

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:

Angell, Denise D., deceased, of Pittsburgh, PA. No. 7800 of 2025. Regina Angell, Admr., 7209 Hermitage Street, Pittsburgh, PA 15208 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02379w Dec 10, 17, 23, 2025

Angell, Denise D., deceased, of Pittsburgh, PA. No. 7800 of 2025. Regina Angell, Admr., 7209 Hermitage Street, Pittsburgh, PA 15208 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02385w Dec 10, 17, 23, 2025

Arnold, Alda L. a/k/a Alda Laverne Bisbey Arnold a/k/a Alda Laverne Arnold, deceased, of Baldwin Borough, PA. No. 07465 of 2025. Elaine Patricia Bisbey, Extr., 2521 Poinsetta Dr., White Oak, PA 15131 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-04553 Dec 10, 17, 23, 2025

Cleric, Adeline Lillian a/k/a Adeline L. Cleric, deceased, of South Fayette Township, PA. No. 07768 of 2025. Donna R. Tilka, Extr., c/o J. Deron Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.

25-04557 Dec 10, 17, 23, 2025

Cox, Thomas E., deceased, of Pittsburgh, PA. No. 7802 of 2021. Jay R. Hagerman, Admr., c/o Michael H. Marks, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02384w Dec 10, 17, 23, 2025

Feenan, Margaret, deceased, of Bethel Park, PA. No. 25055 of 2025. Dana Brunner, Admr., 206 Santa Fe Drive, Bethel Park, PA 15102 or to D. Scott Lautner, Esq., 68 Old Clairton Rd., Pittsburgh, PA 15236.

25-02344w Dec 10, 17, 23, 2025

Heitzer, Thomas W., deceased, of Tarentum, PA. No. 7755 of 2025. Beverly Heitzer, Admr., 1857 Saxonburg Blvd., Tarentum, PA 15084 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02383w Dec 10, 17, 23, 2025

Jackson, III, Lawrence M., deceased, of Pittsburgh, PA. No. 07290 of 2025. Lawrence Melvin Jackson, II, Admr., c/o Eric E. Bononi, Esq., Bononi & Company, P.C., 20 N. Pennsylvania Ave., Greensburg, PA 15601.

25-02374w Dec 10, 17, 23, 2025

Kanai, Jr., Edward P. a/k/a Edward P. Kanai, deceased, of Munhall, PA. No. 07488 of 2025. Judith A. Kanai, Extr., 127 Chestnut Lane, Munhall, PA 15120 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-04552 Dec 10, 17, 23, 2025

Lutz, Richard a/k/a Richard G. Lutz, deceased, of Scott Twp., PA. No. 06676 of 2024. Theodore M. Trbovich, Admr. and Atty., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-04554 Dec 10, 17, 23, 2025

Mosovsky, Rita Marie a/k/a Rita M. Mosovsky a/k/a Rita Mosovsky, deceased, of Brackenridge, PA. No. 07613 of 2025. Justin A. Mosovsky, Admr., 1102 Pacific Avenue, Brackenridge, PA 15014 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-04567 Dec 10, 17, 23, 2025

Reeder, Becky, deceased, of McKeesport, PA. No. 07705 of 2025. Grant Reeder, Admr., 2506 Gano Street, Houston, TX 77009 or to Hunter Shreffler, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

25-02380w Dec 10, 17, 23, 2025

Regel, Rita a/k/a Rita J. Regel, deceased, of Coraopolis, PA. No. 07143 of 2025. Mark J. Rychel, Extr., 2000 Corporate Drive, Suite 350, Wexford, PA 15090 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.

25-04555 Dec 10, 17, 23, 2025

Sung, Show S., deceased, of Pittsburgh, PA. No. 07591 of 2025. Nat C. Cohen, Extr., 5514 Darlington Road, Pittsburgh, PA 15217 or to Hunter Shreffler, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

25-02381w Dec 10, 17, 23, 2025

Apgar, Nancy W. a/k/a Nancy Wurst Apgar, deceased, of Sewickley, PA. No. 06995 of 2025. John M. Hartzell, Jr., Extr., c/o Rebecca A. Winge, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

25-04429 Dec 3, 10, 17, 2025

Brinker, Elizabeth J. a/k/a Elizabeth W. Brinker, deceased, of North Versailles, PA. No. 07395 of 2025. Roberta R. Dimango, Extr., 123 Graham Avenue, North Versailles, PA 15137 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Suite 4, North Versailles, PA 15137.

25-04432 Dec 3, 10, 17, 2025

Chen, Bill a/k/a Chengchion Chen, deceased, of Coraopolis, PA. No. 7340 of 2025. Wayne C. Chen, Extr., 99 Brookside Ln., Coraopolis, PA 15108 or to Lawrence J. Maiello, Esq., MBM Law, Southside Works, 424 S. 27th Street, Ste. 210, Pittsburgh, PA 15203.

25-04427 Dec 3, 10, 17, 2025

Ciak, Jr., Chester J., deceased, of Pittsburgh, PA. No. 07003 of 2025. Mollie Skoros, Extr., 2438 Romine St., Pittsburgh, PA 15226 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

25-04431 Dec 3, 10, 17, 2025

Krieg, Barbara A., deceased, of Pittsburgh, PA. No. 07562 of 2025. Nicole K. Virgi, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

25-02324w Dec 3, 10, 17, 2025

Pavlick, Esther I. a/k/a Esther Pavlick a/k/a Esther Irene Pavlick, deceased, of Pittsburgh, PA. No. 05162 of 2025. Georgette

Temme, Extr., 1601 Tamarack Drive, Allison Park, PA 15101 or to Edward J. Kress, Esq., 1200 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

25-04461 Dec 3, 10, 17, 2025

Shaw, Rita G. a/k/a Rita Genevieve Shaw, deceased, of Pittsburgh, PA. No. 07286 of 2025. Donna Cully, Extr., 511 Chaparral Drive, Cranberry Twp., PA 16066 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

25-04428 Dec 3, 10, 17, 2025

Smith, Felecia Denise, deceased, of Pittsburgh, PA. No. 05419 of 2025. Robert William Gorham, Admr., 524 Jeanette Street, Fl. 2, Pittsburgh, PA 15221.

25-02323w Dec 3, 10, 17, 2025

Smith, James E. a/k/a James Smith a/k/a James Earl Smith, deceased, of New Kensington, PA. No. 07441 of 2025. Janet L. Smith-Pent, Extr., 4551 Ludwig Road, Murrys ville, PA 15668 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrys ville, PA 15668.

25-04459 Dec 3, 10, 17, 2025

Todd, Bonita L. a/k/a Bonita Todd a/k/a Bonnie L. Todd, deceased, of White Oak, PA. No. 07417 of 2025. Brian J. McLaughlin, Extr., 1161 Center Street Extension, White Oak, PA 15131 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

25-04460 Dec 3, 10, 17, 2025

Torrance, Joanne, deceased, of Sewickley, PA. No. 7077 of 2025. W. Alan Torrance, Jr., Extr., 513 Maple Lane, Sewickley, PA 15143 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Four Gateway Center, 444 Liberty Ave., Suite 1000, Pittsburgh, PA 15222.

25-04430 Dec 3, 10, 17, 2025

Watton, Ronald John, deceased, of Pittsburgh, PA. No. 07637 of 2025. Denise M. Lorence, Extr., 14 Cumberland Village, Carmichaels, PA 15320 or to James T. Benedek, Esq., Benedek Law, LLC, 744 Vernon Drive, Rostraver Township, PA 15102.

25-02325w Dec 3, 10, 17, 2025

Drawn, Herman Lee, deceased, of Pittsburgh, PA. No. 05799 of 2025. Jala Olds-Pearson, Admr., 6422 Morris Park Road, Philadelphia, PA 19151.

25-02300w Nov 26; Dec 3, 10, 2025

Fiore, Janet R., deceased, of Pittsburgh, PA. No. 03452 of 2025. Margaret M. Constantin, Extr., c/o Ralston Jackson, Esq., 429 Fourth Avenue, Suite 2105, Pittsburgh, PA 15219.

25-02294w Nov 26; Dec 3, 10, 2025

Midla, Lisa Marie, deceased, of Cheswick, PA. No. 7564 of 2025. John P. Midla, Admr., 2612 Glenn Lane, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-02303w Nov 26; Dec 3, 10, 2025

Neal, Edna May a/k/a Edna D. Neal a/k/a Edna Neal a/k/a Edna M. Neal, deceased, of Pittsburgh, PA. No. 05710 of 2025. Elizabeth Quinn, Extr., c/o Frank Arcuri, Esq., 125 South College St., Washington, PA 15301.

25-04312 Nov 26; Dec 3, 10, 2025

Pilardi, Mary M., deceased, of Monroeville, PA. No. 07593 of 2025. Robin Pilardi Gibson, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

25-02299w Nov 26; Dec 3, 10, 2025

Randal, Mary Rita a/k/a M. Rita Randal, deceased, of Pittsburgh, PA. No. 07524 of 2025. Martin Randal, Extr., c/o Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241.

25-02297w Nov 26; Dec 3, 10, 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-25-011057

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

27th Ward, Pittsburgh
Concerning the Following Property: 3228 McClure Avenue. Block & Lot 75-M-286.

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

25-04570

GD-25-011245

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

18th Ward, Pittsburgh
Concerning the Following Property: 203 Kingsboro Street. Block & Lot 15-D-83-A.

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

25-04571

GD-25-011072

City of Pittsburgh vs Jerome S. Bonnett, Jr. and the Unknown Heirs, Successors and Assigns, of Jerome S. Bonnett, Jr.; their heirs, successors, assigns and respondents.

5th Ward, Pittsburgh
Concerning the Following Property: 3508 Ridgeway Street. Block & Lot 26-K-131.

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

25-04572

GD-25-011065

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

15th Ward, Pittsburgh
Concerning the Following Property: 5 Tecumseh Street. Block & Lot 56-J-172.

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

25-04573

GD-25-011071

City of Pittsburgh vs Alfred S. Thompson, Pennsylvania Department of Revenue and the Unknown Heirs, Successors and Assigns of Alfred S. Thompson; their heirs, successors, assigns and respondents.

4th Ward, Pittsburgh
Concerning the Following Property: 2003 Wyandotte Street & 2007 DeRuad Street. Block & Lot 11-F-188 / 11-F-186.

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

25-04574

GD-25-011060

City of Pittsburgh vs John L. Vecchio, Alvera E. Vecchio, and the Unknown Heirs, Successors and Assigns of John L. Vecchio,

and the Unknown Heirs, Successors and Assigns of Alvera E. Vecchio; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 295 W. Elizabeth Street. Block & Lot 56-J-225.

Subject To All additional easements, encroachments, agreements, etc. of record. Cloud 7.

25-04575

GD-25-011066

City of Pittsburgh vs Thelma Lovette, A. Scott Williams a/k/a Arletta Scott Williams, the Unknown Heirs, Successors, and Assigns of Thelma Lovette, and the Unknown Heirs, Successors, and Assigns of A. Scott Williams a/k/a Arletta Scott Williams; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 913 N. Murland Street. Block & Lot 125-H-118.

Subject To All additional easements, encroachments, agreements, etc. of record. Heart 15.

25-04576

GD-25-011067

City of Pittsburgh vs PWSA, F & R Realty its successors and assigns, Commonwealth of PA Dept. of Revenue, United States of America, Wachovia Bank, N.A., its successors and assigns; their heirs, successors, assigns and respondents.

11th Ward, Pittsburgh

Concerning the Following Property: 5436 Rosetta Street. Block & Lot 50-M-241.

Subject To All additional easements, encroachments, agreements, etc. of record. Neon 11.

25-04577

GD-25-011073

City of Pittsburgh vs Floyd Clawson, Nancy Clawson, GLS Capital Inc., Jordan Tax Service Inc., the Unknown Heirs, Successors and Assigns of Floyd Clawson, and the Unknown Heirs, Successors and Assigns of Nancy Clawson; their heirs, successors, assigns and respondents.

15th Ward, Pittsburgh

Concerning the Following Property: 126 Mansion Street 15207. Block & Lot 57-B-13.

Subject To All additional easements, encroachments, agreements, etc. of record. Turkey 4.

25-04578

GD-25-011070

City of Pittsburgh vs Julius Wilson, Sylvia C. Wilson, ALCOSAN, PWSA, Caulis Negrus LLC, the Unknown Heirs, Successors and Assigns of Julius Wilson and Unknown Heirs, Successors and Assigns of Sylvia C. Wilson; their heirs, successors, assigns and respondents.

10th Ward, Pittsburgh

Concerning the Following Property: 306 Millvale Avenue. Block & Lot 50-K-69.

Subject To All additional easements, encroachments, agreements, etc. of record. Rain 20.

25-04579

GD-25-011068

City of Pittsburgh vs Estate of Robert A. Eldridge a/k/a Robert Alexander Eldridge, Mary A. Eldridge, Moses W. Eldridge, Administrator, ALCOSAN, PWSA, GLS Capital, Inc., the Unknown Heirs, Successors, and Assigns of Robert A. Eldridge a/k/a Robert Alexander Eldridge, the Unknown; their heirs, successors, assigns and respondents.

12th Ward, Pittsburgh

Concerning the Following Property: 914-916 Gerritt Street. Block & Lot 125-H-101 / 125-H-99.

Subject To All additional easements, encroachments, agreements, etc. of record. Heart 16.

25-04580

GD-25-011101

City of Pittsburgh vs PWSA, ALCOSAN, Commonwealth of PA: Dept. of Revenue, Pennsylvania Attorney General-Financial Enforcement Section, US Department of Housing and Urban Development, US Attorney-Western District of PA, National Tax Funding, LP, its successors and assigns, GLS; their heirs, successors, assigns and respondents.

27th Ward, Pittsburgh

Concerning the Following Property: 3300 Fleming Avenue / 3302 Fleming Avenue. Block & Lot 75-L-292 / 75-L-291.

Subject To All additional easements, encroachments, agreements, etc. of record. Neon 9 & 10.

25-04581

GD-25-012420

City of Pittsburgh vs Paul L. Young Jr., Patsy S. Young, and the Unknown Heirs, Successors and Assigns of Paul L. Young Jr., and the Unknown Heirs, Successors and Assigns of Patsy S. Young, PWSA, ALCOSAN, P.N.C Bank, N.A., its successors and assigns, Leasing Management Assoc; their heirs, successors, assigns and respondents.

24th/10th Ward, Pittsburgh

Concerning the Following Property: 1109 Brabec Street & 521 Kendall Street. Block & Lot 24-F-372 / 120-N-62.

Subject To All additional easements, encroachments, agreements, etc. of record. Neon 12.

25-04582

GD-25-012532

City of Pittsburgh vs Robert G. Schmitt, PWSA, Century Home Equity Corp, its successors and assigns, and the Unknown Heirs, Successors and Assigns of Robert G. Schmitt; their heirs, successors, assigns and respondents.

27th Ward, Pittsburgh

Concerning the Following Property: 0 McClure Avenue & 3300 Fleming Street. Block & Lot 75-H-30 / 75-L-292.

Subject To All additional easements, encroachments, agreements, etc. of record. Neon 15.

25-04583

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
Dec 10, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on December 3, 2025, with respect to a proposed nonprofit corporation, Pittsburgh Human Rights City Alliance, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-04549 Dec 10, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-011313. In re: Petition of Carter James Troth, for change of name to Carter James Chaney. To all persons interested: Notice is hereby given that an order of said Court authorized

the filing of said petition and fixed Wednesday, January 7, 2026, 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.

25-02375w Dec 10, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-10476. In re: Petition of Tyler Lee Rieg, for change of name to Tyler Lee Perry. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 17, 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.

25-02386w Dec 10, 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 412TimePieces, with its principal office or place of business at 6425 Living Place, Pittsburgh, PA 15206. The names and addresses of all persons who are parties to the registration are: Nhat Phan, 6425 Living Place, Pittsburgh, PA 15206.

25-02350w Dec 10, 2025

Fictitious Name Registration

Kimberly Kisner, Esq., Kisner Law LLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219. 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 Strategic Legacy Planning, with its principal office or place of business at 381 Mansfield Ave., Suite 400, Pittsburgh, PA 15220. The names and addresses of all persons who are parties to the registration are: Strategic Consulting Advisors, LLC, and Melanie Colucci, 381 Mansfield Ave., Suite 400, Pittsburgh, PA 15220.

25-02363w Dec 10, 2025

Notice

Family Division
Divorce Complaint
FD-25-008184-009
Yukesh Gurung, Plaintiff
vs.

Kalpna Gurung, Defendant
Notice To Defend And Claim Rights
To: Kalpna Gurung, Defendant:

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Department of

Court Records, Civil Division at 1st Floor, City-County Building, 414 Grant Street, Pittsburgh, PA 15219.

If You Do Not File A Claim For Alimony, Division Of Property, Lawyer's Fees Or Expenses Before A Divorce Or Annulment Is Granted, You May Lose The Right To Claim Any Of Them.

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 MAY BE ABLE TO 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

400 Koppers Building

436 Seventh Avenue

Pittsburgh, PA 15219

Telephone: (412) 261-5555

Notice is hereby given that Padam Dangel will file a 3301 (d) Affidavit of Irretrievable Breakdown of the Marriage with the Court. Choose one: a) I oppose or b) I do not oppose entry of divorce decree. Choose one: a) I do or b) I do not wish to make any economic claims or c) economic claims have been raised and are not resolved. If you wish to make economic claims, you must file and serve opposing party within 20 days of publication. This Notice is published pursuant to PA.R.C.P. 1930.4 (b)(l)(iii)(A)(I).

25-04160 Dec 10, 2025

Notice

Court of Common Pleas

Allegheny County

Case No. MG-24-000932

Carrington Mortgage Services LLC, Plaintiff vs.

David J. Fosbrink, known Heir of Angela Fosbrink, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Angela Fosbrink, deceased, Defendants

Notice Of Sheriff's Sale Of Real Property

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

5921 Rodgers Street

Pittsburgh, PA 15207

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: 5921 Rodgers St. Ext. & Rodgers St. Ext., Pittsburgh, PA 15207 is scheduled to be sold at Sheriff's Sale on February 2, 2026 at 9:00AM, in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$101,336.27 obtained by Carrington Mortgage Services LLC (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$106,083.80.

Notice Of Owner's Rights

You May Be Able To Prevent This Sheriff's Sale

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

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

Please Note a Schedule of Distribution will be filed by the Sheriff on a date specified

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

LOGS Legal Group LLP

By: Christopher A. DeNardo, PA I.D. No. 78447; Samantha Gable, PA I.D. No. 320695; Steven Palmer, PA I.D. No. 334553; Leslie J. Rase, PA I.D. No. 58365; Heather Riloff, PA I.D. No. 309906; Kevin T. Tonczyczyn, PA I.D. No. 332616; Elizabeth L. Wassall, PA I.D. No. 77788; Joseph L. LoCastro, IV, PA I.D. No. 314973, 985 Old Eagle School Road, Suite 514, Wayne, PA 19087, Telephone: (610) 278-6800, E-mail: pahelp@logs.com, LLG File No. CEV 24-071375

25-04540 Dec 10, 2025

Notice of Action - Personal Injury

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action - Law

Patrick J. Romano and Heidi Romano,
Plaintiff,

vs.

Anthony Denezza, et al., Defendants.

Court of Common Pleas

Civil Division

Allegheny County

GD-25-010083

Notice

To: Defendant, Anthony Denezza

You are hereby notified that you have been sued in court. On September 25, 2025, a Complaint in a Civil Action was filed against you in the Court of Common Pleas of Allegheny County, Pennsylvania, at Docket Number GD-25-010083, through which the Plaintiffs, Patrick J. Romano and Heidi Romano, are seeking compensation in an amount in excess of the arbitration limits of Allegheny County for personal injuries and damages sustained as a result of an incident that occurred on December 19, 2024 in Pittsburgh, Allegheny County, Pennsylvania.

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.

The Allegheny County Bar Assoc.
Koppers Building, 4th Floor
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone (412) 261-5555
25-04556 Dec 10, 2025

Notice

In Re: Estate of Helen R. Becker a/k/a Helen Ross, deceased, No. 02-91-0553

To: Christian Mulvihill, Service of Citation of Why, Letters of Administration should not be granted to Petitioner, Sandra J. Selva on the Estate of Helen R. Becker a/k/a Helen Ross, said answer due to the Department of Court Records, Wills/Orphans Court Division, Allegheny County, Pennsylvania by December 15, 2025 at 10:00 a.m. at 414 Grant Street, 1st Floor, City-County Building, Pittsburgh, PA 15219.

25-04537 Dec 3, 10, 2025

Notice

To: Richard J. Simcic, his heirs and devisees
In the Court of Common Pleas of Allegheny County, Pennsylvania Orphans' Court Division

In Re: Estate of Richard J. Simcic, Deceased
No. 4555 of 2025

Notice

Notice is hereby given that on November 9, 2025, a Petition was filed by Penn Pioneer Enterprises, LLC to terminate the interest of the heirs and devisees of Richard J. Simcic in the real estate located at 1606 Chislett Street, Pittsburgh, PA 15206, Lot & Block No. 121-P-118 and determine that fee simple title is in Penn Pioneer Enterprises, LLC. A hearing on the Petition is scheduled for December 18, 2025, at 2:30 p.m. in Courtroom #3, 1700 Frick Building, Pittsburgh, PA 15219.

25-04370 Nov 26; Dec 3, 10, 2025

Notice of Action in Mortgage Foreclosure

Court of Common Pleas

Civil Division

NO.: MG-25-000686

Allegheny County

U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee of LSF8 Master Participation Trust, Plaintiff
vs.

Anastashia Rattliff Known Heir of Alphonso M. Rattliff, Deceased; Ashaki Rattliff Known Heir of Alphonso M. Rattliff, Deceased; Amairacle Rattliff Known Heir of Alphonso M. Rattliff, Deceased; Elizabeth Rattliff Known Heir of Alphonso M. Rattliff, Deceased; Alphonso Rattliff Known Heir of Alphonso M. Rattliff, Deceased; Aijalon Jenkins Known Heir of Alphonso M. Rattliff, Deceased; Isaiah Rattliff Known Heir of Alphonso M. Rattliff, Deceased; Kahdijah Jenkins Known Heir of Alphonso M. Rattliff, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Alphonso M. Rattliff, Deceased, 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.

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25-04622 Dec 10, 2025

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