

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, March 2, 2026 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, MARCH 2, 2026 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, MARCH 3, 2026, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, MARCH 9, 2026 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

Forfeited sales will be posted in the Sheriff's Office and listed on the Sheriff of Allegheny County web site.

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

A. For any real property offered at Sheriff's sale due to nonpayment of real estate taxes and purchased by a third party through such sale, the Sheriff shall be responsible for filing the deed and, within seven days of filing of the Sheriff's deed, provide written notice of the conveyance to the Allegheny County Office of Property Assessments. The written notice required pursuant to this subsection shall include the date of sale, identification of the property sold by both address and lot and block number, and the

name and address of the individual(s) or other entity that purchased the property.

B. At the time of the sale the Sheriff shall collect all requisite filing costs, realty transfer taxes and fees necessary to properly record the deed.

C. Within seven days of receipt of written notice from the Sheriff, the Allegheny County Office of Property Assessments shall forward copies of such notice to all taxing bodies levying real estate taxes on the property described, including but not limited to the municipality and school district where the property is located.

AS REQUIRED BY SECTION 14 OF ACT NO. 77 OF 1986. THE COST OF ALL DOCUMENTARY STAMPS FOR REAL ESTATE TRANSFER TAXES (STATE, LOCAL, AND SCHOOL) WILL BE DEDUCTED BY THE SHERIFF FROM THE PROCEEDS OF THE SALE. Purchasers must pay the necessary Recording fees. Pursuant to Rule 3136 P.R.C.P., Notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than 30 days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto, within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

A Land Bank formed under 68 Pa.C.S.A. §2101 et seq. may exercise its right to bid pursuant to 68 Pa.C.S.A. §2117(d)(2) through 68 Pa.C.S.A. §2117(d)(4) on certain properties listed for sale under the Municipal Claims and Tax Lien Law, 53 P.S. §7101 et seq. The Sheriff of Allegheny County will honor the terms of payment which the Land Bank has entered with any municipalities having a claim against said property. If the Land Bank tenders a bid under Pa.C.S.A. §2117(d)(3) or §2117(d)(4) the Property will not be offered for sale to others and the Property will be considered sold to the Land Bank for the Upset Price as defined in P.S. §7279 and no other bids will be accepted.

Notice is given that all Sheriff's Deeds tendered to purchasers will contain the following:

NOTICE: The undersigned, as evidenced by the signature(s) to this notice and the acceptance and recording of this deed, (is/are) fully cognizant of the fact that the undersigned may not be obtaining the right of protection against subsidence, as to the property herein conveyed, resulting from coal mining operations and that the purchased property, herein conveyed, may be protected from damage due to mine subsidence by a private contract with the owners of the economic interest in the coal. This notice is inserted herein to comply with the Bituminous Mine Subsidence and Land Conservation Act of 1966, as amended 1980, Oct. 10, P.L. 874, No. 156 § 1.

"This document may not sell, convey, transfer, include or insure the title to the coal and right of support underneath the surface land described or referred to herein and the owner or owners of such coal may have the complete legal right to remove all of such coal, and in that connection damage may result to the surface of the land, any house, building or other structure on or in such land."

Baldwin Borough

4. David J. Solenday

GD-25-003825—\$6,920.37

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling, known as 3281 Elma Drive, Pittsburgh, PA 15227.

Deed Book 19358, Page 564. Block and Lot Number 137-H-290.

89. David W. Perry

MG-25-000132—\$91,665.05
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3000 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 12885, Page 118, Instrument Number 2006-19538. Block and Lot Number 94-S-112.

91. John Ross

MG-24-000433—\$132,917.51
Benjamin P. Sheppard, Esq.
215-851-8477

In the Commonwealth of Pennsylvania, County of Allegheny, and Baldwin Borough: Having erected thereon a dwelling being known and numbered as 309 Oak St., Pittsburgh, PA 15236, Deed Book 11198, Page 067. Block & Lot # 390-N-29.

Bell Acres**77. James O. McFadden and Tiffany J. McFadden**

MG-25-000811—\$200,590.58
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a dwelling known and numbered as 123 Witherow Road, Sewickley, PA 15143. DBV 14939, Page 137, B/L #936-P-210.

Bellevue**87. Janet R. Bowie**

MG-25-000777—\$96,798.53
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 619 Roosevelt Avenue, Pittsburgh, PA 15202. Deed Book Volume 11820, Page 231. Block and Lot Number 160-P-246.

Bethel Park**27. Kasper Landscaping Inc.**

GD-22-015773—\$34,417.44
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being vacant commercial land, located at Enterprise Boulevard, Bethel Park, PA 15102. Deed Book 12990, Page 224. Block and Lot Number 567-K-21.

42. Donald J. Kramer

GD-25-004367—\$2,637.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story brick house being known as 3213 Wellsview Road, Pittsburgh, PA 15241. Deed Book Volume 8078, Page 118. Block & Lot No. 394-M-80.

70. Evelyn O. Sims

MG-16-001493—\$436,207.62
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5076 Lindermer Avenue, Bethel Park, PA 15102. Document Number 7913, Deed Book Volume 4823, Page 341. Block and Lot Number 0392-J-00255-0000-00.

Brackenridge**39. William John Martonik**

GD-25-001925—\$2,254.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story commercial building being known as 1112-1114 Brackenridge Avenue, Brackenridge, PA 15014. Deed Book Volume 17481, Page 503. Block & Lot No. 1224-H-82.

Bradford Woods**15. Calvin F. Zontine and Sandra Zontine**

MG-25-000123—\$220,582.30
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bradford Woods: Having erected thereon a residential townhouse being known and numbered as 126 Boothbay Harbour, Bradford Woods, PA 15015. Deed Book Volume 13479, Page 212, Instrument Number 2007-40715. Block and Lot Number 1656-C-279.

Brentwood**2. Jordan A. Maloney**

GD-25-006295—\$103,867.03
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 133 Pentland Avenue, Pittsburgh, PA 15227. Deed Book Volume 17588, Page 222. Block and Lot Number 0137-C-00291-0000-00.

47. Chad B. Lubawski and Colleen M. Secilia

GD-24-005901—\$2,787.95
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story brick house being known as 40 West Francis Avenue, Pittsburgh, PA 15227. Deed Book Volume 15709, Page 249. Block & Lot No. 137-K-223.

67. Christina Kathryn Lucas, Cristian Johnson and Thomas Lucas

MG-25-000393—\$119,120.32
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family residential dwelling being known and numbered as 125 Olanca Avenue, Pittsburgh, PA 15227. Deed Book Volume 18718, Page 325. Block and Lot Number 188-F-198.

Carnegie**50. Anthony E. Fielder**

GD-18-000588—\$7,602.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story two-family house being known as 119 5th Avenue, Carnegie, PA 15106. Deed Book Volume 17592, Page 326. Block & Lot No. 103-L-236.

51. Ollis Patrick Hanley

GD-19-016819—\$5,823.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story brick

house being known as 105 Branch Street, Carnegie, PA 15106. Deed Book Volume 12984, Page 207. Block & Lot No. 103-K-264.

90. Cicc & Sons Investments, LLC

GD-24-012379—\$602,111.50
John R. O'Keefe, Jr., Esq.
Metz Lewis Brodman Must O'Keefe LLC
412-918-1100

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Carnegie: Having erected thereon a one-story residential building with a garage known as 34 Woodruff Drive, Carnegie, Pennsylvania 15106. Deed Book Volume 18358, Page 487. Block and Lot Number 66-K-268.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward, City of Pittsburgh: Having erected thereon a two-story residential building with a garage known as 905 Woodbourne Avenue, Pittsburgh, Pennsylvania, 15226. Deed Book Volume 18300, Page 576. Block and Lot Number 97-H-157.

Parcel Three: In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Dormont: Having erected thereon a one-story residential building with a garage known as 1700 New Haven Avenue, Pittsburgh, Pennsylvania, 15216. Deed Book Volume 18380, Page 473. Block and Lot Number 63-L-167.

Churchill**16. Gregory W. Tate**

MG-25-000331—\$222,823.32
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Having erected thereon a dwelling being known and numbered as 2335 Greensburg Pike, Pittsburgh, PA 15221. Deed Book Volume 19338, Page 137. Block and Lot Number 298-C-147.

Crafton**37. Catherine Clark Hickling**

GD-25-001928—\$2,842.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two and one-half story frame house being known as 85 North Emily Street, Pittsburgh, PA 15205. Deed Book Volume 9419, Page 219. Block & Lot No. 68-D-284.

Dormont**48. Thomas W. Dickey, Executor of the Estate of Patricia J. Hoffman, Deceased**

GD-25-004850—\$3,195.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a one-story brick house being known as 1100 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book Volume 8601, Page 539. Block & Lot No. 97-E-156.

East Deer**61. James Wadsworth and Aimee Grogan**

MG-23-001047—\$36,299.16
Timothy A. Cirino, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being known and numbered as 355 Days Run Road, Tarentum, PA 15084 more fully described in Deed Book 13422, Page 322. Lot and Block 1222-P-00218-0000-00.

Elizabeth Township**10. Marc W. Waltonbaugh**

MG-23-000540—\$168,407.98
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 2060 Scenery Drive, Elizabeth, PA 15037. Deed Book 17239, Page 204. Block and Lot Number 1572-B-24.

Etna**62. James C. Young and Lynn A. Young**

MG-25-000643—\$94,946.06
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 9 Mount Hope St., Pittsburgh, PA 15223. Deed Book Volume 15124, Page 308. Block and Lot Number 0221-H-00080-0000-00.

Glassport**6. Dempsey C. Kirshner**

GD-25-009800—\$61,971.30
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 222 Ohio Ave., Glassport, PA 15045. Deed Book Volume 18226, Page 279. Block and Lot Number 0467-G-00305-0000-00.

Hampton**71. Lori R. Anthos**

MG-20-000102—\$175,247.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2561 Lah Road, Gibsonia, PA 15044. Deed Book 15476, Page 489. Block and Lot Number 1211-J-355.

Indiana**8. Ivy R. Patterson and Roxann M. Timpano**

MG-25-000389—\$166,213.38
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel One: Having erected thereon a dwelling being known and numbered as 309 Voskamp Drive, Rural Ridge, PA 15075. Deed Book Volume 17262, Page 254, Block and Lot Number 957-K-64

Parcel Two: Having thereon a vacant land being known and numbered as 309 Voskamp Drive, Rural Ridge, PA 15075. Deed Book Volume 17262, Page 254, Block and Lot Number 957-F-196.

Jefferson Hills**20. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Cheryl L. Clark, Deceased**

MG-22-000044—\$204,177.51
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling

being known and numbered as 171 Cassia Drive, Clairton, PA 15025 more fully described in Deed Book 8945, Page 521. Lot and Block: 1006-M-6.

Kennedy

44. Jamie S. Wirkowski

GD-24-011183—\$2,787.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two-story frame house being known as 1309 South William Street, McKees Rocks, PA 15136. Deed Book Volume 8380, Page 361. Block & Lot No. 73-N-329.

76. Samantha A. McMahon a/k/a Samnatha A. Klein

MG-25-000372—\$137,797.14
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling known as 4023 Crabapple Drive, McKees Rocks, PA 15136 a/k/a 4023 Crabapple Lane, McKees Rocks, PA 15136. Deed Book Volume 16209, Page 197, Block and Lot Number 154-E-41.

Leetsdale

49. Timothy Sewell and Crystal Delancey

GD-24-006695—\$6,186.28
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two-story brick house being known as 11 Rapp Street, Leetsdale, PA 15056. Deed Book Volume 19015, Page 396. Block & Lot No. 704-F-108-2.

Liberty

45. James Riggs and Melissa Riggs

GD-24-009468—\$2,886.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a two-story two-family house being known as 2701 F Street, McKeesport, PA 15133. Deed Book Volume 12815, Page 288, Block & Lot No. 465-R-299.

Town of McCandless

99. Daniel A. Thomas and Tracy Thomas a/k/a Tracy I. Thomas

MG-25-000277—\$188,160.97
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 9261 Old Perry Highway, Pittsburgh, PA 15237. Deed Book Volume 12781, Page 383. Block and Lot Number 0825-L-00196-0000-00 a/k/a 825-L-196.

City of McKeesport

58. Rhonda L. Wexler, Personal Representative of the Estate of Robin L. McKown a/k/a Robin Russ, Deceased

GD-25-005404—\$40,303.02
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of McKeesport: Parcel No. 1: Being vacant land

known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-332.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-329.

Parcel No. 3: Being vacant land known as Harrison Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-335.

Parcel No. 4: Being vacant land known as York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-386.

73. Shawn Howard Johnson, Jr. as Administrator of the Estate of Shawn Johnson, Deceased

GD-25-005953—\$87,472.28
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1821 Abraham Street, McKeesport, PA 15132. Deed Book 19235, Page 540. Block and Lot Number 381-M-318.

McKees Rocks

92. Arin Bloxson

GD-24-008580—\$8,484.24
Megan Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a commercial building, known as 426 Island Avenue, McKees Rocks, PA 15136. Deed Book 16349, Page 138. Block and Lot Number 43-B-142.

93. Sandra M. Slavinsky

GD-15-001663—\$50,308.84
Megan Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling, known as 209 Sarah Street, McKees Rocks, PA 15136. Deed Book 11299, Page 452. Block and Lot Number 72-L-177.

Millvale

12. Patrick W. Carothers

GD-25-007160—\$12,718.84
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Millvale Borough: Having erected thereon a residential dwelling known and numbered as 506 North Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 13255, Page 455, Block and Lot 118-R-104.

25. Wilson Land

GD-25-007153—\$10,503.68
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a residential dwelling known and numbered as 813 North Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 11468, Page 498, Block and Lot 118-G-40.

26. Thomas Hill and Cynthia Hill

GD-25-008548—\$47,949.91
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Millvale Borough: Having

erected thereon a residential dwelling known and numbered as 128 Logan Street, Pittsburgh, Pennsylvania 15209, Deed Book Volume 11732, Page 291, Block and Lot 79-L-66.

Monroeville

1. Carol A. Hughes and John T. Hughes

MG-25-000864—\$338,421.32
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 161 Oak Street, Monroeville, PA 15146. Deed Book Volume 8093, Page 642. Block and Lot Number 0640-S-00280-0000-00.

13. Joshua D. Hershberger

MG-24-000770—\$306,703.60
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1342 Woodcliffe Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 18996, Page 473, Block and Lot Number 0980-B-00008-0000-00.

56. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Carol Lee Ehnen a/k/a Carol L. Ehnen, Deceased

GD-25-007635—\$94,913.11
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 320 Drexel Drive, Monroeville, PA 15146. Deed Book Volume 5750, Page 397. Block and Lot Number 976-L-153.

Moon

28. Michael Cyrilla and Denine Cyrilla

GD-22-013957—\$90,515.95
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon an industrial building, known as 519 Thorn Run Road, Coraopolis, PA 15108. Deed Book 12168, Page 455. Block and Lot Number 505-S-23.

41. Scott Ramsey

GD-23-010773—\$3,060.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story brick house being known as 104 Shippen Drive, Coraopolis, PA 15108. Deed Book Volume 13411, Page 512. Block & Lot No. 597-N-334.

Mt. Oliver

32. Felix Ogbeha

GD-24-000499—\$7,122.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a one-story frame house being known as 240 Anthony Street, Pittsburgh, PA 15210. Deed Book Volume 18884, Page 158. Block & Lot No. 33-H-74.

109. Robert L. Makowski, Jr. and Lisa M. Makowski

GD-23-007104—\$11,949.35
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 315 Onyx Avenue, Pittsburgh, PA 15210. Document Number 2005-4468, Deed Book Volume 12349, Page 345. Block and Lot Number 0033-L-00258-0000-00.

Munhall

18. Michael Dickson, Administrator of the Estate of Adrienne A. Arrington, Deceased

MG-24-000462—\$93,632.86
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 618 East 13th Avenue, Homestead, PA 15120 (a/k/a 618 East 13th Avenue, Munhall, PA 15120). Deed Book Volume 16670, Page 339. Block and Lot Number 130-S-188.

101. Barrington Bogle, Jr.

GD-24-014921—\$9,577.76
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 612 East 14th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 18360, Page 468, Block and Lot Number 130-S-264.

102. Trang T. Ly Thu

GD-21-009524—\$11,439.11
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two story, old-style brick dwelling, known numbered as 128 East 19th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 15576, Page 591, Block and Lot Number 131-H-132.

103. Eugene Groce

GD-22-010888—\$53,758.91
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two and one-half story, old-style brick dwelling, known and numbered as 1323 Martha Street, Homestead, Pennsylvania 15120. Deed Book Volume 12833, Page 290, Block and Lot Number 179-N-256.

104. Jamil Goudelock, Administrator of the Estate of Hydiyyah T. Goudelock, Deceased

GD-21-007223—\$15,485.64
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story old-style dwelling being known and numbered as 236 East 20th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 5720, Page 569, Block and Lot Number 131-H-299.

105. CLEFUND

GD-23-000398—\$18,999.93
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, numbered as 1026 Ravine Street, Homestead, Pennsylvania 15120. Deed Book Volume 15213, Page 451, Block and Lot Number 179-N-106.

106. Jeanine A. Pacelli

GD-24-010373—\$44,477.40
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two story, old-style frame dwelling, numbered as 606 East 14th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 12239, Page 295, Block and Lot Number 130-S-267.

North Braddock**24. Raymond Miles, Jr.**

MG-25-000606—\$40,789.54
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 1438-1440 Grandview Avenue, Braddock, Pennsylvania 15104 a/k/a 1440 Grandview Avenue, Braddock, Pennsylvania 15104. Deed Book Volume 16559, Page 578. Block and Lot Number 0375-B-00060-0000-00.

55. Jason Michael Jones

GD-24-004914—\$11,244.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a one-story stone house, known as 1019 Wolfe Avenue, Braddock, PA 15104. Deed Book Volume 15902, Page 91. Block & Lot No. 301-H-72.

85. JVH Enterprises, Inc.

GD-25-010866—\$17,082.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two-story frame house being known as 1405 Grandview Avenue, Braddock, PA 15104. Deed Book Volume 12094, Page 378. Block & Lot No. 374-P-125.

O'Hara**100. Lisa Rachelle Harenski**

MG-24-000894—\$306,185.19
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 337 Canterbury Dr., Pittsburgh, PA 15238. Deed Book Volume 18208, Page 167. Block and Lot Number 0227-K-00030-0000-00 a/k/a 227-K-30.

Penn Hills**19. Melissa Gowans**

MG-25-000739—\$187,404.56
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1212 Robinia Drive, Pittsburgh, PA 15221. Deed Book Volume 19360, Page 557. Block and Lot Number 173-S-146.

40. Bahar Enterprises

GD-24-007340—\$4,529.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story commercial

building being known as 10163 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 11164, Page 522, Block & Lot No. 295-S-36.

57. Kyla D. Starver

MG-24-000227—\$87,912.86
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 427 Jefferson Road, Pittsburgh, PA 15235. Deed Book Volume 17511, Page 141. Block and Lot Number 450-D-375.

Parcel No. 2: Being vacant land known as Jefferson Road, Pittsburgh, PA 15235. Deed Book Volume 17511, Page 141. Block and Lot Number 450-D-343.

Pleasant Hills**43. Vincent M. O'Donnell**

GD-25-003692—\$2,500.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a two-story brick house being known as 109 Audrey Drive, Pittsburgh, PA 15236. Deed Book Volume 18532, Page 535, Block & Lot No. 388-P-278.

75. Donald R. Garrett, II

MG-25-000419—\$130,848.49
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills. Having erected thereon a one-story residential dwelling known and numbered as 471 Hi Tor Dr., Pittsburgh, PA 15236, Book Volume 13478, Page 242. Block & Lot No. 562-A-71.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills. Being vacant land on Yarrow Ln., Pittsburgh, PA 15236, Book Volume 13478, Page 242. Block & Lot No. 562-A-65-1.

III. Meghan Petrick, Known Heir of Mary Grace Petrick a/k/a Mary G. Petrick, Deceased, Mark Petrick, Known Heir of Mary Grace Petrick a/k/a Mary G. Petrick, Deceased and Unknown Heirs, Successors, Assigns and All Persons Claiming Right, Title, and Interest From or Under Mary Grace Petrick a/k/a Mary G. Petrick, Deceased

MG-18-000573—\$234,613.68
Michael C. Milewski, Esq.
516-699-8902

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 342 Millet Lane, Pittsburgh, PA 15236. Deed Book Volume 12801, Page 325. Block and Lot Number 0563-D-00263-0000-00.

Port Vue**38. Robert Richel and Jennifer Richel**

GD-23-001003—\$4,252.63
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one-story frame house being known as 1409 Washington Boulevard, McKeesport, PA 15133. Deed Book Volume 16904, Page 124. Block & Lot No. 383-K-186.

98. Brian D. Gallagher a/k/a Brian Gallagher, Administrator of the Estate of Erin Currie a/k/a Erin Alyce Currie, Deceased

MG-25-000882—\$90,313.59
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 501 Manning Avenue, McKeesport, PA 15132. Deed Book Volume 18127, Page 401. Block and Lot Number 0308-P-00003-0000-00 a/k/a 308-P-3.

Sewickley**5. Fraser Claymore, LLC and Matteo A. Gruelle**

GD-25-010059—\$56,973.76
Shea M. Kraft, Esq.
Geary, Loperfito & Generelli, LLC
724-567-7000

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling known as 3 Dickson Road, Sewickley, PA 15143. Deed Book 15383, Page 87. Block and Lot Number 421-C-317.

Shaler**35. Denis J. Dekleva**

GD-25-003322—\$2,225.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story brick house being known as 1036 Saxonburg Bouievard, Glenshaw, PA 15116. Deed Book Volume 18311, Page 533. Block & Lot No. 285-C-144.

Stowe**94. Devyn Harding, Administratrix of the Estate of Richard A. Harding, Deceased**

GD-19-000684—\$35,580.19
Megan Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling, known as 94 Highland Avenue, McKees Rocks, PA 15136. Deed Book 17785, Page 296. Block and Lot Number 73-S-279.

Swissvale**34. Joveca Leonard**

GD-19-018252—\$12,236.86
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 2116 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 15072, Page 486. Block & Lot No. 178-L-70.

Tarentum

65. Eugene Stover, Solely in His Capacity as Heir of the Estate of Barbara A. Ponchel, Deceased, Gary Ponchel, Solely in His Capacity as Heir of the Estate of Barbara A. Ponchel, Deceased c/o Eugene Stover, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under the Estate of Barbara A. Ponchel, Deceased

MG-25-000095—\$46,112.95
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Tarentum: Having erected thereon a commercial building being known and numbered as 226 W. 7th Avenue, Tarentum, PA 15084 a/k/a 224 W. 7th Avenue, Tarentum, PA 15084. Deed Book Volume 7179, Page 69. Block and Lot Number 1223-P-72.

88. Richard V. Rauhecker as Administrator of the Estate of Linda Teti, Deceased

MG-23-000159—\$83,797.01
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Third Ward of the Borough of Tarentum: Parcel 1: Having erected thereon a dwelling being known and numbered as 333 West 8th Avenue, Tarentum, PA 15084. Deed Book Volume 9642 and Page 538. Block and Lot Number 1223-N-00189-0000-00.

Parcel 2: Being vacant land being known as 333 West 8th Avenue, Tarentum, PA 15084. Deed Book Volume 9642 and Page 538. Block and Lot Number 1223-N-00191-0001-00.

Turtle Creek**54. Carmen Wood**

GD-23-005448—\$3,088.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story brick house known as 609 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 18137, Page 146. Block & Lot No. 455-H-200.

Upper St. Clair**36. Catherine E. Kalinoski**

GD-25-007976—\$3,462.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a two-story two-family frame house being known as 1631-1651 Painters Run Road, Pittsburgh, PA 15243. Deed Book Volume 11129, Page 128. Block & Lot No. 253-L-105.

West Deer**53. William G. Kraft**

GD-25-003897—\$4,295.91
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story brick house being known as 4107 Bakerstown Culmerville Road, Gibsonsia, PA 15044. Deed Book Volume 13643, Page 567. Block & Lot No. 2008-M-361.

West Elizabeth**66. Edith M. Halt**

MG-25-000559—\$41,652.28
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 834 4th Street, West Elizabeth, PA 15088. Deed Book Volume 6665, Page 315. Block and Lot Number 1133-J-116.

West Mifflin**17. O'Neills Investments LLC**

GD-24-005291—\$825,199.56
Jacqueline F. McNally, Esq.
212-471-5100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3417 Duquesne Avenue, West Mifflin, PA 15122. Deed Book Volume 18916, Page 180. Block and Lot Number 0181-G-00104-0000-00.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny and 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2638 Josephine Street, Pittsburgh, PA 15203. Deed Book Volume 18811, Page 44. Block and Lot Number 0012-S-00221-0000-00.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny and 23rd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1003 Salter Way, Pittsburgh, PA 15212. Deed Book Volume 18854, Page 506. Block and Lot Number 0024-F-00086-0000-00.

64. Ian Corritore

MG-25-000105—\$167,587.88

McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4710 Bowes Avenue, West Mifflin, PA 15122. Deed Book Volume 17992, Page 577, Instrument Number 2020-9678. Block and Lot Number 182-H-220.

West View

46. The Unknown Successor Trustee(s) of the Mary D. Kunsak Revocable Trust dated January 13, 2009

GD-23-011622—\$3,229.02

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two story frame house being known as 236 Jamaica Avenue, Pittsburgh, PA 15229. Deed Book Volume 13866, Page 441, Block & Lot 350-S-188.

White Oak

68. Richard Leonard Martino and Jennifer Lynn Martino

MG-23-000539—\$154,042.65

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1108 California Avenue, McKeesport, PA 15131 a/k/a 1108 California Avenue, White Oak, PA 15131. Document Number 2018-26020, Deed Book Volume 17329, Page 253. Block and Lot Number 0461-C-00336-0000-00.

69. Laurie Molcany, as believed Heir to the Estate of Carole A. Bokin; Unknown Heirs to the Estate of Carole A. Bokin; Unknown Administrators to the Estate of Carole A. Bokin

MG-25-000683—\$45,530.89

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 2542 Mohawk Drive, McKeesport, PA 15131. Document Number 2007-36075, Deed Book Volume 13435, Page 395. Block and Lot Number 0650-K-00130-0000-00.

Whitehall

82. Norbert J. Graf, III a/k/a Norbert J. Graf

MG-24-000418—\$137,031.26

Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one-story residential dwelling known and numbered as 5110 Fieldcrest Dr., Pittsburgh, PA 15236, Book Volume 17075, Page 468. Block & Lot No. 249-R-118.

Wilkins

31. Heather Logan, Solely in Her Capacity as Heir of John D. Logan, deceased, Jenna Logan, Solely in Her Capacity as Heir of John D. Logan, deceased, Sara Logan, Solely in Her Capacity as Heir of John D. Logan, deceased, and Anna Marie Logan, Solely in Her Capacity as Heir of John D. Logan, deceased

MG-25-000158—\$29,802.09

McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Wilkins Township: Having erected thereon a dwelling being known and numbered as 215 Dunbar Drive, Pittsburgh, PA 15235. Deed Book Volume 11416, Page 189. Block and Lot Number 541-K-116.

81. Hilary F. Lloyd

MG-25-000783—\$109,027.90

Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a one-story residential dwelling known and numbered as 130 Delaney Dr., Pittsburgh, PA 15235, Deed Book Volume 15519, Page 329. Block & Lot No. 542-B-10.

Wilkinsburg

112. The Unknown Heirs of Willamae Keenan, Deceased

GD-25-010315—\$14,939.58

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1416 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 3124, Page 673. Block and Lot Number 233-G-258.

113. Joseph A. Didiano

GD-25-010319—\$16,632.60

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1319 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 11555, Page 265. Block and Lot Number 233-G-193.

114. The Unknown Heirs of Mildred Frazier, Deceased

GD-25-010314—\$22,693.85

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 2011 Chalfant Street, Pittsburgh, PA 15221. Deed Book 5605, Page 127. Block and Lot Number 297-E-276.

115. Gilbert Fowler

GD-25-010320—\$12,450.49

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1437-1439 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 12940, Page 74. Block and Lot Number 233-G-169.

116. The Unknown Heirs of Barbara V. Brown, Deceased

GD-25-010312—\$13,670.67

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 900 James Street, Pittsburgh, PA 15221. Deed Book 3731, Page 488. Block and Lot Number 232-K-67.

117. The Unknown Heirs of Delmor George a/k/a Delmar George, Deceased

GD-25-010321—\$18,706.64

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 814 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 8379, Page 467. Block and Lot Number 232-J-319.

118. Bobby E. Joyner

GD-25-010317—\$9,402.37

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 11963, Page 373. Block and Lot Number 233-F-323.

119. Cynthia Newman and the United States of America

GD-25-010322—\$15,653.46

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Maplewood Avenue, Pittsburgh, PA 15221. Deed Book 16092, Page 102. Block and Lot Number 232-K-61.

120. B.A.G. (Brothers Against Guns)

GD-25-010311—\$6,104.01

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 14044, Page 136. Block and Lot Number 233-F-289.

121. The Unknown Heirs of Rodney Martin, Deceased

GD-25-010313—\$12,889.83

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 12328, Page 506. Block and Lot Number 233-F-283.

122. Melissa Fisher-Vazquez a/k/a Melissa J. Fisher

GD-25-010339—\$6,005.97

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Ella Street, Pittsburgh, PA 15221. Deed Book 14643, Page 498. Block and Lot Number 233-K-81.

123. Gareth B. Davis

GD-25-010316—\$11,599.59

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1021 Ross Avenue, Pittsburgh, PA 15221. Deed Book 10218, Page 452. Block and Lot Number 233-A-196.

124. Charisma Jenkins

GD-25-010055—\$3,197.75

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1303 Singer Pl., Pittsburgh, PA 15221. Deed Book 10813, Page 32. Block and Lot Number 232-J-12.

125. M & J Properties, LLC

GD-25-010054—\$2,007.33

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a single family dwelling known and numbered as 1434 Penn Avenue, Pittsburgh, PA 15221. Deed Book 13177, Page 434. Block and Lot Number 233-D-120.

126. David Spielman, Dean Spielman, Dawn Spielman, Debora Spielman, Diane Spielman, Douglas Spielman and Dale Spielman

GD-25-009684—\$37,803.54

Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a single family dwelling known and numbered as 1341 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 15509, Page 510. Block and Lot Number 233-G-181.

Pittsburgh—11th Ward

30. 5404 Black ST PA, LLC

GD-25-007997—\$317,990.71

Scott P. Sheckman, Esq.
Eisenberg, Gold & Agrawal, P.C.
856-330-6200

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 11th Ward: Having erected thereon a residential dwelling being known and numbered as 5404 Black Street, Pittsburgh, PA 15206. Deed Book 56842, Page 514. Block and Lot Number 83-A-285.

63. Carmen D. Dunson

GD-25-010565—\$59,615.69

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 11th Ward: Having erected thereon a dwelling being known and numbered as 712 Mellon Street, Pittsburgh, PA 15206. Deed Book Volume 11137, Page 150. Block and Lot Number 0083-F-00352-0000-00.

110. Richard McCague and Penny S. McCague

MG-21-000012—\$271,537.66

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Eleventh Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5500 Beverly Place, Pittsburgh, PA 15206. Deed Book Volume 11397, Page 159. Block and Lot Number 082-K-253.

Pittsburgh—13th Ward

96. Homewood House Apts., LLC

GD-25-001428—\$7,665,244.68

Thomas D. Maxson, Esq.
Dentons Cohen & Grigsby, P.C.
412-297-4900

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a multi-level apartment building known and numbered as 7130 Frankstown Ave., Pittsburgh, PA 15208. Deed Book Volume 19003, Page 302. Block/Lot No. 0174-J-00385-0000-00.

Pittsburgh—16th Ward

74. Marc E. Caputo

MG-25-000401—\$795,142.79

Jacqueline McNally, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 16th Ward of the City of Pittsburgh: Premises "A": Having

erected thereon a dwelling being known and numbered as 2821 Jane Street, Pittsburgh, PA 15203, Deed Book Volume 16421, Page 172. Block and Lot Number 0012-S-00118-000D-00.

Premises "B": Having erected thereon a dwelling being known and numbered as 2825 Jane Street, Pittsburgh, PA 15203, Deed Book Volume 16420, Page 81. Block and Lot Number 0012-S-00118-000F-00.

86. Aaron Cieply, Bernard Driscoll a/k/a Bernard N. Driscoll, III and BA Slopes Homes, LLC

MG-25-000531—\$317,610.71
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 3108 Jane Street, Pittsburgh, PA 15203. Deed Book Volume 18553, Page 128. Block and Lot Number 30-A-246.

Pittsburgh—17th Ward

11. David D. Stine

MG-25-000763—\$213,762.73
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 125 S. 13th Street, Pittsburgh, PA 15203. DBV 18280, Page 360, B/L #3-M-263.

Pittsburgh—20th Ward

78. Rashayla Johnson

GD-25-010537—\$176,977.61
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 3727 Chartiers Avenue, Pittsburgh, PA 15204. DBV 18907, PG. 100, B/L#71-G-36.

79. Donna Anderko a/k/a Donna M. Anderko

MG-25-000675—\$39,279.09
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a single family dwelling known as 2737 Glen Mawr Street, Pittsburgh, PA 15204. Deed Book Volume 17553, Page 276, Block and Lot Number 42-S-274.

Pittsburgh—21st Ward

9. 1448 Beldale, LLC and Jackson Pierre

GD-25-008003—\$239,489.58
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1448 Beldale Street, Pittsburgh, PA 15233. Deed Book 18825, Page 536. Block and Lot Number 22-E-312.

Pittsburgh—22nd Ward

72. Robert Reichert and Venisa V. Reichert

MG-25-000934—\$331,588.88
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 22nd Ward City of

Pittsburgh: Having erected thereon a dwelling being known and numbered as 1313 Sandusky Street, Pittsburgh, PA 15212. Deed Book 18583, Page 560. Block and Lot Number 23-L-212.

Pittsburgh—23rd Ward

107. Ciccarelli & Sons, LLC

GD-24-012429—\$1,236,523.09
Michelle L. Pierro, Esq.
Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 836 Suismon Street, Pittsburgh, PA 15212. Deed Book Volume 18034, Page 450. Block & Lot # 24-J-384.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 838 Suismon Street, Pittsburgh, PA 15212. Deed Book Volume 18034, Page 450. Block & Lot # 24-J-383.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 840 Suismon Street, Pittsburgh, PA 15212. Deed Book Volume 18286, Page 401. Block & Lot # 24-J-382.

Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a commercial building known and numbered as 1500 Edgehill Avenue, Pittsburgh, PA 15216. Deed Book Volume 18312, Page 74. Block & Lot # 62-E-282.

Parcel 5: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling known and numbered as 1216 Louise Street, Homestead, PA 15120. Deed Book Volume 18234, Page 173. Block & Lot # 130-S-290.

108. 1254 Dean Street, LLC

GD-25-008671—\$379,432.69
Michelle L. Pierro, Esq.
Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 845 Blossom Way, Pittsburgh, PA 15212. Deed Book Volume 18093, Page 251. Block & Lot # 24-J-500.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 847 Blossom Way, Pittsburgh, PA 15212. Deed Book Volume 18093, Page 251. Block & Lot # 24-J-501.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 844 Tripoli Street, Pittsburgh, PA 15212. Deed Book Volume 19945, Page 155. Block & Lot # 24-J-502.

Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 846 Tripoli Street, Pittsburgh, PA 15212. Deed Book Volume 18570, Page 64. Block & Lot # 24-J-503.

Pittsburgh—24th Ward

22. Noelle C. Smith a/k/a Noelle Smith

GD-25-004842—\$33,531.60
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2145 Straubs Lane, Pittsburgh, PA 15212. Deed Book Volume 11068, Page 485. Block and Lot Number 48-B-54.

23. Rivendell Capital LLC, a Pennsylvania Limited Liability Company

GD-24-012718—\$88,117.78
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Twenty-Fourth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 62 Restock Street, Pittsburgh, PA 15212-3442. Deed Book Volume 19431, Page 154. Block and Lot Number 24-A-165.

Pittsburgh—29th Ward

59. Andrea M. Suhoski

MG-18-000941—\$90,878.26
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1519 Amanda Street, Pittsburgh, PA 15210 a/k/a 1519 Amanda Avenue, Pittsburgh, PA 15210. Deed Book Volume 16462, Page 274. Block and Lot Number 0060-G-00258-0000-00.

97. Tequea Boyd, Known Heir of the Estate of Tamiya C. Harris and the Unknown Heirs of the Estate of Tamiya C. Harris; the Unknown Executors of the Estate of Tamiya C. Harris and the Unknown Administrators of the Estate of Tamiya C. Harris

MG-25-000503—\$137,156.20
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 29th Ward: Having erected thereon a single family dwelling known as 2506 Waterman Avenue, Pittsburgh, PA 15227. Deed Book Volume 18858, Page 181, Block and Lot Number 94-F-56.

Pittsburgh—31st Ward

60. Kristine N. Wolowski, Individually and as Administratrix of the Estate of Roberta Wolowski, and Kelli N. Kuzma

MG-23-000565—\$183,557.59
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4593 Marina Drive, Homestead, PA 15120 more fully described in Deed Book 18402, Page 497. Block and Lot Number 0091-R-00050-0000-00.

Pittsburgh—32nd Ward

83. Mary E. Tewell, with Notice to Heirs and Assigns & Ralph L. Tewell, with Notice to Heirs and Assigns

GD-25-010935—\$20,884.47
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two-story frame house being known as 2215 Whited Street, Pittsburgh, PA 15226. Deed Book Volume 3042, Page 114. Block & Lot No. 61-R-194.

84. Mary E. Tewell, with Notice to Heirs and Assigns, Ralph L. Tewell, with Notice to Heirs and Assigns & Louisa Vietmeier, with Notice to Heirs and Assigns

GD-25-010867—\$13,750.86
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Being thereon vacant land known as Whited Street, Pittsburgh, PA 15226. Deed Book Volume 3705, Page 700. Block & Lot No. 61-R-200.

AMENDED NOTICE

If your name appears on this list of properties that are scheduled to be sold by the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative.

Please seek legal advice. If you cannot afford an attorney, you may be eligible for free legal assistance. Find out by contacting a legal service listed below.

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

Do not delay. If you delay, fees, cost and interest can increase significantly. An example of what can occur is as follows:

A 2004 property with an original delinquent tax amount owed of \$325.02 had a final amount due at sale of \$2,133.26.

If you have not contacted the creditor, you should consider doing so. Many creditors will work with you to try to avoid a Sheriff's Sale of your property. If the Sheriff's Sale involves a mortgage foreclosure of your residence, you may reinstate your mortgage by paying the full amount of the delinquencies, including all fees and costs up to the day of the Sheriff's Sale.

Should your property be among those listed for Sheriff's Sale, information is available by contacting the Allegheny County Sheriff's Office MORTGAGE FORECLOSURE HOTLINE AT 412-350-4704 daily Monday through Friday (except holidays,) between the hours of 9:00 AM and 11:00 AM and from 1:00 PM to 3:00 PM. For more information and updates, please visit our website at www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Feb 5, 2026
Feb 6, 13, 20, 2026

Need clients?

The Lawyer Referral Service can help bring them to you.

For details, contact Whitney Hughes at 412-402-6703 or whughes@acba.org.

To learn more, see GetAPittsburghLawyer.com.

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:

Arrington, Mary F., deceased, of Pittsburgh, PA. No. 6662 of 2023. Tarelle Maxshure, Admr., c/o Glenn R. Bartifay, Esq., Bartifay Law Offices, P.C., 2009 Mackenzie Way, Suite 100, Cranberry Township, PA 16066.
26-00259w Feb 13, 20, 27, 2026

Bechtold, Beverly A., deceased, of Monroeville, PA. No. 608 of 2026. John A. Carles, Extr., c/o Taylor J. Johns, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.
26-00263w Feb 13, 20, 27, 2026

Cantola, Nancy J., deceased, of South Park, PA. No. 00657 of 2026. Carla Bissell, Extr., 409 Ridge Avenue, Canonsburg, PA 15317.
26-00249w Feb 13, 20, 27, 2026

Coleman, Krystal a/k/a Krystal D. Coleman, deceased, of Braddock, PA. No. 07125 of 2025. Darlene Coleman, Admr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
26-00434 Feb 13, 20, 27, 2026

Cooper, Howard D., deceased, of Pittsburgh, PA. No. 7561 of 2025. Adrienne McCoy, Extr., c/o Glenn R. Bartifay, Esq., Bartifay Law Offices, P.C., 2009 Mackenzie Way, Suite 100, Cranberry Township, PA 16066.
26-00256w Feb 13, 20, 27, 2026

Cross, Christina L., deceased, of Homestead, PA. No. 241 of 2026. Martin James Cross, Admr., c/o Glenn R. Bartifay, Esq., Bartifay Law Offices, P.C., 2009 Mackenzie Way, Suite 100, Cranberry Township, PA 16066.
26-00254w Feb 13, 20, 27, 2026

Evans, Doris S., deceased, of Verona, PA. No. 00790 of 2026. Gail W. Kusbit, Extr., 401 S. Dallas Avenue, Pittsburgh, PA 15208 or to Phillip L. Clark, Jr., Esq., Lymarie Clark Long, P.C., 1429 New Butler Road, Suite 8, Second Floor, New Castle, PA 16101.
26-00265w Feb 13, 20, 27, 2026

Gold, Harold A., deceased, of Pittsburgh, PA. No. 08271 of 2025. Bradley A. Gold, Extr., c/o Gary A. Zwick, Esq., Walter Haverfield, LLP, 1500 West Third Street, Suite 300, Cleveland, OH 44113-1456.
26-00261w Feb 13, 20, 27, 2026

Grubbs, Paula M., deceased, of Pittsburgh, PA. No. 04492 of 2025. Monroe Grubbs, Co-Admr., 219 West 10th Avenue, Homestead, PA 15120 and Brandi Meno, Co-Admr., 298 Rocky Ridge Rd., Bethel Park, PA 15102 or to James M. Herb, Esq., James M. Herb, P.C., 464 Perry Hwy., Pittsburgh, PA 15229.
26-00433 Feb 13, 20, 27, 2026

Kantrowitz, Kenneth H. a/k/a Kenneth Harold Kantrowitz, deceased, of Carnegie, PA. No. 00307 of 2026. Marci Beth Kantrowitz Barnes, Extr., 416 James Street, Bridgeville, PA 15017 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 424 South 27th Street, Suite 230, Pittsburgh, PA 15203.
26-00268w Feb 13, 20, 27, 2026

Luna, Emanuel, deceased, of Pittsburgh, PA. No. 6726 of 2025. Terri Luna, Extr., c/o Glenn R. Bartifay, Esq., Bartifay Law Offices, P.C., 2009 Mackenzie Way, Suite 100, Cranberry Township, PA 16066.
26-00252w Feb 13, 20, 27, 2026

Patberg, Joan, deceased, of Pittsburgh, PA. No. 00632 of 2026. Eileen M. Misselwitz, Extr., 3872 Haven St., Pittsburgh, PA 15204.
26-00253w Feb 13, 20, 27, 2026

Reseland, John Curtiss, deceased, of Wexford, PA. No. 00796 of 2026. Vanessa Kathleen Reseland, Extr., c/o Claire Johnson Saénz, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.
26-00269w Feb 13, 20, 27, 2026

Romick, Michele, deceased, of Pittsburgh, PA. No. 07632 of 2025. Mathew Romick, Admr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
26-00260w Feb 13, 20, 27, 2026

Scott, Denise S., deceased, of Pittsburgh, PA. No. 07872 of 2025. Michael S. Scott, Co-Extr., 130 Magnolia St., Homestead, PA 15120 and Howard Scott, Co-Extr., 1132 Woodbine St., Pittsburgh, PA 15201 or to Travis Gordon, Esq., Stephen J. O'Brien & Associates, LLC, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.
26-00255w Feb 13, 20, 27, 2026

Stephenson, Warren Purvis, deceased, of Pittsburgh, PA. No. 00364 of 2026. Smithfield Trust Company, Admr. c.t.a., c/o Elizabeth J. Poggi, Esq., 20 Stanwix Street, Suite 650, Pittsburgh, PA 15222.
26-00431 Feb 13, 20, 27, 2026

Thompson, Mary Lloyd, deceased, of Allison Park, PA. No. 00491 of 2026. Carolyn A. Thompson, Extr., 3007 Swansea Crescent West, Allison Park, PA 15101 or to Emily L. Davidson, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.
26-00430 Feb 13, 20, 27, 2026

Walsh, Edward T., deceased, of Natrona Heights, PA. No. 07486 of 2025. John A. Ruffing, Extr., 166 Alter Road, Natrona Heights, PA 15065 or to Frank E. Yourick, Jr., Esq., Frank E. Yourick & Associates, P.O. Box 189, Murrysville, PA 15668.
26-00432 Feb 13, 20, 27, 2026

Williams, Doris Jane, deceased, of Elizabeth, PA. No. 00793 of 2026. Terrence P. Williams, Extr., 319 Bouch Rd., Worthington, PA 16262.
26-00267w Feb 13, 20, 27, 2026

Cairns, Wilma May a/k/a Wilma M. Cairns, deceased, of Glenshaw, PA. No. 00468 of 2026. Robert J. Cairns, Extr., 102 Calmwood Drive, Glenshaw, PA 15116 or to Harold A. English, Esq., English and Dakin Estate Law, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
26-00387 Feb 6, 13, 20, 2026

Cridge, Sandra L., deceased, of Pittsburgh, PA. No. 00382 of 2026. Jeffrey Dulski, Extr., 285 Mingo Road, Wexford, PA 15090 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.
26-00384 Feb 6, 13, 20, 2026

Emswiller, James Michael, deceased, of Munhall, PA. No. 02521 of 2019. Elizabeth R. Amber, Admr., c/o James T. Davis, Esq., Davis & Davis, 107 East Main Street, Uniontown, PA 15401.
26-00198w Feb 6, 13, 20, 2026

Kielar, Bernard J., deceased, of Pittsburgh, PA. No. 0576 of 2026. Carey A. Thomas, Extr., 426 Saratoga Dr., Pittsburgh, PA 15236 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.
26-00199w Feb 6, 13, 20, 2026

Maloy, Mildred a/k/a Lois M. Maloy, deceased, of Pleasant Hills, PA. No. 8201 of 2025. Michael D. DeMarco, Co-Extr. and Dawn O'Brien, Co-Extr., c/o Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.
26-00379 Feb 6, 13, 20, 2026

McCloskey, Nancy F., deceased, of Bethel Park, PA. No. 00345 of 2026. Michael D. McCloskey, Extr., 805 Church Hill Road, Finleyville, PA 15332 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017.
26-00386 Feb 6, 13, 20, 2026

Meanor, Sr., Ronald a/k/a Ronald Irwin Meanor, Sr., deceased, of Harrison Twp., PA. No. 00586 of 2026. Terri L. Hessom, Extr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068.
26-00200w Feb 6, 13, 20, 2026

Murray, Donald Raymond a/k/a Donald R. Murray, deceased, of Sewickley, PA. No. 00348 of 2026. Michelle Murray, Extr., 6848 Leeward Way, Naples, FL 34109 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.
26-00385 Feb 6, 13, 20, 2026

Szabo, Mary B. a/k/a Mary Bernadette Szabo, deceased, of Upper St. Clair Twp., PA. No. 00476 of 2026. Stephen James Szabo, Co-Extr. and Scott Joshua Szabo, Co-Extr., c/o A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005-2615.
26-00380 Feb 6, 13, 20, 2026

Bach, James E., deceased, of Whitehall, PA. No. 0341 of 2026. William F. Bach, Admr., 459 W. Spring Grove Road, Rostraver Twp., PA 15012 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.
26-00339 Jan 30; Feb 6, 13, 2026

Born, Charles J., deceased, of Cheswick, PA. No. 00141 of 2026. Catherine Franco, Extr., c/o Eric J. Beinhart, Esq., GRB Law, 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139.
26-00165w Jan 30; Feb 6, 13, 2026

Fry, Ronald a/k/a Ronald L. Fry, deceased, of Plum Borough, PA. No. 07677 of 2025. Sonja Asay, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.
26-00340 Jan 30; Feb 6, 13, 2026

Jaros, James R. a/k/a James Russell Jaros, deceased, of Pittsburgh, PA. No. 00133 of 2026. Joseph Owen, Admr., 22 Sewall Street, Augusta, ME 04330 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.
26-00341 Jan 30; Feb 6, 13, 2026

Kalogeris, Jack Kyriakos, deceased, of Bethel Park, PA. No. 00176 of 2026. Stergios Kalogeris, Extr., 3031 Industrial Boulevard, Bethel Park, PA 15102.
26-00163w Jan 30; Feb 6, 13, 2026

Miner, Constance I., deceased, of Franklin Park, PA. No. 08073 of 2025. Mark A. Miner, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
26-00337 Jan 30; Feb 6, 13, 2026

Pauley, Kathleen C., deceased, of Whitehall, PA. No. 0473 of 2026. Sherry Wardzinski, Extr., 2028 Alberta Dr., South Park, PA 15129 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.
26-00162w Jan 30; Feb 6, 13, 2026

Santoquido, Joseph E., deceased, of Verona, PA. No. 08147 of 2025. Anita Boehm, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
26-00338 Jan 30; Feb 6, 13, 2026

Smith, David Martin a/k/a David M. Smith, deceased, of Springdale, PA. No. 08059 of 2025. Lisa Leonzio, Admr., 116 Skyline Drive, Pittsburgh, PA 15239 or to Damian J. Tofte, Esq., 3058 Leechburg Road #11, Lower Burrell, PA 15068.
26-00331 Jan 30; Feb 6, 13, 2026

Sudina, Mary Jean, deceased, of North Versailles, PA. No. 00300 of 2026. Gerard R. Sudina, Extr., 3885 Brookside Lane, Murrysville, PA 15668 or to Victoria M. Bedick, Esq., Creenan & Baczkowski, PC, Town Square Professional Building, 3907 Old William Penn Highway, Suite 304, Murrysville, PA 15668.
26-00335 Jan 30; Feb 6, 13, 2026

Wiles, Jacqueline Joy a/k/a Jacqueline J. Wiles a/k/a Joy Wiles, deceased, of Sewickley, PA. No. 00314 of 2026. Rebecca Shapiro, Extr., 411 Oliver Road, Sewickley, PA 15143 or to David A. Crissman, Esq., Montgomery Crissman, PLLC, 518 North Main St., Suite 2, Butler, PA 16001.
26-00330 Jan 30; Feb 6, 13, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-000802. In re: Petition of Allison Nicole Mitchell, for change of name to Elsa Allison Mitchell. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 11, 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.
26-00251w Feb 13, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-013124. In re: Petition of Jamie Lee Dhonau, for change of name to Zhiva Emunah Zohar. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 4, 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.
26-00266w Feb 13, 2026

Trust Notice

Mary Jean Sudina, late of North Versailles, Allegheny County, Pennsylvania, deceased, having created the Mary Jean Sudina Revocable Living Trust Agreement dated July 28, 2014, appointed Gerard R. Sudina as Successor Trustee, and notice is hereby given to all persons indebted to said trust to make immediate payment and to those having claims against the same to

present them to the undersigned, duly authenticated for settlement.

Mary Jean Sudina, Deceased
Late of North Versailles, Allegheny, PA
No.: 02-26-00300

Trustee: Gerard R. Sudina, 3885
Brookside Lane, Murrysville, PA 15668

Attorney: Victoria M. Bedick, Esquire,
Greenan & Baczkowski, PC, 3907 Old
William Penn Hwy., Ste. 304, Murrysville,
PA 15668

26-00336 Jan 30; Feb 6, 13, 2026

444 Liberty Avenue, Suite 2200, Pittsburgh,
PA 15222. Notice is hereby given by Michael
V. Jaconski, D.M.D., P.C., a Pennsylvania
professional corporation, that said
corporation is winding up its affairs in the
manner prescribed by section 1975 of the
Business Corporation Law of 1988, so that
its corporate existence shall cease upon the
filing of Articles of Dissolution in the
Department of State of the Commonwealth
of Pennsylvania.

26-00258w Feb 13, 20, 2026

**Notice of Action in
Mortgage Foreclosure**

In the Court of Common Pleas of Allegheny
County, Pennsylvania
Civil Action-Law
Court of Common Pleas
Civil Division
Allegheny County
No. MG-25-000906

Bank of America, NA, Plaintiff

vs.

Theresa Joanne Styche a/k/a Theresa J.
Styche f/k/a Theresa Joanne Williams,
solely in capacity as heir of Robert T. Styche
a/k/a Robert Thomas Styche, Deceased and
Unknown Heirs, Successors, Assigns and All
Persons, Firms or Associations Claiming
Right, Title or Interest from or under Robert
T. Styche a/k/a Robert T. ABob@ Styche
a/k/a Robert Thomas Styche, Deceased, et
al., Defendants

Notice

TO: Unknown Heirs, Successors, Assigns
and All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under Robert T. Styche a/k/a Robert T.
ABob@ Styche a/k/a Robert Thomas Styche,
Deceased

You are hereby notified that on February
2, 2026, Plaintiff, Bank of America, NA filed
an Amended Mortgage Foreclosure
Complaint endorsed with a Notice to
Defend, against you in the Court of Common
Pleas of Allegheny County, Pennsylvania,
docket to Term No. MG-25-000906. Wherein
Plaintiff seeks to foreclose on the mortgage
secured on your property located at 321
Russellwood Avenue, McKees Rocks, PA
15136, whereupon your property would be
sold by the Sheriff of Allegheny County.

You are hereby notified to plead to the
above referenced Complaint on or before 20
days from the date of this publication or a
Judgment will be entered against you.

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 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.

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

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

26-00438 Feb 13, 2026

**Voluntary Dissolution
Professional Corporation**

Jonathan T. Krassenstein, Esq.,
Strassburger McKenna Gutnick & Gefsky,