

## 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:

Bowers, Mary Jane, deceased, of Pittsburgh, PA. No. 02007 of 2024. Mark Todd Bowers, Extr., 1458 Roslyn Road, Grosse Pointe Woods, MI 48236 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01098w Jun 5, 12, 19, 2025

Coyne, John, deceased, of Pittsburgh, PA. No. 2074 of 2025. Gerald A. Coyne, Extr., 11 White Fawn Lane, Pittsburgh, PA 15238 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

25-01097w Jun 5, 12, 19, 2025

Sphar, Jr., Arthur Fell, deceased, of Allison Park, PA. No. 02628 of 2025. Stephanie Sphar, Extr., 433 Jefferson Avenue, Pittsburgh, PA 15022.

25-01100w Jun 5, 12, 19, 2025

Christy, Teresa B., deceased, of Deerfield Beach, FL. No. 03392 of 2025. Bonita Louise Haspel, Extr., 1511 Hollow Tree Drive, Pittsburgh, PA 15241 or to Robert F. Wagner, Esq., 111 S. Pineapple Avenue, 1010, Sarasota, FL 34236.

25-01060w May 29; Jun 5, 12, 2025

Crotty, Anne C., deceased, of O'Hara Twp., PA. No. 01085 of 2025. Rebecca A. Winge, Extr. and Atty., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222.

25-01898 May 29; Jun 5, 12, 2025

Fischer, John T. a/k/a John Thomas Fischer, deceased, of Penn Hills, PA. No. 03096 of 2025. Jeffrey J. Fischer, Extr., 536 Greendale Ave., Pittsburgh, PA 15218.

25-01061w May 29; Jun 5, 12, 2025

Laus, Raymond J., deceased, of Pittsburgh, PA. No. 03374 of 2025. Linda R. Meyer, Admr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.

25-01057w May 29; Jun 5, 12, 2025

Metkler, Nancy L., deceased, of Springdale Borough, PA. No. 3371 of 2025. Zachary T. Metkler, Admr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068.

25-01059w May 29; Jun 5, 12, 2025

Potensky, Chad T., deceased, of Tarentum Borough, PA. No. 03212 of 2025. Nicholas J. Potensky, Admr., 6235 Old William Penn Highway, Export, PA 15236 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

25-01899 May 29; Jun 5, 12, 2025

Rupinsky, Allan F., deceased, of Bridgeville, PA. No. 01880 of 2025. J. Dana

DiVecchio, Admr. c.t.a., 923 Old Washington Road, McMurray, PA 15317 or to Kathleen Smith-Delach, Esq., Phillips Froetschel, LLC, 310 Grant Street, Suite 700, Pittsburgh, PA 15219.

25-01900 May 29; Jun 5, 12, 2025

Rutherford, Linda M., deceased, of East Pittsburgh, PA. No. 02137 of 2025. Tamika N. Mahomes, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-01902 May 29; Jun 5, 12, 2025

Sweeney, Audrey M., deceased, of Pittsburgh, PA. No. 02759 of 2025. Scott L. Sweeney, Extr., 109 Hanny Beaver Road, Hookstown, PA 15050 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

25-01897 May 29; Jun 5, 12, 2025

Balash, Marilyn N., deceased, of Pittsburgh, PA 15237. No. 03011 of 2025. Joseph R. Balash, Extr., 102 Northridge Drive, Pittsburgh, PA 15237 or to Matthew J. Madvay, Esq., Matthew J. Madvay & Associates, 60 East Beau Street, Washington, PA 15301.

25-01010w May 22, 29; Jun 5, 2025

Blank, Edward Leo, deceased, of Pittsburgh, PA. No. 01056 of 2025. Daniel O'Connor, Extr., 320 Fort Duquesne Blvd., Apt. 21L, Pittsburgh, PA 15222.

25-01001w May 22, 29; Jun 5, 2025

Campbell, Barbara a/k/a Barbara E. Campbell, deceased, of Baldwin Borough, PA. No. 2928 of 2025. William James Campbell, Admr., 1441 Cathell Road, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-01841 May 22, 29; Jun 5, 2025

Collins, Sylvia K., deceased, of Penn Hills, PA. No. 2936 of 2025. Meg L. Burkardt, Extr. and Atty., GRB Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139.

25-01837 May 22, 29; Jun 5, 2025

Cooney, Judy M., deceased, of Penn Hills, PA. No. 2937 of 2025. Erika Cooney, Extr., 2214 S. Cypress Bend Drive, Pompano Beach, FL 33069 or to Meg L. Burkardt, Esq., GRB Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139.

25-01838 May 22, 29; Jun 5, 2025

Coyne, Elizabeth R., deceased, of Pittsburgh, PA. No. 03143 of 2025. Jerome R. Coyne, Extr., 1815 Ferguson Road, Allison Park, PA 15101 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Highway, Pittsburgh, PA 15237.

25-01008w May 22, 29; Jun 5, 2025

Delach, Marlene C. a/k/a Marlene Delach, deceased, of Pittsburgh, PA. No. 03060 of 2025. Sean W. Delach, Admr., 143 43rd Street, Pittsburgh, PA 15201 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

25-01840 May 22, 29; Jun 5, 2025

Flowers, Shirley A. a/k/a Shirley Ann Flowers, deceased, of Green Tree, PA. No. 2740 of 2025. Robert P. Flowers, Jr., Co-Extr. and Daryl E. Flowers, Co-Extr., 98 Ringold Avenue, Pittsburgh, PA 15205 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

25-01842 May 22, 29; Jun 5, 2025

Hanish, III, John Paul, deceased, of Forest Hills, PA. No. 03119 of 2025. Genevieve Hanish, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

25-01014w May 22, 29; Jun 5, 2025

Jacob, Kimberly Ann a/k/a Kimberly Vezzi a/k/a Kimberly A. Jacob a/k/a Kimberly A. Jacobs, deceased, of Morgan, PA. No. 03100 of 2025. Alecia N. Banister, Admr., c/o Kenzie P. Ryback, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501.

25-01006w May 22, 29; Jun 5, 2025

Morris, Susan C., deceased, of Pittsburgh, PA. No. 00743 of 2024. James A. Morris, Admr., c/o Weston P. Pesillo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

25-01013w May 22, 29; Jun 5, 2025

Mraz, Michael J., deceased, of Pittsburgh, PA. No. 02543 of 2025. Susann Schaefer, Admr. c.t.a., c/o Kenzie P. Ryback, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth Street, Erie, PA 16501.

25-01009w May 22, 29; Jun 5, 2025

Pastin, Jr., Edward J., deceased, of Stowe Township, PA. No. 3226 of 2025. Anthony J. Pastin, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

25-01000w May 22, 29; Jun 5, 2025

Radjy, Farrokh F., deceased, of Pittsburgh, PA. No. 01307 of 2025. Anahita Firouz Radjy, Admr., 4721 Wallingford St., Pittsburgh, PA 15213 or to Anthony Hassey, Esq., Spilman Thomas & Battle, PLLC, One Oxford Centre, Ste. 3440, 301 Grant Street, Pittsburgh, PA 15219.

25-01011w May 22, 29; Jun 5, 2025

Reid, Carole A. a/k/a Carole Reid, deceased, of Pittsburgh, PA. No. 02950 of 2025. Michael F. Reid, Co-Extr. and Amy L. Caye, Co-Extr., 8 Woodland Terrace, Pittsburgh, PA 15229 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-01843 May 22, 29; Jun 5, 2025

Smith, Anica R., deceased, of Plum Borough, PA. No. 00102 of 2025. David A. Smith, Extr., 5985 Clubhouse Drive, Vero Beach, FL 32967 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-01839 May 22, 29; Jun 5, 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-25-003562

City of Pittsburgh  
13th Ward, Pittsburgh

Concerning the Following Property:  
7227 Kedron Street. Block & Lot 174-B-281. Aqua 11.

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

25-01965

GD-25-003541

City of Pittsburgh vs Elizabeth Appleton, E. H. Barnes, Eva Barnes, Jordan Tax Service, Inc. Delinquent Tax Collector, and the Unknown Heirs, Successors, Assigns, and/or Respondents of Elizabeth Appleton and of E. H. Barnes, and of Eva Barnes; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh

Concerning the Following Property: 613, 611 Herschel Street. Block & Lot 19-G-2 and 19-G-7. Aqua 3, Aqua 4.

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

25-01966

GD-25-003560

City of Pittsburgh vs Raymond E. Dwyer, Bernadette Dwyer, Commonwealth of PA, Department of Labor & Industry, GLS Capital, Inc., and the Unknown Heirs, Successors and Assigns of Raymond E. Dwyer and the Unknown Heirs, Successors, and Assigns of Bernadette Dwyer; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5116 Dresden Way. Block & Lot 80-G-201. Cloud 3.

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

25-01967

GD-25-003527

City of Pittsburgh vs Bernice E. Davidson, Fed One Bank, its successors and assigns, Redevelopment Authority of Allegheny County, PWSA, and the Unknown Heirs, Successors and Assigns of Bernice E. Davidson; their heirs, successors, assigns and respondents.

25th Ward, Pittsburgh

Concerning the Following Property: 239 E. Jefferson Street. Block & Lot 23-F-128. Heart 1.

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

25-01968

GD-25-003563

City of Pittsburgh vs W.H. Kenny and the Unknown Heirs, Successors, and Assigns of W. H. Kenny; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 3034 Viola Street. Block & Lot 77-F-252. Heart 11.

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

25-01969

GD-25-003544

City of Pittsburgh vs Friends Investment Club Inc., its successors and assigns, PWSA; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 408 N. Mathilda Street. Block & Lot 50-E-15. Heart 12.

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

25-01970

GD-25-003546

City of Pittsburgh vs William M. Durham, Nora A. Durham, PWSA and the Unknown Heirs, Successors, and Assigns of William M. Durham and of Nora A. Durham; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5377 Warble Street. Block & Lot 50-D-120. Heart 13.

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

25-01971

GD-25-003552

City of Pittsburgh vs Jumal Ghapoor, Rahmat Ghapoor, PWSA, and the Unknown Heirs, Successors, and Assigns of Jumal Ghapoor and the Unknown Heirs, Successors, and Assigns of Rahmat Ghapoor; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5379 Warble Street. Block & Lot 50-D-121. Heart 14.

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

25-01972

GD-25-003604

City of Pittsburgh vs Mike Funk, Xiao Chang, PWSA, and the Unknown Heirs, Successors, and Assigns of Mike Funk and of Xiao Chang; their heirs, successors, assigns and respondents.

18th Ward, Pittsburgh

Concerning the Following Property: 0 Millbridge Street. Block & Lot 14-E-290 and 14-E-293. Heart 17 & Heart 18.

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

25-01973

GD-25-003533

City of Pittsburgh vs William R. Kaelin, PWSA, Estate of William R. Kaelin, deceased together with the unknown Heirs, Executors and/or Administrators of the Estate of William R. Kaelin, deceased; their heirs, successors, assigns and respondents.

26th Ward, Pittsburgh

Concerning the Following Property: 1347 Romanhoff Street. Block & Lot 47-F-163. Heart 3.

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

25-01974

GD-25-003532

City of Pittsburgh vs Timothy M. McElroy, Lynn McElroy, Mellon Bank N.A. its successors and assigns, and the Unknown Heirs, Successors, and Assigns of Timothy M. McElroy and of Lynn McElroy; their heirs, successors, assigns and respondents.

16th Ward, Pittsburgh

Concerning the Following Property: 0 Wiese Street. Block & Lot 13-S-218. Heart 2.

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

25-01975

GD-25-003602

City of Pittsburgh vs Richard W. Murphy, Helen Jeanne Murphy, PWSA, and the Unknown Heirs, Successors, and Assigns of Richard W. Murphy and of Helen Jeanne Murphy; their heirs, successors, assigns and respondents.

27th Ward, Pittsburgh

Concerning the Following Property: 0 Holbrook Street. Block & Lot 44-H-181. Heart 6.

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

25-01976

GD-25-003535

City of Pittsburgh vs J. Elizabeth Hikmat and the Unknown Heirs, Successors, and Assigns of J. Elizabeth Hikmat; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh

Concerning the Following Property: 5511 Broad Street. Block & Lot 83-J-136. Heart 7.

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

25-01977

GD-25-003537

City of Pittsburgh vs Fairbai LLC, its successors and assigns, PWSA, ALCOSAN, Commonwealth of PA Corporation Bureau; their heirs, successors, assigns and respondents.

24th Ward, Pittsburgh

Concerning the Following Property: 32 Woessner Avenue. Block & Lot 47-K-100. Heart 9.

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

25-01978

GD-25-003611

City of Pittsburgh vs John Thomas Miller, PWSA, and the Unknown Heirs, Successors, and Assigns of John Thomas Miller; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5204 Kincaid Street. Block & Lot 50-L-99. Rain 1.

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

25-01979

GD-25-003617

City of Pittsburgh vs Bryant Larkin, Bernice Larkin, PWSA and the Unknown Heirs, Successors and Assigns of Bryant Larkin, and the Unknown Heirs, Successors and Assigns of Bernice Larkin; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh

Concerning the Following Property: 0 Webster Avenue. Block & Lot 10-F-31. Rain 15.

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

25-01980

GD-25-003614

City of Pittsburgh vs Sol Green, Lizzie Mae Green, and the Unknown Heirs, Successors and Assigns of Sol Green the Unknown Heirs, Successors and Assigns of Lizzie Mae Green; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 6739 Atwell Street. Block & Lot 124-S-123. Rain 12.

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

25-01981

GD-25-003615

City of Pittsburgh vs Peggie P. Smith, and the Unknown Heirs, Successors, and Assigns of Peggie P. Smith; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 1217 Montezuma Street. Block & Lot 124-H-212. Rain 13.

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

25-01982

GD-25-003618

City of Pittsburgh vs Benton Franklin, Velma A. Franklin, PWSA, and the Unknown Heirs, Successors, and Assigns of Benton Franklin and the Unknown Heirs, Successors, and Assigns of Velma A. Franklin; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5369 Warble Street. Block & Lot 50-D-115. Rain 16.

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

25-01983

GD-25-003619

City of Pittsburgh vs Emil J. Shandor, Gloria Jean Shandor, Marlene Shandor, PWSA, ALCOSAN, Redevelopment Authority of Allegheny County, Commonwealth of PA Department of Revenue - Inheritance Tax Bureau, and the Unknown Heirs, Successors and Assigns of Emil J. Shandor, the Unk; their heirs, successors, assigns and respondents.

31st Ward, Pittsburgh

Concerning the Following Property: 1637 Marylin Street. Block & Lot 90-R-255. Rain 17.

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

25-01984

GD-25-003613

City of Pittsburgh vs Rose Jadlowiec, Frank Jadlowiec, PWSA and the Unknown Heirs, Successors, and Assigns of Rose Jadlowiec, and the Unknown Heirs, Successors, and Assigns of Frank Jadlowiec; their heirs, successors, assigns and respondents.

24th Ward, Pittsburgh

Concerning the Following Property: 1022 High St. Block & Lot 24-B-218. Rain 3.

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

25-01985

GD-25-003525

City of Pittsburgh vs John H. Hunter, Lena B. Hunter as Administratrix of the Estate of John H. Hunter, John H. Hunter III, Bryant Hunter, Allegheny County Records-Criminal Division, Capital One Bank (USA) N.A., GLS Capital, Inc., PWSA, National Tax Funding, L.P., its succ; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 0 Lang Avenue. Block & Lot 174-A-368, 174-E-45, 174-E-47. Rain 9, 10, 11.

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

25-01986

GD-25-003551

City of Pittsburgh vs Edward J. Grega, Agnes S. Grega, Raymond E. McMeekin, Cynthia A. McMeekin, and the Unknown Heirs, Successors, and Assigns of Edward J. Grega, Unknown Heirs, Successors, and Assigns of Agnes S. Grega, Unknown Heirs, Successors, and Assigns of Raymond E.; their heirs, successors, assigns and respondents.

20th Ward, Pittsburgh

Concerning the Following Property: 2929 Zephyr Avenue. Block & Lot 42-M-22. Spring 1.

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

25-01987

GD-25-003606

City of Pittsburgh vs William B. Hurd Jr., Nancy K. Hurd, and the Unknown Heirs, Successors and Assigns, of William B. Hurd Jr and the Unknown Heirs, Successors and Assigns of Nancy Hurd; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 5217 Natrona Way. Block & Lot 80-D-135. Spring 11.

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

25-01988

GD-25-003607

City of Pittsburgh vs PWSA, Redevelopment Authority of Allegheny County, Harry J. Lee, Geneva W. Lee, Integra Bank, and the Unknown Heirs, Successors and Assigns of PWSA, and of Redevelopment Authority of Allegheny County, and of Harry J. Lee, and of Geneva Lee, and of Integra; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh

Concerning the Following Property: 216 N. Aiken Ave. Block & Lot 50-M-164. Spring 14.

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

25-01989

GD-25-003605

City of Pittsburgh vs Alexander W. Antosik, Anna R. Antosik, PWSA, and the Unknown Heirs, Successors, and Assigns of Alexander W. Antosik and the Unknown Heirs, Successors, and Assigns of Anna R. Antosik; their heirs, successors, assigns and respondents.

31st Ward, Pittsburgh

Concerning the Following Property: 1149 Margray Street. Block & Lot 184-N-234. Spring 10.

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

25-01990

GD-25-003608

City of Pittsburgh vs Estate of Herbert D. Johnson, Iona E. Johnson, PWSA, and the Unknown Heirs, Successors and Assigns of the Estate of Herbert D. Johnson and the Unknown Heirs, Successors and Assigns of Iona E. Johnson; their heirs, successors, assigns and respondents.

13th Ward, Pittsburgh

Concerning the Following Property: 818-20 Oakwood Street and 1 Oakwood Place. Block & Lot 174-S-135 and 174-S-135-A. Spring 16/17.

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

25-01991

GD-25-003609

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

5th Ward, Pittsburgh

Concerning the Following Property: 2804 Webster Avenue. Block & Lot 10-D-242. Spring 18.

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

25-01992

GD-25-003620

City of Pittsburgh vs Gregg H. Colbert, Linda Colbert, and the Unknown Heirs, Successors and Assigns of Gregg H. Colbert and the Unknown Heirs, Successors and Assigns of Linda Colbert; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh

Concerning the Following Property: 4331 Dakota Street. Block & Lot 27-C-82. Spring 19.

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

25-01993

GD-25-003612

City of Pittsburgh vs Keith Gray, Linda Gray, and the Unknown Heirs, Successors and Assigns, of Keith Gray and the Unknown Heirs, Successors and Assigns of Linda Gray; their heirs, successors, assigns and respondents.

22nd Ward, Pittsburgh

Concerning the Following Property: 1234 Butterfield Way. Block & Lot 23-K-389. Spring 20.

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

25-01994

GD-25-003610

City of Pittsburgh vs Mandes, Inc., its successors and assigns, PWSA, ALCOSAN, Commonwealth of PA - Dept. of Revenue: Corporate Taxes; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 0 Deary Street. Block & Lot 124-G-359. Spring 21.

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

25-01995

GD-25-003565

City of Pittsburgh vs John Burnett, Irma D. Robinson, PWSA, and the Unknown Heirs, Successors, and Assigns of John Burnett and the Unknown Heirs, Successors, and Assigns of Irma D. Robinson; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 6412, 6410, and 6414 Dean Street. Block & Lot 124-G-121, 124-G-122, and 124-G-120. Spring 2, Spring 3 and Spring 4.

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

25-01996

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 5, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-004300. In re: Petition of Rayyan Omar Daggag, for change of name to Ray Martin. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, June 18, 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.

25-02053 Jun 5, 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 Travel Escapes by Juli, with its principal office or place of business at 424 Hoff St., Carnegie, PA 15106. The names and addresses of all persons who are parties to the registration are: Julianne Benko, 424 Hoff St., Carnegie, PA 15106.

25-01999 Jun 5, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Orphans' Court Division, In Re: Leonard E. Jenkins, Deceased No. 2224 of 2025 a Decree Nisi was entered as follows: And Now, to-wit, this 22nd day of May, 2025, upon consideration of the Petition for Determination of Title under Section 3546, it is hereby Ordered, Adjudged and Decreed that Leonard E. Jenkins, Deceased's, interest in the real property at 926 Morningside Ave., Pittsburgh, PA 15206, tax parcel 82-J-80 and further described on Exhibit A attached hereto ("Property"), whether such interest was held outright, or in trust, shall vest in the name of Mary Jenkins, provided that no exception to this Decree Nisi is filed within three (3) months of the date of this Decree Nisi at which time title to the Property shall be confirmed absolutely and free of all claims against Leonard E. Jenkins, Deceased, and the Jenkins Trust dated 12/18/06. Within twenty (20) days of this Decree Nisi, Petitioner shall provide notice of the Petition and this Decree Nisi to Conrad Jenkins, Robert J. Jenkins, III, Elizabeth C. Hence, the Department of Revenue and the local taxing authorities for the Property, and shall publish this Decree Nisi as required by 20 Pa. C.S.A. 3546(f).

25-01997 Jun 5, 12, 19, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division No. GD-22-10237

Robinson Mall Associates, LLC, Plaintiff vs. Absolute Reclamation Services, LLC, Defendant vs. Advanced Builders, Inc. and Robinson Pipe Cleaning Company, Additional Defendants.

Notice To Defend Directed To Advanced Builders, Inc.

You Have Been Sued In Court. If you wish to defend against the claims against you in the above-referenced actions, you must take action within twenty days of this publication by entering a written appearance personally or by attorney and filing in writing with the

court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the cases may proceed without you and a judgment may be entered against you by the court, without further notice, for any money claimed in the actions or for any other claim or relief requested against you. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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, Pennsylvania 15219  
Telephone: 412-261-5555  
25-01998 Jun 5, 2025

### Notice

In the Court of Common Pleas of Huntingdon County, Pennsylvania  
NO. CP-31-CV-467-2025  
Duane Dick and Betsy Beal, Plaintiffs  
v.  
Veronica A. Werner, Defendant  
Notice

Notice is hereby given that a petition was filed on the 24th day of April, 2025. The Petition of Emergency Custody, was filed in the above-named Court, requesting an Order to award sole custody of A.D.D. to Plaintiffs.

The Court has fixed the Custody Hearing for July 18, 2025, at 10:00 o'clock a.m. in Courtroom Number 2 at the Huntingdon County Courthouse, 223 Penn Street, Huntingdon, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

If you fail to appear as provided by this order, an order for custody may be entered against you or the court may issue a warrant for your arrest.

25-02002 Jun 5, 2025

### Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas  
Allegheny County  
Civil Action-Law  
Action of Mortgage Foreclosure  
Term No. MG-25-000350

PNC Bank, National Association, Plaintiff vs.

The Unknown Heirs of Richard J. Simcic, Deceased, Mortgagor and Real Owner, Defendant

TO: The Unknown Heirs of Richard J. Simcic Deceased, Mortgagor And Real Owner, Defendant whose last known address is 1606 Chislett Street, Pittsburgh, PA 15206.

This Firm Is A Debt Collector And We Are Attempting To Collect A Debt Owed To Our Client. Any Information Obtained From You Will Be Used For The Purpose Of Collecting The Debt.

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, Pennsylvania, docketed to No. MG-25-000350 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1606 Chislett Street, Pittsburgh, PA 15206, whereupon your property will be sold by the Sheriff of Allegheny.

### Notice

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 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 claim 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. 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.

Allegheny County Bar Association  
400 Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555  
Michael T. McKeever, Attorney for Plaintiff,  
KML Law Group, P.C., Suite 5000, BNY  
Independence Center, 701 Market Street,  
Philadelphia, PA 19106-1532, 215-627-1322.  
25-01929 Jun 5, 2025

### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
NO. GD-19-002359

U.S. Bank National Association, as Successor in Interest to Bank of America National Association, Successor by Merger to Lasalle Bank National Association, as Trustee For C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-SP2, Plaintiff

v. Anna Marie Hook, in Her Capacity as Heir of Allen B. Hellerman; et al., Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Allen B. Hellerman, Defendant(s), 925 Jackman Avenue, Pittsburgh, PA 15202

### Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, U.S. Bank National Association, as Successor in Interest to Bank of America National Association, Successor by Merger to Lasalle Bank National Association, as Trustee For C-Bass Mortgage Loan Asset-Backed Certificates, Series 2007-SP2, 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-19-002359, seeking to foreclose the mortgage secured on your property located, 925 Jackman Avenue, Pittsburgh, PA 15202.

### 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.

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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.

25-01943 Jun 5, 2025

### Notice of Action in Mortgage Foreclosure

Civil Action  
Court of Common Pleas  
Allegheny County, PA  
Civil Action-Law  
MG-23-000510

US Bank Trust National Association, Not in its Individual Capacity But Solely as Owner Trustee for VRMTG Asset Trust, Plaintiff

v. John Michael DeSabato, in His Capacity as Heir of Edward P. DeSabato, Jr.; Gioia M. Mangis, in Her Capacity as Heir of Edward P. DeSabato, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Edward P. DeSabato, Jr., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Edward P. DeSabato, Jr., Defendant(s), 230 McKinley Street, Pittsburgh, PA 15210

### Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, US Bank Trust National Association, Not in its Individual Capacity But Solely as Owner Trustee for VRMTG Asset 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. MG-23-000510, seeking to foreclose the mortgage secured on your property located, 230 McKinley Street, Pittsburgh, PA 15210.

### 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 claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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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.

25-02003 Jun 5, 2025