

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:

Aleck, Miriam Edna a/k/a Miriam E. Aleck, deceased, of Pittsburgh, PA. No. 01995 of 2025. Theodore D. Aleck, Jr., Extr., 6616 Willem Drive, Finleyville, PA 15332 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-01327 Apr 9, 16, 23, 2025

Burke, Maureen C., deceased, of Pittsburgh, PA. No. 02202 of 2025. Cynthia Burke, Extr., 2 Jones Street, Upper Pittsburgh, PA 15223 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00696w Apr 9, 16, 23, 2025

Carver, Jean L., deceased, of Mt. Lebanon, PA. No. 02079 of 2025. David T. Lloyd, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

25-00693w Apr 9, 16, 23, 2025

Dern, Thomas H., deceased, of Pittsburgh, PA. No. 975 of 2025. James Daniel Sankey, Extr., 500 W. 9th Avenue, Tarentum, PA 15084 or to Jonathan C. Voelker, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

25-00695w Apr 9, 16, 23, 2025

DiBeradin, Jeffrey Carl a/k/a Jeffrey C. DiBeradin, deceased, of North Versailles, PA. No. 01913 of 2025. Wendy DiBeradin, Admr., 1320 Luehm Avenue, North Versailles, PA 15137 or to Jeffrey D. Ries, Esq., 381 Daily Drive, North Huntingdon, PA 15642.

25-01335 Apr 9, 16, 23, 2025

Gentile, Mark, deceased, of North Versailles, PA. No. 02095 of 2025. Maryanne Torok, Extr., 257 King Richard Drive, McMurray, PA 15317 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-00691w Apr 9, 16, 23, 2025

Grzybowski, Edward John a/k/a Edward J. Grzybowski, deceased, of Pittsburgh, PA. No. 02171 of 2025. Janice M. Rizzi, Extr., 976 Wilamit Drive, Bethel Park, PA 15102 or to Michael D. Seymour, Esq., Law Offices of Michael D. Seymour, 5074 West Library Avenue, Suite 300, Bethel Park, PA 15102.

25-00699w Apr 9, 16, 23, 2025

Hoolahan, James E., deceased, of Oakmont, PA. No. 2922 of 2022. Gregg P. Hoolahan, Admr., 148 Oak Meadow Drive, Oakmont, PA 15139.

25-01338 Apr 9, 16, 23, 2025

Jones, Ann Lorraine a/k/a Ann M. Jones, deceased, of Pleasant Hills Borough, PA. No.

01785 of 2025. Jeffrey R. Jones, Extr., 5798 Snake Road, Oakland, CA 94611 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

25-01323 Apr 9, 16, 23, 2025

Jones, Paul E. a/k/a Paul Edward Jones, deceased, of Harrison Township, PA. No. 01952 of 2025. Christine Werner, Admr., 225 Chester Drive, Apt. 2, Lower Burrell, PA 15068 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-01332 Apr 9, 16, 23, 2025

Krasinsky, Marlene M. a/k/a Marlene Marcelli Krasinsky, deceased, of Brackenridge Borough, PA. No. 01964 of 2025. Walter Gregory Krasinsky, Extr., 4275 Burtner Road, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-01333 Apr 9, 16, 23, 2025

LaFianza, Howard H., deceased, of West Mifflin, PA. No. 01129 of 2025. Michael O'Rourke, Extr., 5020 Meadow Crest Drive, Allison Park, PA 15101 or to John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203.

25-01325 Apr 9, 16, 23, 2025

McSorley, III, John, deceased, of Pittsburgh, PA. No. 1707 of 2025. David P. McSorley, Extr., c/o John W. Giltinan, Esq., P.C., 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222.

25-00689w Apr 9, 16, 23, 2025

Potts, Mildred, deceased, of Homestead, PA. No. 01818 of 2025. Charles Potts, Admr. c.t.a., 110 W. Edna Street, Munhall, PA 15120 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-01326 Apr 9, 16, 23, 2025

Sabram, Mary Ann, deceased, of Pittsburgh, PA. No. 01804 of 2025. Mary Ann Gilliland, Extr., 2629 Timberglen Drive, Wexford, PA 15090 or to Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086.

25-01324 Apr 9, 16, 23, 2025

Schmitt, Jacob F., deceased, of Bethel Park, PA. No. 01567 of 2025. Kimberly Schmitt Miller, Extr., 2128 Lyncris Lane, Miamisburg, OH 45342 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

25-01328 Apr 9, 16, 23, 2025

Scotty, Kenneth W., deceased, of Bridgeville, PA. No. 06000 of 2024. Sara Anderson, Admr., c/o John D. Finnegan, Esq., Bresnahan, Finnegan & Bresnahan, P.C., 1000 Gamma Drive, Suite 206, Pittsburgh, PA 15238.

25-00688w Apr 9, 16, 23, 2025

Slota, Steven, deceased, of Coraopolis, PA. No. 9318 of 2021. Paul A. Slota, Admr., 4004 46th Street, New Brighton, PA 15066 or to George C. Entenmann, Esq., George C. Entenmann, Attorney at Law, 300 Mt. Lebanon Blvd., Suite 212, Mt. Lebanon, PA 15234.

25-00684w Apr 9, 16, 23, 2025

Welsh, Mary C., deceased, of Forest Hills, PA. No. 01890 of 2025. Lisa Colletto, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

25-00698w Apr 9, 16, 23, 2025

Cummings, Michael Cornelius a/k/a Michael C. Cummings, deceased, of South Park, PA. No. 04080 of 2024. Timothy M.

Cummings, Admr., 6047 Boyer Avenue, Bethel Park, PA 15102 or to Timothy J. Chiappetta, Esq., Dickie McCamey & Chilcote, P.C., 444 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222.

25-01155 Apr 2, 9, 16, 2025

DeLuca, JoAnne R. a/k/a JoAnne DeLuca, deceased, of Pittsburgh, PA. No. 1694 of 2025. Anne C. Roebuck, Extr., 300 Hutter Avenue, Ellwood City, PA 16117 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

25-01163 Apr 2, 9, 16, 2025

DiBucci, Diane, deceased, of McCandless Township, PA. No. 05073 of 2024. Cristopher Williams, Admr., 407 Karen Court, Cranberry Township, PA 16066 or to Timothy J. Chiappetta, Esq., Dickie McCamey & Chilcote, P.C., 444 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222.

25-01156 Apr 2, 9, 16, 2025

Elborne, Joseph A. a/k/a Joe Elborne a/k/a Joseph Elborne, deceased, of Plum Borough, PA. No. 01339 of 2025. Helen A. Elborne, Admr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

25-01161 Apr 2, 9, 16, 2025

Graham, Mitchel L., deceased, of Pittsburgh, PA. No. 06634 of 2024. Matthew Graham, Extr., 1002 Wible Run Rd., Pittsburgh, PA 15209.

25-00637w Apr 2, 9, 16, 2025

Guenther, Donald L. a/k/a Donald Guenther a/k/a Don Guenther, deceased, of Brackenridge, PA. No. 01191 of 2025. Lynette R. Waugh, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

25-01158 Apr 2, 9, 16, 2025

Haney, Anita J., deceased, of Homestead Borough, PA. No. 01352 of 2025. Michael DeAngelo, Extr., c/o Lea E. Anderson, Esq., GRB Law, 525 William Penn Place, Suite 3110, Pittsburgh, PA 15219.

25-01160 Apr 2, 9, 16, 2025

Harris, Wilhelmina, deceased, of Pittsburgh, PA. No. 03852 of 2024. Sharronne Powers, Extr., 618 Garden City Drive, Monroeville, PA 15146.

25-00634w Apr 2, 9, 16, 2025

Herrle, Paul R., deceased, of Pittsburgh, PA. No. 1480 of 2025. James J. Herrle, Co-Extr., 122 S. Atlantic Avenue, Pittsburgh, PA 15224 and Richard P. Herrle, Co-Extr., 240 Rosscommon Road, Wexford, PA 15090 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.

25-01162 Apr 2, 9, 16, 2025

Holmes, Sr., Harry J. a/k/a Harry Holmes a/k/a Harry Holmes, Sr., deceased, of McKees Rocks, PA. No. 4811 of 2017. Cheryl Schallus, Admr. c.t.a., 3318 Eliska Street, Pittsburgh, PA 15204 or to Trevor R. Fleming, Esq., The Law Firm of Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

25-01164 Apr 2, 9, 16, 2025

Huber, Dennis V. a/k/a Dennis Victor Huber, deceased, of Pittsburgh, PA. No. 04928 of 2024. Sharon Bezek, Admr., 130 Congressional Lane, Beaver, PA 15009 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

25-01152 Apr 2, 9, 16, 2025

Jae, Donna A. a/k/a Donna A. McFarland a/k/a Donna M. Jae, deceased, of Pittsburgh, PA. No. 01651 of 2025. Michael Arcuri, Extr., 2046 Warren Avenue, Irwin, PA 15642 or to David M. Charles, Esq., 220 Grant Street, 6th Floor, Pittsburgh, PA 15219.

25-00638w Apr 2, 9, 16, 2025

Kopcho, Mara Ann, deceased, of Pittsburgh, PA. No. 01740 of 2025. Marcella Cardilli, Admr., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

25-01157 Apr 2, 9, 16, 2025

Kos, Francis M., deceased, of West View Borough, PA. No. 01658 of 2025. Stanley A. Kos, Admr., 29 Westfield Avenue, Pittsburgh, PA 15229 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-01166 Apr 2, 9, 16, 2025

Lange, Michael Bernard a/k/a Michael B. Lange, deceased, of Pittsburgh, PA. No. 01905 of 2025. Tanner Lange, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-00640w Apr 2, 9, 16, 2025

Lewandowski, Robert A., deceased, of Pittsburgh, PA. No. 02061 of 2025. Anthony J. Rakarich, Extr., 1134 Berkshire Ave., Pittsburgh, PA 15226.

25-00633w Apr 2, 9, 16, 2025

Navarro, Rita V., deceased, of Pittsburgh, PA. No. 01512 of 2025. Frederick Navarro, Extr., 112 Whitaker Drive, Saxenburg, PA 16056 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-01153 Apr 2, 9, 16, 2025

Pegnato, Theresa E. a/k/a Theresa Elizabeth Pegnato, deceased, of Gibsonsia, PA. No. 01770 of 2025. Virginia P. Buzzelli, Extr., 603 Calais Drive, Apt. 2211, Pittsburgh, PA 15237 or to Molly M. Greenan, Esq., Greenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-01165 Apr 2, 9, 16, 2025

Postell, David Lee a/k/a David L. Postell a/k/a David Postell, deceased, of Pittsburgh, PA. No. 01953 of 2025. Sheila M. Postell, Admr., 4346 Spring Garden Road, Pittsburgh, PA 15212 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-01291 Apr 2, 9, 16, 2025

Stopa-Dorsey, June a/k/a June R. Stopa-Dorsey, deceased, of Sewickley, PA. No. 01625 of 2025. William L. Kingsbury, Esq., Admr. c.t.a., 1 Masonic Drive, Elizabethtown, PA 17022 or to John R. Owen, Esq., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

25-01154 Apr 2, 9, 16, 2025

Zaffuto, Virginia Ada a/k/a Virginia A. Zaffuto, deceased, of Avalon, PA. No. 01686 of 2025. Ronald J. Zaffuto, Extr., 824 Chester Avenue, Pittsburgh, PA 15202 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-01167 Apr 2, 9, 16, 2025

Akins, Thomas E. a/k/a Thomas Earl Akins, deceased, of Mt. Lebanon, PA. No. 1576 of 2025. Marce J. Urbanski, Extr., 1 Lighthouse Cove Loop, Carolina Shores, NC 28467 or to Thomas L. Stevenson, Esq., Thomas L. Stevenson & Associates, 666 Washington Rd., Ste. 101, Pittsburgh, PA 15228.

25-01074 Mar 26; Apr 2, 9, 2025

Amadio, Michael David, deceased, of Green Tree, PA. No. 01871 of 2025. Barbara Amadio, Admr., c/o Alyssa M. Zottola, Esq., Anderson & Labovitz, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

25-00574w Mar 26; Apr 2, 9, 2025

Bacco, Theresa a/k/a Theresa R. Bacco, deceased, of North Versailles, PA. No. 01066 of 2025. Francis P. Bacco, Extr., 110 Manor View Drive, Manor, PA 15665 or to John Eric Bumbaugh, Jr., Esq., Bumbaugh George

Prather Dediana, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.

25-01069 Mar 26; Apr 2, 9, 2025

Bocetti, Mary Susan a/k/a Mary S. Bocetti, deceased, of Pittsburgh, PA. No. 01589 of 2025. Emily Bocetti, Extr., 2912 W. Liberty Avenue, Apt. 4, Pittsburgh, PA 15216 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

25-01068 Mar 26; Apr 2, 9, 2025

Byrne, Regina C., deceased, of Hampton Twp., PA. No. 1531 of 2025. Linda J. Armstrong, Extr., 5387 Peach Dr., Gibsonia, PA 15044 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.

25-01076 Mar 26; Apr 2, 9, 2025

Fritz, David A., deceased, of Pittsburgh, PA. No. 01276 of 2025. Kathleen A. Dominik, Extr., 3501 Shadeland Avenue, Pittsburgh, PA 15212 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

25-01078 Mar 26; Apr 2, 9, 2025

Grisnik, George W. a/k/a George Grisnik, deceased, of Clairton, PA. No. 08091 of 2024. Elizabeth Ann Buckley, Extr., 20 Hickory Grade Rd., Cecil, PA 15321 or to Angela D. Kusturiss, Esq., 12 N. Jefferson Avenue, Canonsburg, PA 15317.

25-01072 Mar 26; Apr 2, 9, 2025

Jackson, Sr., Ronald E., deceased, of Monroeville, PA. No. 01886 of 2025. Ronald E. Jackson, Jr., Extr., 456 Colonial Drive, Monroeville, PA 15146 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-00576w Mar 26; Apr 2, 9, 2025

Jones Farbacher, Tara, deceased, of Cheswick, PA. No. 03049 of 2024. Mark Jones, Extr., c/o Elizabeth A. Beroes, Esq., Beroes Law Center, P.C., 4054 Penn Ave., Pittsburgh, PA 15224.

25-01070 Mar 26; Apr 2, 9, 2025

Kinchloe, Sr., William Patrick a/k/a William P. Kinchloe, deceased, of White Oak Borough, PA. No. 01584 of 2025. Donna Kinchloe, Co-Admr., and William P. Kinchloe, Jr., Co-Admr., 1124 Monongahela Blvd., White Oak, PA 15131 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

25-01067 Mar 26; Apr 2, 9, 2025

Koskoden, James Patrick, deceased, of Pittsburgh, PA. No. 07098 of 2024. Michael Leo Koskoden, Admr., 1350 Pritchard Street, Pittsburgh, PA 15204 or to Domenic Bellisario, Esq., 310 Grant St., Suite 1302, Pittsburgh, PA 15219.

25-00572w Mar 26; Apr 2, 9, 2025

Kukla, Charles R. a/k/a Charles Kukla, deceased, of Oakdale Borough, PA. No. 1545 of 2025. Susan Galentine, Extr., 42 Allison Rd., Bulger, PA 15019 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057.

25-01065 Mar 26; Apr 2, 9, 2025

Mehta, Anshu G., deceased, of Upper St. Clair, PA. No. 00953 of 2025. Ravindra K. Mehta, Extr., 1701 Hunters Path Lane, Upper St. Clair, PA 15241 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

25-01084 Mar 26; Apr 2, 9, 2025

Rider, Mary G. a/k/a Mary Rider a/k/a Mary Genevieve Rider, deceased, of Carnegie Borough, PA. No. 01544 of 2025. Stephanie C. Lucchino, Co-Extr., and Jeffrey P. Derrico, Co-Extr. and Atty., Greenlee, Derrico Posa, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057.

25-01066 Mar 26; Apr 2, 9, 2025

Taddeo, Franklin A., deceased, of Elizabeth, PA. No. 1074 of 2025. Deborah L. Strong, Extr., 108 Audrey Drive, Pleasant Hills, PA 15236 or to Scott B. Lang, Esq., 426 Wray Large Road, Jefferson Hills, PA 15025.

25-01073 Mar 26; Apr 2, 9, 2025

Tartler, Barry L., deceased, of Monroeville, PA. No. 00889 of 2025. Patricia Majeskie, Extr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.

25-01071 Mar 26; Apr 2, 9, 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 March 25, 2025, with respect to a nonprofit corporation, Pennsylvania Missing Persons Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00697w Apr 9, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, on or before May 30, 2025, with respect to a nonprofit corporation, JATBT Family Reunion, which is to be incorporated under the Nonprofit Corporation Law of 1988.

25-00701w Apr 9, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-001992. In re: Petition of Nicolette Marie Tiernan, for change of name to Nicolette Marie Tiernan Estevez. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 7, 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. Jennifer S. Dickquist, JD Law, 1546 Fulton Street, Pittsburgh, PA 15233, Ph: 412-295-8066, Attorney for Petitioner.

25-00694w Apr 9, 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 412 Global Connections, with its

principal office or place of business at 154 North Bellefield Avenue, Apt. 91, Pittsburgh, PA 15213. The names and addresses of all persons who are parties to the registration are: Annamaria Fato, 154 North Bellefield Avenue, Apt. 91, Pittsburgh, PA 15213.

25-00692w Apr 9, 2025

Notice

Court of Common Pleas

Allegheny County

Case NO. MG-23-000988

Towd Point Mortgage Trust 2020-2, U.S. Bank National Association, as Indenture Trustee, Plaintiff

vs.

Thierno Sow, known Heir of Darlene D. Hopkins, deceased; Jerome Fuller, known Heir of Darlene D. Hopkins, deceased; Charles Fuller, known Heir of Darlene D. Hopkins, deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Darlene D. Hopkins, 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 Darlene D. Hopkins, deceased

7967 Aber Road, Verona, PA 15147
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: 7967 Aber Road, Verona, PA 15147 is scheduled to be sold at Sheriff's Sale on May 5, 2025 at 9:00 a.m., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$105,640.43 obtained by Towd Point Mortgage Trust 2020-2, U.S. Bank National Association, as Indenture Trustee (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$112,989.96.

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. 23-068862.

25-01329 Apr 9, 2025

Notice

Court of Common Pleas

Allegheny County

Case NO. MG-20-000019

USAA Federal Savings Bank, Plaintiff

vs.

Unknown Heirs, Successors, assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or Under Alex

McSorley, deceased; Arthur McSorley, Known Heir of Alex McSorley, deceased; Beth Tarantini, Known Heir of Alex McSorley, deceased; Meghann Sowko, Known Heir of Alex McSorley, deceased; Christina Bellissimo, Known Heir of Alex McSorley, 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 Alex McSorley, deceased

407 Longview Drive, Monroeville, PA 15146
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: 407 Longview Drive, Monroeville, PA 15146 is scheduled to be sold at Sheriff's Sale on May 5, 2025 at 9:00 a.m., in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the court judgment of \$166,640.91 obtained by USAA Federal Savings Bank (the mortgagee) against you. As a result, a writ of execution has been issued in the amount of \$173,663.36.

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. 19-064271.

25-01330 Apr 9, 2025

Notice of Entry of Judgment

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-25-000175

Bonnie J. Azzara, Plaintiff v.

Henrietta Neillie, Deceased, and Unknown Heirs of Henrietta Neillie, Defendants

TO: Henrietta Neillie, Deceased, and Unknown Heirs of Henrietta Neillie

Notice of Judgment

You are hereby notified that Judgment of Default has been entered against you and in favor of the Plaintiff on March 31, 2025 pursuant to Order of Court dated March 20, 2025.

Counsel for Plaintiff: F. Christopher Spina, Esq. and Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219, Telephone: 412-281-3550.

25-01339 Apr 9, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania Civil Division

Aaron J. Henderson v. 7-Eleven, Inc., individually and t/d/b/a 7-Eleven & Yubaraj Budhathoki

**Find out what's
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Pittsburgh Legal
Community**

- CLEs
- Committee Meetings
- Social Events
- Zoom Sessions
- And more ...

ACBA.org/calendar

Case No.: GD-25-000298

Notice to: Yubaraj Budhathoki

You are hereby notified that Aaron J. Henderson, Plaintiff in the above matter, has commenced an action by Complaint against you for injuries sustained in an altercation on March 25, 2024. Service of the Complaint filed is being made upon you pursuant to an Order of Court dated March 31, 2025.

If you wish to defend, you must enter a written appearance personally or by an attorney. You should take this notice to a lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below: Lawyer Referral Service, 400 Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219; (412) 261-5555; www.GetAPittsburghLawyer.com.

25-01343 Apr 9, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division

NO. GD-25-002476

South Allegheny School District, Plaintiff,

v.

The Unknown Heirs of Eugene R. Smith, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 232-F-169 and 232-F-171, more commonly known as 1701 Coal Street, Pittsburgh, PA 15221 and Coal Street, Pittsburgh, PA, 15221, respectively, in Wilksburg Borough.

Notice

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

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

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

Lawyer Referral Service

The Allegheny County Bar Association

400 Koppers Building

436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

25-01366 Apr 9, 2025

Voluntary Dissolution Limited Liability Company

Margaret K. Sitko, Esq., Sitko Bruno, LLC, 2740 Smallman Street, Ste. 300, Pittsburgh, PA 15222. Notice is hereby given by Aiello Land Company, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to the referenced address (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

25-00690w Apr 9, 16, 2025

CIVIL DIVISION

New Arbitration Suits

(Continued from Page 1, Column 2)

Portfolio Recovery Associates LLC vs Brumm Albert W.; AR-25-002064; Contract - Debt Collection; Exhibits; 2486.28; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Magee Declan; AR-25-002065; Contract - Debt Collection; Exhibits; 5793.43; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Donaldson Amber; AR-25-002066; Contract - Debt Collection; Exhibits; 3470.94; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Discover Bank vs Williams Roney; AR-25-002067; Contract - Debt Collection; Praeipce for Appearance; 10291.41; Atty(s): Sharif E. J., Roeck Erica Gesing

Portfolio Recovery Associates LLC vs Robinson Marjorie; AR-25-002068; Contract - Debt Collection; Exhibits; 7096.05; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Yannone Christian; AR-25-002069; Contract - Debt Collection; Exhibits; 5133.42; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

PNC Bank National Association vs Faddoul Lindsay R.; AR-25-002070; Contract - Debt Collection; Praeipce for Appearance; 10409.01; Atty(s): Sharif E. J.

Portfolio Recovery Associates LLC vs McClung Angela; AR-25-002071; Contract - Debt Collection; Exhibits; 1418.83; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Walthour Brandon; AR-25-002072; Contract - Debt Collection; Exhibits; 1082.46; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Speicher Mary; AR-25-002073; Contract - Debt Collection; Exhibits; 4423.37; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Gatewood Jamie; AR-25-002074; Contract - Debt Collection; Exhibits; 7761.19; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Wells Fargo Bank N.A. vs Dankins George; AR-25-002075; Contract - Debt Collection; Complaint; 13005.66; Atty(s): Francese Nicole M.

American Express National Bank vs Avramov Artem; AR-25-002076; Contract - Credit Card; Praeipce for Appearance; 36729.78; Atty(s): Felzer Jordan W.

Portfolio Recovery Associates LLC vs Hardy Annette; AR-25-002077; Contract - Debt Collection; Exhibits; 3655.82; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Cinkan Sherine; AR-25-002078; Contract - Debt Collection; Exhibits; 2885.05; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Upsher Deona; AR-25-002079; Contract - Debt Collection; Exhibits; 1828.56; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

Portfolio Recovery Associates LLC vs Rodriguez Viviana E.; AR-25-002080; Contract - Debt Collection; Exhibits; 2756.02; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

American Express National Bank vs Freilich Ahron, CLS Star LLC; AR-25-002081; Contract - Credit Card; Praeipce for Appearance; 2664.68; Atty(s): Felzer Jordan W.

Portfolio Recovery Associates LLC vs Brenneisen Wendy; AR-25-002082; Contract - Debt Collection; Exhibits; 889.09; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

American Express National Bank vs Freilich Ahron; AR-25-002083; Contract - Credit Card; Praeipce for Appearance; 12039.71; Atty(s): Felzer Jordan W.

American Express National Bank vs Young Terrance, Funder LLC; AR-25-002084; Contract - Credit Card; Praeipce for Appearance; 13955.01; Atty(s): Felzer Jordan W.

Portfolio Recovery Associates LLC vs Okinski Justin L.; AR-25-002085; Contract - Debt Collection; Exhibits; 1228.56; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

American Express National Bank vs Smolko James; AR-25-002086; Contract - Credit Card; Praeipce for Appearance; 12330.64; Atty(s): Felzer Jordan W.

American Express National Bank vs Grover Vikram; AR-25-002087; Contract - Credit Card; Praeipce for Appearance; 17290.15; Atty(s): Felzer Jordan W.

American Express National Bank vs Olive Michelle; AR-25-002088; Contract - Credit Card; Praeipce for Appearance; 31844.17; Atty(s): Felzer Jordan W.

American Express National Bank vs Aupperlee Aaron; AR-25-002089; Contract - Credit Card; Praeipce for Appearance; 11500.89; Atty(s): Felzer Jordan W.

Portfolio Recovery Associates LLC vs Lockaton Keith; AR-25-002090; Contract - Debt Collection; Exhibits; 3156.77; Atty(s): Polas Jr. Robert N., McGuire Brian P., Gerding Carrie, Titus Christopher Alan, Babcock Gregory James

JPMorgan Chase Bank N.A. vs Knasiak Shaffer W.; AR-25-002091; Contract - Debt Collection; Exhibits; 14459.34; Atty(s): Lauer Ian M., Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Watland Jesse E.; AR-25-002092; Contract - Debt Collection; Exhibits; 6808.18; Atty(s): Lauer Ian M., Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

JPMorgan Chase Bank N.A. vs Turyan Stephanie; AR-25-002093; Contract - Debt Collection; Exhibits; 11103.10; Atty(s): Lauer Ian M.

Discover Bank vs Villeda Hector F.; AR-25-002094; Contract - Credit Card; Plaintiff's Appeal of MDJ; 2455.01; Atty(s): Urban Matthew D.

Capital One N.A. vs Postler Todd; AR-25-002095; Contract - Debt Collection; Plaintiff's Appeal of MDJ; 2410.79; Atty(s): Ratchford Michael

First National Bank of Omaha vs Brown Anthony; AR-25-002096; Contract - Credit Card; Complaint; 23505.39; Atty(s): DeFontes Brad

Halbleib John vs Boxley Amanda; AR-25-002097; Motor Vehicle Accident; Order of Court - IFP Granted; 4185.41; Atty(s): Self-Represented

O'Hara Township vs Richards Natalie; AR-25-002098; Contract - Other; Complaint; 21865.83; Atty(s): Hausman Joshua C.

Cogar Goldie vs Benedetti Carolyn; AR-25-002099; Motor Vehicle Accident; Complaint; 49000.00; Atty(s): Giannetti Anthony J., Shorr Adam Daniel

Bank of America N.A. vs Bayne Virginia M.; AR-25-002100; Contract - Credit Card; Exhibits; 2650.47; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Franko Abba; AR-25-002101; Contract - Credit Card; Exhibits; 16157.32; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Foster Colin D.; AR-25-002102; Contract - Credit Card; Exhibits; 9937.38; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Haraburda Robert William; AR-25-002103; Contract - Credit Card; Exhibits; 2963.56; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Reynolds Steven A.; AR-25-002104; Contract - Credit Card; Exhibits; 7504.20; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Thomas Peter S.; AR-25-002105; Contract - Credit Card; Exhibits; 8267.17; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Danlovich Donna L.; AR-25-002106; Contract - Credit Card; Exhibits; 12472.88; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Duff Steven E.; AR-25-002107; Contract - Credit Card; Exhibits; 11502.37; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Giacomino Jessica; AR-25-002108; Contract - Credit Card; Exhibits; 5934.11; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Schreckengost Richard Clark; AR-25-002109; Contract - Credit Card; Exhibits; 7029.40; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Steinberg Sarah; AR-25-002110; Contract - Credit Card; Exhibits; 15439.08; Atty(s): Baroska III Robert L.

JPMorgan Chase Bank N.A. vs Devine Joshua R.; AR-25-002111; Contract - Debt Collection; Exhibits; 27441.97; Atty(s): Lauer Ian M., Trauffer Lewis C., Holzman James A., Ringgold Hamilton, Samadnejad Farnoush, Blair Patricia A.

Bank of America N.A. vs Giebel Matthew A.; AR-25-002112; Contract - Credit Card; Exhibits; 2720.74; Atty(s): Baroska III Robert L.

Bank of America N.A. vs Dambrogio Phillip Daniel; AR-25-002113; Contract - Credit Card; Exhibits; 6057.06; Atty(s): Baroska III Robert L.