

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:

Baer, William C. a/k/a William Clarence Baer, deceased, of Ross Township, PA. No. 7380 of 2024. Gregor C. Baer, Extr., 2090 Green Street, Apt. 21, San Francisco, CA 94123 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.
24-04528 Dec 26 2024; Jan 2, 9, 2025

Bergen, Anna R. a/k/a Anna Rose Bergen, deceased, of Mt. Lebanon Township, PA. No. 06049 of 2024. Richard S. Bergen, Extr., 1310 Craigview Drive, Pittsburgh, PA 15243 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.
24-04530 Dec 26 2024; Jan 2, 9, 2025

Beshai, Suzanne C., deceased, of Kilbuck Twp., PA. No. 07862 of 2024. Teresa R. Beshai, Extr., c/o Craig A. Hatch, Esq., CELA, Halbruner, Hatch & Guise LLP, 3435 Market Street, Camp Hill, PA 17011.
24-02327w Dec 26 2024; Jan 2, 9, 2025

Brown, Gordon a/k/a Gordon P. Brown, Jr. a/k/a Gordon Page Brown, deceased, of Ross Township, PA. No. 07759 of 2024. Alice T. Brown, Extr., 118 Hillcrest Drive, Pittsburgh, PA 15237 or to Cory C. Omasta, Esq., Williams Coulson, One Gateway Center, 16th Fl., Pittsburgh, PA 15222.
24-02318w Dec 26 2024; Jan 2, 9, 2025

Buchanan, Dorothy E., deceased, of Pittsburgh, PA. No. 07922 of 2024. Marsha Sunderman, Extr., 142 Elm Road, Pittsburgh, PA 15237 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.
24-02325w Dec 26 2024; Jan 2, 9, 2025

Dressel, Joseph A., deceased, of Mt. Lebanon, PA. No. 07721 of 2024. Mary Jo Dressel, Co-Extr., 1160 Bower Hill Road, Apt. 512B, Pittsburgh, PA 15243 and Regina D. Stover, Co-Extr., 322 Rockfield Road, Pittsburgh, PA 15243 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
24-04527 Dec 26 2024; Jan 2, 9, 2025

Eyerman, Emil A. a/k/a Emil Ambrose Eyerman, Jr., deceased, of McCandless Township, PA. No. 07723 of 2024. LuAnn Eyerman Holt, Extr., 301 Westchester Commons, Wexford, PA 15090 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
24-04531 Dec 26 2024; Jan 2, 9, 2025

Mahfood, Norman C., deceased, of Bethel Park, PA. No. 05714 of 2024. Norman G. Mahfood Admr., c/o Mark C. Joseph, Esq., Mark C. Joseph LLC, P.O. Box 13512, Pittsburgh, PA 15243.
24-04525 Dec 26 2024; Jan 2, 9, 2025

McDermott, Loretta M. a/k/a Loretta McDermott, deceased, of Carnegie, PA. No.

7571 of 2024. Thomas P. McDermott, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.
24-04529 Dec 26 2024; Jan 2, 9, 2025

Paschke, Jack a/k/a John Paschke a/k/a John W. Paschke, deceased, of Pittsburgh, PA. No. 07712 of 2024. Jeanne Marie Marquette, Extr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
24-02326w Dec 26 2024; Jan 2, 9, 2025

Vaughn, Melissa Lois a/k/a Melissa L. Vaughn, deceased, of Pittsburgh, PA. No. 07950 of 2024. Jennifer Vaughn, Admr., c/o Matthew J. Morella, Esq., MJM Law, PLLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219.
24-02323w Dec 26 2024; Jan 2, 9, 2025

Wagner, Michael A., deceased, of Ingram Borough, PA. No. 07816 of 2024. Adam M. Wagner, Extr., 2009 Kenzie Drive, Pittsburgh, PA 15205 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.
24-04526 Dec 26 2024; Jan 2, 9, 2025

Willard, Mariolin, deceased, of Gibsonia, PA. No. 4854 of 2024. John R. Willard, Extr., 203 Royal Doulton Court, Gibsonia, PA 15044 or to Devin Hallett Snyder, Esq., Hallett Snyder Law, 518A Allegheny River Blvd., Oakmont, PA 15139.
24-02328w Dec 26 2024; Jan 2, 9, 2025

Berman, Helen L. a/k/a Helen May Berman, deceased, of Edgeworth, PA. No. 07655 of 2024. Beth Ann Noble, Co-Extr. and Paul David Berman, Co-Extr., 1049 Princewood Avenue, Centerville, OH 45429 or to David M. Landay, Esq., 310 Grant St., Grant Building, Suite 1500, Pittsburgh, PA 15219.
24-04490 Dec 19, 26 2024; Jan 2, 2025

Borecki, Claudia Rohal, deceased, of McKees Rocks, PA. No. 07839 of 2024. Daniel R. Borecki, Extr., c/o Ryan Brode, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.
24-02290w Dec 19, 26 2024; Jan 2, 2025

Brody, Margaret A. a/k/a Margaret Alexandria Brody a/k/a Sandra Brody, deceased, of Brookline, PA. No. 07181 of 2024. George S. Brody, Extr., 13411 Keener Road, Hagerstown, MD 21742-2863.
24-04489 Dec 19, 26 2024; Jan 2, 2025

Bukowski, Carolyn M., deceased, of West Mifflin, PA. No. 07713 of 2024. Janice Tarson, Extr., c/o R. Anthony DeLuca, Esq., 225 Ross Street, 4th Floor, Pittsburgh, PA 15219.
24-02296w Dec 19, 26 2024; Jan 2, 2025

Davis, David A., deceased, of Pittsburgh, PA. No. 07674 of 2024. Dale R. Holland, Admr., 5753 W. Plum Road, Phoenix, AZ 85083 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.
24-02294w Dec 19, 26 2024; Jan 2, 2025

Kruger, Lorraine, deceased, of Robinson Township, PA. No. 05318 of 2023. David William Kruger, Sr., Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.
24-02289w Dec 19, 26 2024; Jan 2, 2025

Leslie, Jr., M. Russell, deceased, of Blawnox, PA. No. 07646 of 2024. Joseph F. Weis, Esq., Stonecipher Law Firm, 200 Alpha Drive, Pittsburgh, PA 15238.
24-02293w Dec 19, 26 2024; Jan 2, 2025

Pollier, Ella Mae, deceased, of Wexford, PA. No. 07746 of 2024. Heather Chase, Extr., 2566 Matherhorn Drive, Wexford, PA 15090 or to John R. Cook, Esq., Cook Law &

Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.
24-04491 Dec 19, 26 2024; Jan 2, 2025

Rathbun, William A., deceased, of Findlay Township, PA. No. 07861 of 2024. Victoria Rathbun, Admr., 4041 Potato Garden Run Road, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
24-02295w Dec 19, 26 2024; Jan 2, 2025

Rudge, Jr., Andrew J., deceased, of North Fayette Township, PA. No. 07734 of 2024. Diana Rudge, Extr., 108 Snyder Drive, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
24-02291w Dec 19, 26 2024; Jan 2, 2025

Szwaczkowski, Patricia V., deceased, of Gibsonia, PA. No. 7841 of 2024. Richard J. Szwaczkowski, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
24-02298w Dec 19, 26 2024; Jan 2, 2025

Telep, Larry M. a/k/a Larry Michael Telep, deceased, of Mt. Lebanon, PA. No. 06787 of 2020. Rosa Maria De Guadalupe D. Telep, Admr., 1216 Cochran Road, Pittsburgh, PA 15243 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.
24-04492 Dec 19, 26 2024; Jan 2, 2025

Zehr, James Carl, deceased, of Wexford, PA. No. 7602 of 2024. Kimberly Cole, Admr., 15301 Palmyra Road, Diamond, OH 44412 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.
24-02297w Dec 19, 26 2024; Jan 2, 2025

Ballaban, Ann a/k/a Anna Ballaban, deceased, of West Mifflin, PA. No. 07321 of 2024. Peter J. Ballaban, Extr., 51 South Brookhollow Way, Clayton, NC 27520 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-02234w Dec 12, 19, 26, 2024

Bocka, Kathleen, deceased, of Pittsburgh, PA. No. 04440 of 2024. Carrie Hollowood, Extr., 163 Red Mailbox Road, Eighty Four, PA 15330 or to Lisa J. Budy, Esq., P.O. Box 488, California, PA 15419.
24-02227w Dec 12, 19, 26, 2024

Bossart, Jr., Richard Warren a/k/a Richard W. Bossart, Jr., deceased, of Pittsburgh, PA. No. 07534 of 2024. Brandy L. Ice, Extr., 1362 Tessera Way, Myrtle Beach, SC 29579 or to Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219.
24-04430 Dec 12, 19, 26, 2024

Cardamone, Thomas, deceased, of Bethel Park, PA. No. 07501 of 2024. Christine R. Strathaus, Extr., 1034 Piney Ridge Drive, South Park, PA 15129 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-02238w Dec 12, 19, 26, 2024

Econovich, Agnes M., deceased, of Port Vue, PA. No. 06590 of 2024. Kevin Abels, Extr., 1819 Roy Avenue, Sutersville, PA 15083 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-02232w Dec 12, 19, 26, 2024

Fabus, Jr., Robert, deceased, of Pittsburgh, PA. No. 07726 of 2024. Karen Wong, Admr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.
24-02245w Dec 12, 19, 26, 2024

Harrison, Eric J. a/k/a Eric Harrison, deceased, of Upper St. Clair Township, PA.

No. 01944 of 2024. Todd C. Harrison, Extr., 5875 Gilbert Lake Road, Bloomfield Hills, MI 48301 or to Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main Street, Suite 600, Washington, PA 15301.
24-04426 Dec 12, 19, 26, 2024

Hearn, Joseph M., deceased, of Turtle Creek, PA. No. 06949 of 2024. Kathleen Starr, Extr., 138 Matherhorn Road, Monroeville, PA 15146 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-02236w Dec 12, 19, 26, 2024

Homol, Andrew, deceased, of Imperial, PA. No. 07753 of 2024. Mark Andrew Homol, Extr., 4 Dampsky Way, Imperial, PA 15126 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-02228w Dec 12, 19, 26, 2024

McHaffie, Dolores May, deceased, of Moon Township, PA. No. 07526 of 2024. Inez McHaffie, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.
24-02242w Dec 12, 19, 26, 2024

Morris, Doris E., deceased, of McKeesport, PA. No. 07714 of 2024. Sharon Victoria, Extr., 11041 Eldora Place, Sunland, CA 91040 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.
24-02240w Dec 12, 19, 26, 2024

Nauman, Kenneth R., deceased, of Allison Park, PA. No. 07728 of 2024. Ralph Nauman, Extr., 218 Baintree Road, Coraopolis, PA 15108 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
24-02226w Dec 12, 19, 26, 2024

Pierce, James M., deceased, of Monroeville, PA. No. 07727 of 2024. Helen Pierce, Admr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.
24-02241w Dec 12, 19, 26, 2024

Raczka, Eleanor, deceased, of Pittsburgh, PA. No. 07593 of 2024. Melissa McSwigan, Extr., 135 W. Lyndhurst Drive, Pittsburgh, PA 15206 or to Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15117.
24-02229w Dec 12, 19, 26, 2024

Schilling, Richard a/k/a Richard A. Schilling a/k/a Richard Allen Schilling, deceased, of Monroeville, PA. No. 07363 of 2024. Norma M. Ruffing, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.
24-04427 Dec 12, 19, 26, 2024

Smith, Carole Lee, deceased, of Marshall Twp., PA. No. 07589 of 2024. Pamela S. Anderson, Co-Admr. and Lori J. Pintar, Co-Admr., 521 Sharon Drive, Moon Twp., PA 15108 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.
24-04428 Dec 12, 19, 26, 2024

Smith, Roger R. a/k/a Roger Smith, deceased, of Marshall Twp., PA. No. 07590 of 2024. Pamela S. Anderson, Co-Admr. and Lori J. Pintar, Co-Admr., 521 Sharon Drive, Moon Twp., PA 15108 or to Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, One Adams Place, 310 Seven Fields Blvd., Suite 200, Seven Fields, PA 16046.
24-04429 Dec 12, 19, 26, 2024

Testa, Marian R., deceased, of Bethel Park, PA. No. 02176 of 2024. Mari-Ellen Gabrielli, Extr., c/o Joseph L. Luvara, Esq.,

Dickie, McCamey & Chilcote, P.C., 2 PPG Place, Suite 400, Pittsburgh, PA 15222.

24-02230w Dec 12, 19, 26, 2024

Turek, Anna, deceased, of Glassport, PA. No. 06047 of 2024. Joseph M. Turek, Extr., 467 Jeffreys Drive, Elizabeth, PA 15037 or to Colleen D. Bratkovich, Esq., Zacharia & Brown, 4500 Walnut Street, McKeesport, PA 15132.

24-02237w Dec 12, 19, 26, 2024

Warner, Shirley R., deceased, of Whitehall Borough, PA. No. 07758 of 2024. Therese M. Palyo, Co-Extr., 319 Livingston Road, West Mifflin, PA 15122 and Mary Catherine King, Co-Extr., 728 Cory Street, Grapevine, TX 76051 or to James F. Nowalk, Esq., The Manor, Suite 203, 4701 Baptist Road, Pittsburgh, PA 15227.

24-02244w Dec 12, 19, 26, 2024

Werth, Dorothy J., deceased, of Allison Park, PA. No. 07656 of 2024. Mark R. Werth, Extr., 2560 Harlo Drive, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

24-02243w Dec 12, 19, 26, 2024

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 August 20, 2024, with respect to a nonprofit corporation, Move Lebo, which has been incorporated under the Nonprofit Corporation Law of 1988.

24-02319w Dec 26, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania

No. MG-24-000531

Civil Action

Nationstar Mortgage, LLC, Plaintiff,
v.

Patricia Cox; Edna Maureen Humphrey; Unknown Heirs, successors, assigns and all persons, firms associations claiming right, title or interest from or under Alvin Cox a/k/a Alvin L. Cox, deceased mortgagor and owner; Unknown Heirs, successors, assigns and all persons, firms associations claiming right, title or interest from or under Eugene Cox a/k/a Eugene L. Cox, deceased mortgagor and owner, Defendant(s).

Notice To Defend

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 this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

Allegheny County Bar Association

400 Koppers Bldg.

436 7th Avenue, 4th Floor

Pittsburgh, PA 15219

412-261-5555

Mehmet Basoglu, Esquire, Albertelli Law, 1400 Commerce Parkway, Suite H, Mount Laurel, NJ 08054, (856) 724-1888 ext. 1103.

24-04453 Dec 26, 2024

Notice of Public Sale

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:

EZ Storage

2654 Mossie Blvd.

Monroeville, PA 15146

January 8th, 2025 at 11:00 a.m.

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.

Tenant - Unit #

Williams, Elliott - 124

Smith, Chana - 313

Thomas, Kimberly - 616

Knott, Nadia - 622B

Montgomery, Sean - 710A

Miller, Chaunseen - 735C

Jones, Juell - 815A

Stringer, James - 900

Waters, Jamal - 1213A

Magwood, Angel - 1373

Ravetto, Christina - 1394

24-04536 Dec 26, 2024

Notice of Public Sale

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:

EZ Storage

810 Trumbull Drive

Pittsburgh, PA 15205

January 8th, 2025 at 11:00 a.m.

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.

Tenant - Unit #

Jeanette Desio - 5097C

24-04550 Dec 26, 2024

Notice of Public Sale

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:

EZ Storage

1003 Ross Park Mall Drive

Pittsburgh, PA 15237

January 8, 2025 at 11:00 a.m.

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. \$100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.

Tenant - Unit #

Tia Taylor - 109C

Tia Taylor - 115C

Richard Shearer - 203

Bryce Wimmer - 219A

Jessica Zagal - 400

Carrie Brubaker - 402

Louis Warneke - 404

Ryan Gregorius - 437A

Andrea Long - 701

24-04551 Dec 26, 2024

Notice

In accordance with Section 707 of the Public School Code, 24 P.S. §7-707, notice is hereby given that a hearing will be conducted before the Court of Common Pleas of Allegheny County, Pennsylvania, on January 16, 2025, at 11:00 a.m., in Court

Room No. 703 regarding a Petition For Court Approval of the Sale of Property filed by Wilkinsburg School District at Case No. GD-24-012505, concerning the proposed sale of the land and building known as the former Wilkinsburg High School, designated as Tax Parcel No. 232-N-61. Objections to such petition must be filed on or before January 10, 2025, and served upon Matthew Hoffman, Esquire, Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.

24-04513 Dec 19, 26 2024; Jan 2, 2025

Notice of Action in Mortgage Foreclosure

Civil Action

Court of Common Pleas

Allegheny County, PA

Civil Action-Law

NO. GD-24-010943

Carrington Mortgage Services LLC, Plaintiff
v.

Adam J. Abriatis III, in His Capacity as Heir of Adam J. Abriatis Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Adam J. Abriatis Jr., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Adam J. Abriatis Jr. Defendant(s), 3550 Rosalia Avenue, Pittsburgh, PA 15234

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, Carrington Mortgage Services LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-24-010943, seeking to foreclose the mortgage secured on your property located, 3550 Rosalia Avenue, Pittsburgh, PA 15234.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service

Allegheny County Bar Association

400 Koppers Building

436 Seventh Avenue, Pittsburgh, PA 15219

412-261-5555

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

24-04472 Dec 26, 2024

Notice of Action in Mortgage Foreclosure

Civil Action

Court of Common Pleas

Allegheny County, PA

Civil Action-Law

NO. MG-22-000595

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee For PNPMS Trust III, Plaintiff
v.

Kevin F. Landy, in His Capacity as Administratrix and Heir of the Estate of Laura A. Cortese n/k/a Laura A. Landy a/k/a Laura Ann Landy; et al., Defendants

To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Laura A. Cortese n/k/a Laura A. Landy a/k/a Laura Ann Landy Defendant(s), 2075 Borland Road, Pittsburgh, PA 15243

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust as Trustee For PNPMS Trust III, 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-22-000595, seeking to foreclose the mortgage secured on your property located, 2075 Borland Road, Pittsburgh, PA 15243.

Notice

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Lawyer Referral Service

Allegheny County Bar Association

400 Koppers Building

436 Seventh Avenue, Pittsburgh, PA 15219

412-261-5555

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

24-04511 Dec 26, 2024

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ACBA.org/calendar

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ACBA.org.