

## 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:

Boyd, Vicy a/k/a Vicy E. Boyd, deceased, of Pittsburgh, PA. No. 04043 of 2025. Hope Birchard, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-01397w Jul 17, 24, 31, 2025

Bradley, Gertrude Mary, deceased, of McKeesport, PA. No. 02771 of 2025. Anthony B. Smith, Extr., 1315 N. Jefferson Ave., Goldsboro, NC 27534.  
25-01396w Jul 17, 24, 31, 2025

Buchman, Frank L., deceased, of Allison Park, PA. No. 03637 of 2025. Jane F. Tweedie, Co-Extr. and James W. Buchman, Co-Extr., 1546 E. Blue Granite Dr., Green Valley, AZ 85614 or to Melanie E. Cuddyre, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.  
25-02586 Jul 17, 24, 31, 2025

Elias, Gary M., deceased, of Hagerstown, PA. No. 04069 of 2025. Robert M. Elias, Extr., c/o Johanna C. Guehl, Esq., Law Offices of Johanna C. Guehl, 1725 Washington Road, Suite 305, Pittsburgh, PA 15241-1207.  
25-01365w Jul 17, 24, 31, 2025

Huston, Barbara K., deceased, of Kennedy Township, PA. No. 04315 of 2025. Nevele Nicole Ross, Extr., 154 Vista Drive, Canonsburg, PA 15317 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.  
25-02583 Jul 17, 24, 31, 2025

Kozak, Grace, deceased, of Oakmont, PA. No. 4098 of 2025. Susan E. Kozak, Extr., 912 Pennsylvania Avenue, Oakmont, PA 15139 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.  
25-01395w Jul 17, 24, 31, 2025

Mandley, Israel O., deceased, of McKeesport, PA. No. 04395 of 2025. Olafem Mandley, Admr., 900 Mehaffey Street, Apt. 3, Duquesne, PA 15110 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.  
25-01399w Jul 17, 24, 31, 2025

Moeller, David R., deceased, of Pittsburgh, PA. No. 04331 of 2025. Gregory Straub, Admr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-01400w Jul 17, 24, 31, 2025

Quatman, Colleen A. a/k/a Colleen Quatman, deceased, of Allison Park, PA. No. 03731 of 2025. Jeanne Marie Marquette,

Admr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-01402w Jul 17, 24, 31, 2025

Ritter, Bradley W., deceased, of Pittsburgh, PA. No. 04141 of 2025. Clayton Kinlan, Admr., 5401 California Avenue, Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
25-02584 Jul 17, 24, 31, 2025

Siglow, Eleanor Louise a/k/a Eleanor L. Siglow, deceased, of Avalon, PA. No. 04421 of 2025. Kathryn Siglow Kress, Extr., c/o Edward C. Spontak, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
25-01391w Jul 17, 24, 31, 2025

Simon, Thomas J. a/k/a Thomas Simon a/k/a Thomas John Simon, deceased, of Allison Park, PA. No. 04223 of 2025. Nathan Simon, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-01398w Jul 17, 24, 31, 2025

Smith, Darlene, deceased, of Pittsburgh, PA. No. 03114 of 2025. Jai A. Smith, Extr., 604 Berlin Rd., Pittsburgh, PA 15221.  
25-01335w Jul 17, 24, 31, 2025

Stec, Richard William, deceased, of Pittsburgh, PA. No. 04186 of 2025. Sydney Stec, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.  
25-01401w Jul 17, 24, 31, 2025

Stotler, Paul, deceased, of Verona, PA. No. 04172 of 2025. Amanda Parco, Extr., 313 Pebble Drive, Pittsburgh, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
25-02585 Jul 17, 24, 31, 2025

Tarasi, Wayne A., deceased, of Pittsburgh, PA. No. 04465 of 2025. Jason W. Tarasi, Extr., 217 Joyce Drive, Cranberry Twp., PA 16066.  
25-01394w Jul 17, 24, 31, 2025

Youngmayer, Isabella a/k/a Izabella Youngmayer, deceased, of Monroeville, PA. No. 04483 of 2025. Marian Mecs, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.  
25-01392w Jul 17, 24, 31, 2025

Casturo, Gail Ann, deceased, of McKeesport, PA. No. 03849 of 2025. Robert Casturo, Extr., 3720 Kelly Hollow Road, Monogahela, PA 15063 or to James T. Benedek, Esq., Zacharia Brown, P.C., 4500 Walnut Street, McKeesport, PA 15132.  
25-01350w Jul 10, 17, 24, 2025

Fruhlinger, Marla a/k/a Marla J. Fruhlinger, deceased, of Verona, PA. No. 04046 of 2025. Nicholas Conley, Extr., 924 Center Avenue, Verona, PA 15147 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.  
25-02517 Jul 10, 17, 24, 2025

McDonough, Mary Lee, deceased, of Pittsburgh, PA. No. 04028 of 2025. Eric McDonough, Extr., 113 Tanglewood Drive, Canonsburg, PA 15317 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
25-02521 Jul 10, 17, 24, 2025

Neeley, Matthew John, deceased, of Elizabeth, PA. No. 03820 of 2025. Louise Neeley, Admr., 711 Simpson Howell Road, Elizabeth, PA 15037 or to Emily L. Davidson, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.  
25-02518 Jul 10, 17, 24, 2025

Pelcher, Glenn J., deceased, of McDonald, PA. No. 03818 of 2025. Mary Ann Pelcher, Admr., 105 Butternut Drive, McDonald, PA 15057.  
25-01353w Jul 10, 17, 24, 2025

Phillips, Doris H., deceased, of Penn Hills, PA. No. 03915 of 2025. Helen H. Hayhurst, Admr., 6874 Alcoma 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.  
25-02519 Jul 10, 17, 24, 2025

Smith, Beverly, deceased, of West Mifflin, PA. No. 06131 of 2024. Michael F. Smith, Admr., 625 Shadyside Dr., West Mifflin, PA 15122 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
25-02520 Jul 10, 17, 24, 2025

Trozzi, Katherine, deceased, of Sharpsburg, PA. No. 01070 of 2025. Theresa M. Bashada, Co-Extr. and Jennifer L. Dahler, Co-Extr., c/o David W. Turner, Esq., David Turner Law, LLC, 337 Freeport Road, Pittsburgh, PA 15215.  
25-01352w Jul 10, 17, 24, 2025

Anderson, Sherry A., deceased, of Pittsburgh, PA. No. 03694 of 2025. Yolanda A. Mondzelewski, Extr., 2231 Morrow Rd., Pittsburgh, PA 15241 or to Paul E. Toohey, Esq., 749 N. Church St., Mt. Pleasant, PA 15666.  
25-01304w Jul 3, 10, 17, 2025

Arbuckle, Dixie P., deceased, of Pittsburgh, PA. No. 04164 of 2025. Gilbert S. Arbuckle, Extr., 827 Boulder Dr., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
25-01310w Jul 3, 10, 17, 2025

Baker, Odessa R., deceased, of Carnegie, PA. No. 03889 of 2025. John E. Baker, Jr., Extr., 3244 Washington Road, Suite 210, McMurray, PA 15317 or to Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.  
25-01309w Jul 3, 10, 17, 2025

Bartolini, Thomas Llewellyn a/k/a Thomas L. Bartolini, deceased, of McKees Rocks, PA. No. 03956 of 2025. Donna Wiley, Extr., 414 Payne Hill Road, Jefferson Hills, PA 15025 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.  
25-02324 Jul 3, 10, 17, 2025

Biedrzycki, Florence V., deceased, of Glenshaw, PA. No. 03994 of 2025. Nancy B. Medina, Co-Extr., 204 Lehr Avenue, Pittsburgh, PA 15223 and Mark R. Biedrzycki, Co-Extr., 106 Shannon Drive, Blawnox, PA 15238 or to Gusti Sunseri, Esq., 1290 Freeport Road, Pittsburgh, PA 15238.  
25-01305w Jul 3, 10, 17, 2025

Costa, John D., deceased, of Monroeville, PA. No. 03692 of 2025. Anthony J. Costa, Extr., c/o Susan A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.  
25-02322 Jul 3, 10, 17, 2025

Danahey, Hannah Susan, deceased, of South Park, PA. No. 3830 of 2025. Donald M. Sybolt, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.  
25-02325 Jul 3, 10, 17, 2025

Finney, Kenneth D., deceased, of Elizabeth, PA. No. 02289 of 2025. Maureen

Decolati, Extr., 510 Bayard Street, Elizabeth, PA 15037 or to Holly L. Deihl, Esq., SWMW Law, LLC, 437 Grant Street, Suite 600, Pittsburgh, PA 15419.  
25-01299w Jul 3, 10, 17, 2025

Halpern, Irving J., deceased, of Pittsburgh, PA. No. 2733 of 2025. Stephen F. Halpern, Co-Extr., 1012 Highmont Road, Pittsburgh, PA 15232 and Caryl A. Halpern, Co-Extr., 537 N. Neville, Pittsburgh, PA 15213 or to Darlene M. Nowak, Esq., 526 Irwin Dr., Sewickley, PA 15413.  
25-01300w Jul 3, 10, 17, 2025

Marasco, Linda, deceased, of Pittsburgh, PA. No. 4177 of 2025. Danielle McKay, Admr., c/o Walter J. Nalducci, Esq., Cutruzzula & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.  
25-01307w Jul 3, 10, 17, 2025

Neiman, Paul G., deceased, of Pittsburgh, PA. No. 03717 of 2025. Harriet G. Singer, Admr., 602 Twin Pine Road, Pittsburgh, PA 15215 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.  
25-02323 Jul 3, 10, 17, 2025

Whisner, Jr., Wallace Robert, deceased, of Turtle Creek, PA. No. 04005 of 2025. Sheila Harris, Admr., c/o Amanda E. McMillen, Esq., 1928 Ardmore Blvd., Pittsburgh, PA 15221.  
25-01303w Jul 3, 10, 17, 2025

Wodarek, Katherine R., deceased, of Pittsburgh, PA. No. 02914 of 2025. James F. Wodarek, Jr., Extr., 825 Newport Drive, Pittsburgh, PA 15234 or to Joseph M. Loy, Esq., 5824 Library Rd., Bethel Park, PA 15102.  
25-01301w Jul 3, 10, 17, 2025

## Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division GD-25-004923. Heather Thomas and Malcolm Thomas, Plaintiff vs. Doris Harvey, Linda Barnett, Patricia D. George, The Unknown heirs of Paul E. Thompson, Deceased, The Unknown Heirs of Eloise B. Thompson, Deceased, and all claiming Right, Title, or Interest From or Under Defendants. Case No. GD-25-004923.

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division GD-25-004923 Heather Thomas and Malcolm Thomas, Plaintiff vs. Doris Harvey, Linda Barnett, Patricia D. George, The Unknown heirs of Paul E. Thompson, Deceased, The Unknown Heirs of Eloise B. Thompson, Deceased, and all claiming Right, Title, or Interest From or Under Defendants. Case No. GD-25-004923.

Quiet Title Action regarding that certain parcel of real property situated in Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania having an address of 921 Adelaide Street, Pittsburgh, PA 15219 (Allegheny County Parcel ID 0026-R-00026-0000-00).

To Defendants.

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT

HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Allegheny County Bar Association  
Lawyer Referral and Service  
400 Koppers Building  
436 7th Avenue, 4th floor  
Pittsburgh, PA 15219  
Telephone: (412) 261 5555  
Plaintiff's Attorney: Quinntarra Morant,  
Esquire Morant Law Offices, PO Box 10946,  
Pittsburgh, PA 15236, (412) 888-6795.  
25-02590 Jul 17, 2025

#### Articles of Incorporation Professional Corporation

Jessica A. Ellel, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222. 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, as amended. The name of the corporation is KF Medical, PC.

25-02596 Jul 17, 2025

#### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-006873. In re: Petition of Hsin Ming Chao, for change of name to David Hsin-ming Chao. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 20, 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.

25-01403w Jul 17, 2025

#### Notice

Petition for Determination of Title to 816 Anaheim Street, Pittsburgh, PA 15219. (0027-B-00186-0000-00) Estate of Lunelle McKenzie, deceased, filed by Nya McKenzie at No. 021004535, Orphans Court. Quinntarra Morant, Esq. Morant Law Offices, PO Box 10946, Pittsburgh, PA 15236.  
25-02589 Jul 17, 2025

#### Notice

In the Court of Common Pleas of Allegheny County, PA, Civil Division  
Marshall Taylor, Plaintiff  
v.  
Daniyar Mykhayev, Defendant  
Case No.: GD-25-004697  
Notice To: Daniyar Mykhayev  
You are hereby notified that Marshall Taylor, Plaintiff in the above matter, has commenced an action by Writ of Summons against you for injuries sustained in a motor vehicle accident that occurred on June 9, 2023. Service of the Writ filed is being made upon you pursuant to an Order of Court dated July 10, 2025.

If you wish to defend, you must enter a written appearance personally or by attorney. You should take this notice to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below and find out where you can get legal help: Lawyer Referral Services, Koppers Building, 436 Seventh Avenue, 4th Fl., Pittsburgh, Pennsylvania 15219. Telephone: 412-261-5555.

James A. Villanova, Esq., Villanova Law Offices, PC, 116 Chatham Square, Pittsburgh, PA 15219 412-471-1933.

25-02593 Jul 17, 2025

#### Transfer of Title and/or Request to Issue Title

A Hearing on the request of Dontae Brentley to Order Transfer of Title, and/or Request to Issue Title for 2007, BMW, X3, WBXPC93447WF12723 will be held at 11:00 a.m., August 4, 2025, before the General Motions Judge of Allegheny County, in Courtroom 703, City-County Building, 414 Grant St., Pgh., PA 15219. For more information contact the Department of Court Records Civil Family Division. 412-350-5729. GD-25-6670

25-01317w Jul 10, 17, 24, 2025

#### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. MG-25-000353  
MTGLQ Investors, L.P., Plaintiff  
v.

Estate of Terry Varner, Jr. and Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Terry Varner, Jr., Deceased, Defendants

To: Estate of Terry Varner, Jr., 217 Laurie Drive, Pittsburgh, PA 15235

Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Terry Varner, Jr., Deceased, 217 Laurie Drive, Pittsburgh, PA 15235

Notice of Action in Mortgage Foreclosure

You are hereby notified that Plaintiff, MTGLQ Investors, L.P., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed as case number MG-25-000353, seeking to foreclose the mortgage secured on your property located at 217 Laurie Drive, Pittsburgh, PA 15235.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 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 THE 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 Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555

<https://www.getapittsburghlawyer.com>  
Padgett Law Group, Attorneys for Plaintiff,  
Jacqueline F. McNally, Esquire, 700 Darby Road, Suite 100, Havertown, PA 19083, (850) 422-2520.

25-02572 Jul 17, 2025

#### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. MG-23-000659

PNC Bank, National Association, Plaintiff  
v.

Toni K. Pendleton, in Her Capacity as Heir of David Clemons a/k/a David A. Clemons; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under David Clemons a/k/a David A. Clemons, Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under David Clemons a/k/a David A. Clemons Defendant(s), 2462 Scott Way, Swissvale, PA 15218

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, PNC Bank, National Association, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-23-000659, seeking to foreclose the mortgage secured on your property located, 2462 Scott Way, Swissvale, PA 15218.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 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 THE 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  
400 Koppers Building  
436 Seventh Ave., Pittsburgh, PA 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Troy Freedman, Esq. ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

25-02594 Jul 17, 2025

#### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. GD-24-005816

CSMC 2021-RPL8 Trust, Plaintiff  
v.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Emma J. Pauley; et al., Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Emma J. Pauley and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Cheryl Ann Pauley Defendant(s), 4142 Steiger Street, Pittsburgh, PA 15234

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, CSMC 2021-RPL8 Trust, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA docketed to No. GD-24-005816, seeking to foreclose the mortgage secured on your property located, 4142 Steiger Street, Pittsburgh, PA 15234

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 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.

**Wonder if your decisions, legal advice or other professional actions are ethical?**

**Members can get consultation on their legal actions and potential actions through the ACBA Professional Ethics Hotline.**

*All calls are confidential.*

**See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.**

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE 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  
400 Koppers Building  
436 Seventh Avenue, Pittsburgh PA, 15219  
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Troy Freedman, Esq. ID No. 85165, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906.

25-02603 Jul 17, 2025

#### Notice of Condemnation

In the County of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
In REM Proceeding  
Civil Action No. GD -25-007482  
Columbia Gas of Pennsylvania, Inc., 121 Champion Way, Suite 100, Canonsburg, Pennsylvania 15317, Condemnor,  
v.

Richard Oliver Owens and Nancy May Owens, 115 Wall Rd. Ext., Clairton, PA 15025, and

Real Property Situate in the Borough of Jefferson Hills, Allegheny County, Pennsylvania, as vested by that Certain Deed Dated April 6, 1972 of record at Deed Book 5075 and Page 321 in the Recorder's Office of Allegheny County, Pennsylvania being, respectively, Allegheny County Tax Parcel Number 658-R-90, Condemnees.

Notice of Condemnation  
For Pipeline Right-Of-Way

Notice is given to Richard Oliver Owens and Nancy May Owens and/or their heirs, successors or assigns, if any, and unknown owners of real property situate in Jefferson Hills Borough, Allegheny County, Pennsylvania, as vested by that Certain Deed between David Bickerton and Gary Bickerton, Executors of the Estate of James B. Bickerton, and Richard Oliver Owens and Nancy May Owens Dated April 6, 1972 of record at Deed Book 5075 and Page 321 in the Recorder's Office of Allegheny County, Pennsylvania being, respectively, Allegheny County Tax Parcel Number 658-R-90, that Columbia Gas of Pennsylvania, Inc. has filed a Verified Application for Taking of a Natural Gas Right of-Way pursuant to 15 Pa. Cons. Stat. § 1511 and Rule 1007 of the Pennsylvania Rules of Civil Procedure to acquire title to, and right of possession of, the Right-of-Way for the construction and maintenance of a natural gas pipeline. The Right-of-Way is described in the Verified Application for Taking of a Natural Gas Right-of-Way and depicted on the map attached to it. The action was filed on July 10, 2025. Just compensation has been secured by the posting of a bond in the amount of \$2,220.00.

25-02626 Jul 17, 18, 23, 25, 2025

#### Notice of Hearing on Petition to Confirm Consent to Adoption and Terminate Parental Rights

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Orphans' Court Division

In Re: Adoption of Baby Girl Ciin: No. A-89 of 2024

To: Unknown Father, Birth Father Of Baby Girl Ciin, Born On The 14th Day Of September 2024, Pittsburgh, Allegheny County, Pennsylvania.

A Petition Has Been Filed Asking The Court To Put An End To All Rights Nuam Ciin Has To Your Child, Baby Girl Ciin. The Court Has Set A Hearing To Consider Ending Her Rights To Your Child. That Hearing Will

Be Held In Orphans' Court, Frick Bldg., 17th Floor, 437 Grant Street, Pittsburgh, Pennsylvania on August 19, 2025, at 10:30 a.m.

Attorney: Kimberly K. Gompers, Esquire, 411 Royal Court, Pittsburgh, PA 15234, 412-496-3312.

25-02628 Jul 17, 24, 31, 2025

#### Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of Allegheny County, Pennsylvania

Orphans' Court Division

In Re: Adoption of Baby Girl Ciin: No. A-89 of 2024

To: Unknown Father, Birth Father of Baby Girl Ciin, Born on the 14th Day of September 2024, Pittsburgh, Allegheny County, Pennsylvania.

A Petition Has Been Filed Asking The Court To Put An End To All Rights You Have To Your Child, Baby Girl Ciin. The Court Has Set A Hearing To Consider Ending Your Rights To Your Child. That Hearing Will Be Held In Orphans' Court, Frick Bldg., 17th Floor, 437 Grant Street, Pittsburgh, Pennsylvania on August 19, 2025, at 10:30 a.m.

You Are Warned That Even If You Fail To Appear At The Scheduled Hearing, The Hearing Will Go On Without You And Your Rights To Your Child May Be Ended By The Court Without Your Being Present. You Have A Right To Be Represented At The Hearing By A Lawyer.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A 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, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219, 412-261-5555.

If You Cannot Afford To Hire A Lawyer, Pursuant To The Adoption Act, 23 Pa.C.S. §2313(A.1), The Court Shall Appoint Counsel For A Parent Whose Rights Are Subject To Termination In An Involuntary Termination Preceeding If, Upon Petition Of The Parent, The Court Determines That The Parent Is Unable To Pay For Counsel Or If Payment Would Result In Substantial Financial Hardship.

To Request Appointment Of Counsel, You May Contact The Adoption Department Supervisor, The Court Of Common Pleas Of Allegheny County, Orphans' Court Division, 1700 Frick Building, 437 Grant Street, Pittsburgh, PA 15219. Phone Number 412-350-5579.

Attorney: Kimberly K. Gompers, Esquire, 411 Royal Court, Pittsburgh, PA 15234, 412-496-3312.

25-02627 Jul 17, 24, 31, 2025

#### Voluntary Dissolution Business Corporation

Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139. Notice is hereby given by Filter Services and Installation, 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.

25-02592 Jul 17, 24, 2025

#### Voluntary Dissolution Business Corporation

Notice is hereby given by Thomas C. Kunkel DMD, PC, 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.

25-01349w Jul 10, 17, 2025