mallery, Esq., Andrews & Price, LLC, 1500 Ardmore Boulevard, Ste. 506, Pittsburgh, PA 15221. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on November 24, 2025, with respect to a proposed nonprofit corporation, Northgate Phoenix Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.  
25-02336w Dec 4, 2025

## Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO. GD 25-002395  
Lowe's Home Centers, LLC, a North Carolina, LLC, Plaintiff  
v.  
TPG Performance Group, LLC, Defendant  
Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Civil Division, Lowe's Home Centers, LLC, a North Carolina, LLC v. TPG Performance Group, LLC, No. GD 25-002395. You have been sued in Court. Plaintiff Lowe's Home Centers LLC is suing TPG Performance Group, LLC for breach of contract for defense and indemnification related to another pending lawsuit in Allegheny County under docket No. GD 23-000389 involving Alan Butera and Haley Rohlf against Lowe's Home Centers, LLC. The underlying claim relates to installation services performed by TPG Performance Group, LLC related to a bathroom remodel at Mr. Butera and Ms. Rohlf's property pursuant to a General Contractor Services and Installation Services Agreement. 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 within twenty (20) days after this Notice is published. 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 parties. 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 THE 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  
Koppers Building  
436 Seventh Avenue, 4th Fl.  
Pittsburgh, Pennsylvania 15219  
Telephone: 412-261-5555  
www.acbalrs.org  
25-04448 Dec 4, 2025

### Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
Case No.: MG-24-000193  
PNC Bank, National Association, Plaintiff  
vs.

Frances M. Foley (deceased), Defendants.  
Amended Notice Of Sheriff's Sale Of Real Estate  
To: Unknown Heirs to the Estate of Frances M. Foley; Unknown Administrators to the Estate of Frances M. Foley  
904 Liberty Street  
Mc Kees Rocks, PA 15136

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 904 Liberty Street, McKees Rocks, PA 15136; and Vacant Land at Liberty Street, McKees Rocks, PA 15136 is scheduled to be sold at the Sheriff's Sale on January 5, 2026 at 9:00 AM prevailing local time, in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA via virtual technology to enforce the judgment of \$12,749.96 obtained by PNC Bank, National Association against you. As a result, a writ of execution has been issued in the amount of \$14,139.71.

Notice Of Owner's Right  
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 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: 614-220-5611.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.  
2. You may also be able to stop the sale through other legal proceedings.  
3. You May Need An Attorney To Assert Your Rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.)  
You May Still Be Able To Save Your Property And You Have Other Rights Even If The Sheriff's Sale Does Take Place.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 412-350-4704.  
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.  
3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has

happened yet, you may call the Sheriff's Office at 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the sheriff and the sheriff gives a deed to the buyer. At that time the buyer will bring legal proceedings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MDK Legal  
By: Kimberly J. Hong, Esquire (PA I.D. # 74950)

Allegheny County Bar Association  
Koppers Suite 400, 436 7th Avenue  
Pittsburgh, PA 15219  
412-261-5555

Neighborhood Legal Service Association  
928 Penn Avenue  
Pittsburgh, PA 15222  
412-255-6700

MDK Legal, Kimberly J. Hong, Esquire (PA I.D. #74950), Meredith H. Wooters, Esquire (307207), Michael E. Carleton, Esquire (203009), Cristina L. Connor, Esquire (318389), Katherine M. Wolf, Esquire (314307), Ed E. Qaqish, Esquire (309463), 1255 Drummers Lane, Suite 106, Wayne, PA 19087, 614-220-5611.

25-04311 Dec 4, 2025