

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, June 1, 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 Sheriffs Sale; provided, that if the sale is made on MONDAY, JUNE 1, 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, JUNE 2, 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, JUNE 8, 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."

Avalon

87. Jolene Rene Pivarnik
GD-22-007944—\$3,636.72
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon:

Having erected thereon a two-story frame house being known as 115 Harrison Avenue, Pittsburgh, PA 15202. Deed Book Volume 18017, Page 484. Block & Lot No. 159-C-218.

92. Ruth A. Edenhart
GD-23-012972—\$1,706.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story frame house being known as 308 Marie Avenue, Pittsburgh, PA 15202. Deed Book Volume 5425, Page 12. Block & Lot No. 214-R-271.

Baldwin Borough

35. Joseph M. Cusick and Michelle L. Cusick
MG-25-001015—\$149,813.37
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5130 Colewood Drive, Pittsburgh, PA 15236. Deed Book Volume 12952, Page 162. Block and Lot Number 390-B-12.

Bellevue

126. David Dixon
MG-25-001024—\$34,727.19
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 513 Carolyn Avenue, Pittsburgh, PA 15202. Deed Book Volume 15668, Page 244. Block and Lot Number 0215-R-00180-0000-00 a/k/a 0215R00180000000 a/k/a 215-R-180.

Ben Avon

156. Unknown Heirs of Robert E. Jones
GD-26-000734—\$14,740.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Being thereon vacant land known as 8 Spruce Street, Pittsburgh, PA 15202. Deed Book Volume 7078, Page 424. Block & Lot No. 214-K-247.

Blawnox

116. Jacob Werner
GD-24-012997—\$3,737.45
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a two-story frame house being known as 904 Carla Drive, Pittsburgh, PA 15238. Deed Book Volume 17929, Page 273, Block & Lot No. 292-J-540.

Braddock

162. Anita L. Bryant and Ronald J. Harris
GD-25-013108—\$5,916.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two-story frame house being known as 156 Comrie Avenue, Braddock, PA 15104. Deed Book Volume 19386, Page 420. Block & Lot No. 236-L-5.

Brentwood

80. Jennifer L. Tabor and David E. Leonard
MG-25-000399—\$169,600.57
Powers Kinn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 105 Pentland Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 19052, Page 86, Instrument 2022-29555, Block and Lot Number 137-C-307.

Bridgeville

56. Dean D. Weaver
GD-25-006225—\$12,888.91
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a single family dwelling being known and numbered as 660 Baldwin Street, Bridgeville, PA 15017. Deed Book 6214, Page 965. Block and Lot Number 255-R-286.

Carnegie

110. Anthony Rattenni, Jr. and the United States of America
GD-23-002933—\$3,497.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story frame house known as 522 5th Avenue, Carnegie, PA 15106. Deed Book Volume 18379, Page 224. Block & Lot 102-B-358.

150. Beverly J. Stingone
MG-25-000227—\$77,676.21
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story residential dwelling known and numbered as 210 5th Ave., Carnegie, PA 15106. Deed Book Volume 14782, Page 555. Block & Lot No. 130-K-62.

Castle Shannon

83. Erica A. Olson
MG-24-000687—\$110,173.11
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 4149 Mathilda Street, Pittsburgh, Pennsylvania 15234. Deed Book Volume 11165, Page 293, Block and Lot Number 0250-P-00038-0000-00.

118. Karen A. Mackay
GD-25-004907—\$3,407.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a two-story condominium unit being known as 369 Murrays Lane, Condominium Unit No. 27-D, Pittsburgh, PA 15234. Deed Book Volume 15900, Page 271, Block & Lot No. 249-B-230-0D27.

City of Clairton

6. Lois J. Diana, Administratrix of the Estate of George M. Medved, Deceased and the United States of America
GD-23-009880—\$9,618.07
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 922 Worthington Avenue, Clairton, PA 15025. Deed Book 11010, Page 187. Block and Lot Number 879-K-249.

20. B&H Renovations & Properties LLC
GD-25-007159—\$79,490.38
Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and First Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 128 Carnegie Avenue, Clairton, PA 15025. Deed Book Volume 18943, Page 175. Block and Lot Number 0657-P-00081-0000-00.

62. Donald K. Duda
GD-24-013051—\$6,638.87
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Parcel One: Having erected thereon a dwelling being known and numbered as 341 Pennsylvania Avenue, Clairton, PA 15025. Deed Book 17332, Page 232. Block and Lot Number 657-N-010.

Parcel Two: Having erected thereon a dwelling being known and numbered as 339 Pennsylvania Avenue, Clairton, PA 15025. Deed Book 18390, Page 265. Block and Lot Number 657-J-056.

63. Glenn A. Cochran and Sydney R. Cochran
GD-24-011973—\$10,827.84
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 120 Mendelssohn Avenue, Clairton, PA 15025. Deed Book 9978, Page 151. Block and Lot Number 764-D-072.

Collier

53. Vivekreddy Chinthakuntla, Parikh Bhumika Mukund and Pranay Kumar Gold Lingala
MG-24-000346—\$584,222.92
Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Collier: Having erected thereon a dwelling being known and numbered as 1311 Francis Way, Oakdale, PA 15071. Deed Book Volume 19023, Page 265. Block and Lot Number 0331-K-00037-0000-00.

131. RJ Steele Group LLC, a Pennsylvania limited liability company
GD-24-007749—\$378,278.01
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 212 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page, 534. Block and Lot Number 260-S-33.

132. RJ Steele Group LLC, a Pennsylvania limited liability company
GD-24-007748—\$378,278.01
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 208 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 260-S-29.

133. RJ Steele Group LLC, a Pennsylvania limited liability company
GD-24-007747—\$378,278.01
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 207 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 260-S-21.

134. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007746—\$59,004.39
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 204 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 260-S-25.

135. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007745—\$87,632.97
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 172 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 198-A-15.

136. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007744—\$142,013.64
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 168 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 198-A-19.

137. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007743—\$79,008.97
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 164 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 199-N-35.

138. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007742—\$79,008.97
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 160 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 199-N-31.

Coraopolis

120. Richard Ashbaugh

GD-20-003054—\$6,478.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two-family two-story frame house being known as 1132 Vance Avenue, Coraopolis, PA 15108. Deed Book Volume 16521, Page 320. Block & Lot No. 342-J-16.

Dormont

55. Matthew Tkach

GD-25-006451—\$15,791.35
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as

1132 Hillsdale Avenue, Pittsburgh, PA 15216. Deed Book 18030, Page 445. Block and Lot Number 98-H-124.

Elizabeth Township

11. Lane Living Management Limited Liability Company, a Pennsylvania limited liability company

GD-25-005014—\$215,600.30
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 240 Finney Road, Elizabeth, PA 15037-3018. Deed Book Volume 18634, Page 436. Block and Lot Number 876-S-295.

153. Francis T. Gouker a/k/a Francis T. Gouker, III and the United States of America c/o the United States Attorney for the Western District of Pennsylvania

MG-25-000691—\$59,723.27
Alexandra R. Heaney, Esq.
Gross Polowy, LLC
716-204-1700

In the Commonwealth of Pennsylvania, County of Allegheny, and Elizabeth Township: Parcel 1: Having erected thereon a dwelling being known and numbered as 524 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-G-00014-0000-00.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 524 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-L-00152-0000-00.

Etna

13. Angela M. McCarrison

GD-25-010294—\$17,933.25
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a residential dwelling known and numbered as 123 Cherry Street, Pittsburgh, Pennsylvania 15223, Deed Book Volume 13197, Page 183, Block and Lot 167-K-123.

64. Arkham Real Estate, LLC

GD-25-011723—\$124,275.24
Michelle L. Pierro, Esq.
Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two-family dwelling known and numbered as 5-7 Garden Way, Pittsburgh, PA 15223. Deed Book Volume 16587 Page 348. Block & Lot# 167-F-106.

66. Arkham Real Estate, LLC

GD-25-011720—\$124,280.61
Michelle L. Pierro, Esq.
Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two-family dwelling known and numbered as 9-11 Garden Way, Pittsburgh, PA 15223. Deed Book Volume 16361, Page 507. Block & Lot# 167-F-109.

149. Raelise M. Ostrowski a/k/a Raelise Ostrowski, Michael P. Ostrowski, and the United States of America

MG-21-000225—\$66,547.17
Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Etna: Having erected thereon a residential

dwelling being known and numbered as 9 Robertson Place, Pittsburgh, PA 15223. Deed Book Volume 11452, Page 172. Block and Lot Number: 0222-E-00100-0000-00.

Forward

86. William A. Verno

MG-25-000241—\$130,148.21
Jeffrey A. Golvash, Esq.
Golvash & Epstein, LLC
412-882-4717

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a dwelling being known and numbered as 5166 Mountain Top Lane, Elizabeth, PA 15037. Deed Book Volume 19310, Page 243. Block and Lot No.: 1736-A-343.

Green Tree

144. Alexander Hess and Katherine Ogrady

MG-25-000668—\$193,940.29
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1015 Glencoe Avenue, Pittsburgh, Pennsylvania 15220. Deed Book Volume 18809, Page 581. Block and Lot Number 0017-N-00188-0000-00.

Harrison

31. Anngela Investment, LLC

GD-25-010857—\$140,261.50
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1234 8th Avenue, Natrona Heights, PA 15065. Deed Book 18680, Page 425. Block and Lot Number 1367-S-156.

Indiana

79. Jeremy S. Beyerl

MG-25-000796—\$258,949.47
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 105 Allison Drive, Pittsburgh, Pennsylvania 15238. Deed Book Volume 18416, Page 508, Instrument 2021-13045, Block and Lot Number 953-R-32.

Jefferson Hills

158. Susan C. DiBalla, Executrix of the Estate of Anna DiBalla, Deceased

GD-25-011385—\$11,297.86
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Jefferson Hills Borough: Being all that single family dwelling being known and numbered as 200 Shellbark Street, Clairton, PA 15025. Deed Book 2664, Page 537. Block and Lot Number 881-C-348.

Kilbuck

145. Douglas W. Silk, as Agent for Bonnie J. Ufert

MG-25-000826—\$199,386.82
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of

Kilbuck: Having erected thereon a dwelling being known and numbered as 329 Harmony Rd., Pittsburgh, PA 15237-1131. Deed Book Volume 11512, Page 627. Block and Lot Number 0347-G-00006.

Leet

84. Cynthia P. Turich, Executrix of the Estate of Carol L. Heape and Patrick J. Dee

MG-25-000726—\$103,663.86
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a dwelling being known and numbered as 102 Colonial Drive, Sewickley, Pennsylvania 15143. Deed Book Volume 19153, Page 174, Block and Lot Number 0815-P-00006-0000-00.

Leetsdale

90. Foxxdon DeCanio

GD-25-005309—\$3,092.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two-story frame house being known as 94 Ohio River Boulevard, Leetsdale, PA 15056. Deed Book Volume 17607, Page 124. Block & Lot No. 704-K-36.

Lincoln

46. Shaun M. Finneran

MG-25-001059—\$66,981.03
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel One: Having erected a dwelling being known and numbered as 23 Silverleaf Drive, Elizabeth, PA 15037, Document Number 2009-29602, Deed Book Volume 14097, Page 576, Block and Lot Number 0876-C-00122-0000-00.

Parcel Two: Vacant land being known and numbered as Silverleaf Drive, Elizabeth, PA 15037, Document Number 2009-29602, Deed Book Volume 14097, Page 576, Block and Lot Number 0876-C-00113-0000-00.

60. J. Hew Investments, LLC and Justin Batson

GD-26-000452—\$174,032.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Having erected thereon a dwelling being known and numbered as 2150 Lincoln Blvd., Elizabeth, PA 15037. Deed Book 18872, Page 570. Block and Lot Number 1001-H-277.

130. Bernard J. Gioia and Christina M. Gioia

MG-25-001041—\$21,088.93
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Having erected thereon a dwelling being known and numbered as 79 Harrison Rd., Elizabeth, PA 15037. Deed Book Volume 15263, Page 170. Block and Lot Number 0877-C-00153-0000-00 a/k/a 0877C00153000000 a/k/a 877-C-153.

Marshall

1. Jeanne Brooks Hammel and Donald C. Hammel

MG-24-000489—\$2,810,278.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall:

Having erected thereon a dwelling being known and numbered as 310 Mingo Road, Wexford, PA 15090. Deed Book 13084, Page 438. Block and Lot Number 1655-C-8.

Town of McCandless

44. Kenneth B. Kennedy and Kelly A. Kennedy
GD-25-013344—\$112,618.33
Nicholas R. Pagliari, Esq.
MacDonald, Illig, Jones & Britton, LLP
814-870-7754

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8131 Lindisfarne Drive, Pittsburgh, Pennsylvania 15237. Deed Book Volume 16571, Page 374. Block and Lot Number 612-F-197.

City of McKeesport

25. The Unknown Heirs of Irvin Smith a/k/a Irvin W. Smith, deceased and William Smith, solely in his capacity as known heir to Irvin Smith a/k/a Irvin W. Smith, deceased

GD-24-013445—\$30,499.89
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and City of McKeesport: Having erected thereon a dwelling being known and numbered as 405 32nd St., McKeesport, PA 15132. Deed Book Volume 10902, Page 246. Block and Lot Number 464-F-10.

McKees Rocks

22. Divauna M. Taravella, in Her Capacity as Heir of Maria A. Taravella; Samantha M. Taravella, in Her Capacity as Heir of Maria A. Taravella; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Maria A. Taravella

MG-25-000865—\$41,141.09
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 324 Catherine Street, McKees Rocks, PA 15136. Deed Book Volume 11434, Page 557. Block and Lot Number 0074-R-00021-00000-0.

24. Mass RE I LLC, a Pennsylvania limited liability company

GD-25-000194—\$216,911.06
Stern & Eisenberg, PC
215-572-8111

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 227 Bruce Street, McKees Rocks, PA 15136, Deed Book Volume 14601, Page 278. Block and Lot Number 0043-E-00190-0000-00.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny and Borough of Wilkensburg: Having erected thereon a dwelling being known and numbered as 833 Woodworth Avenue, Pittsburgh, PA 15221. Deed Book Volume 14293, Page 434. Block and Lot Number 0233-J-000006-0000-00.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny and 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 48-50 Morse Way, Pittsburgh, PA 15207. Deed Book Volume 14411, Page 335. Block and Lot Number 0056-G-00065-0000-00.

81. 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. "Bob" Styche a/k/a Robert Thomas Styche, Deceased

MG-25-000906—\$8,676.46
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 321 Russellwood Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 8716, Page 308, Block and Lot Number 72-H-297.

146. Angela Atkins, solely in her capacity as known heir of Roy William Burkhardt, Jr. a/k/a Roy W. Burkhardt, Jr., deceased and Nicole Burkhardt, solely in her capacity as known heir of Roy William Burkhardt, Jr. a/k/a Roy W. Burkhardt, Jr., deceased and Michael Burkhardt, solely in his capacity as known heir of Roy William Burkhardt, Jr. a/k/a Roy W. Burkhardt, Jr., deceased

GD-25-013353—\$24,239.87
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1009 Chartiers Avenue, McKees Rocks, PA 15136. Deed Book Volume 12529, Page 207. Block and Lot Number 72-M-198.

Millvale

39. Richard J. Redman
MG-25-000383—\$159,783.03
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 3 Reserve St., Pittsburgh, PA 15209. Deed Book Volume 17978, Page 101. Block and Lot Number 0079-A-00173-0000-00 a/k/a 79-A-173.

Moon

16. Megan E. Marshall
AR-25-007987—\$8,024.22
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a Twin Oaks Manor Association unit being known and numbered as 6102 Sanlin Dr., Coraopolis, PA 15108. Deed Book 17846, Page 233. Block and Lot Number 596-F-00205-6102-00.

Mt. Lebanon

74. Leandra Jones and Timothy P. Jones
MG-25-000912—\$511,441.39
Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 11 Mount Lebanon Boulevard, Pittsburgh, PA 15228. Deed Book 16643, Page 159, Lot and Block: 0251-A-00242-0000-00.

Mt. Oliver

37. Lauren Strutt and William J. Strutt, III, as Known Heirs of Elaine J. Strutt, Deceased and All Unknown Heirs of Elaine J. Strutt, Deceased

GD-24-007353—\$7,209.78
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 25 Mutschler

Way, Pittsburgh, PA 15210. Deed Book 7541, Page 604. Block and Lot Number 33-H-253.

42. Ronald Shialabba and Tara Gibson
GD-25-008686—\$8,173.28
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 450 William Street, Pittsburgh, PA 15210. Deed Book 13085, Page 271. Block and Lot Number 33-G-275-A.

72. Mary Lux, as Heir of Raymond Augustine, Shelly Augustine a/k/a Michelle Lynn Moeller a/k/a Michelle Lynn Augustine, as Heir of Raymond Augustine, Sara Augustine, as Heir of Raymond Augustine, T. J. Augustine, as Heir of Raymond Augustine, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Raymond Augustine, Deceased

MG-23-000240—\$69,929.56
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 137 Frederick Street, Pittsburgh, PA 15210. Deed Book Volume 11665, Page 395. Block and Lot Number 0014-S-00074-0000-00.

Munhall

140. The Gudukas Revocable Trust
GD-21-009522—\$13,980.70
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, row-end style frame dwelling, known and numbered as 716 East 18th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 12974, Page 551, Block and Lot Number 180-A-316.

141. Marie C. Cennane
GD-20-005739—\$1,681.14
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 1602 Martha Street, Homestead, Pennsylvania 15120. Deed Book Volume 9890, Page 314, Block and Lot Number 131-D-292.

North Braddock

108. Arik Morgan
GD-18-013345—\$14,355.88
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 brick house, known as 829 North Avenue, Braddock, PA 15104. Deed Book Volume 13405, Page 522. Block & Lot No. 302-B-164.

North Fayette

5. Sonia Weller, in Her Capacity as Administratrix of the Estate of James L. Marx a/k/a James Lewis Marx

MG-25-000884—\$169,062.69
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette

Township: Having erected thereon a dwelling being known and numbered as 40 Grace St., Imperial, PA 15126. Deed Book Volume 16016, Page 590. Block and Lot Number 0800-D-00035-0000-00.

9. Theodore L. Peffley and Renee H. Peffley
MG-20-000182—\$232,124.88
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Having erected thereon a dwelling being known and numbered as 109 Timber Trail, Imperial, PA 15126. Deed Book Volume 12330, Page 555. Block and Lot Number 691-R-68.

148. Mark V. Saunders and the United States of America
MG-22-000036—\$204,741.27
Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette: Having erected thereon a dwelling being known and numbered as 110 Lilac Court, Oakdale, PA 15071. Deed Book Volume 12932, Page 184. Block and Lot Number 0494-M-00034-0000-00.

North Versailles

30. Taniqua N. Johnson
MG-25-000718—\$120,522.88
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1904 Girard Avenue, North Versailles, PA 15137. Deed Book 19933, Page 108. Block and Lot Number 376-L-385.

95. Raymond G. Miletic and Alice J. Miletic
GD-23-011649—\$1,695.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-and-a-half story masonry frame house being known as 640 Overhill Drive, North Versailles, PA 15137. Deed Book Volume 4668, Page 745. Block & Lot No. 459-A-184.

103. Christopher Paul Tomai
GD-24-009798—\$2,782.91
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-story frame house being known as 161 Maryellen Drive, North Versailles, PA 15137. Deed Book Volume 17881, Page 147. Block & Lot No. 646-A-218.

Oakmont

91. George Doas
GD-20-000235—\$1,922.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a one-story brick house being known as 524 Edgewood Avenue, Oakmont, PA 15139. Deed Book Volume 18497, Page 363, Block & Lot No. 362-L-6.

Penn Hills

12. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Patricia S. Crow, Deceased

GD-25-004752—\$104,445.13

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 255 Almar Drive, Verona, PA 15147. Deed Book Volume 17180, Page 204. Block and Lot Number 447-P-207.

14. Charles E. Vaughn, Jr.

MG-23-000685—\$139,059.14

Eric Rochkind, Esq.

McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 11697 Althea Road, Pittsburgh, Pennsylvania 15235 a/k/a 11697 Althea Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00079-0000-00.

Parcel 2: Vacant land being known and numbered as 11693 Althea Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00084-0000-00.

23. The Unknown Heirs of Charlotte M. Ingram, deceased and Ranada Adams, solely in her capacity as known heir of Charlotte M. Ingram, deceased and Omar Ingram, solely in his capacity as known heir of Charlotte M. Ingram, deceased and Nateari Ingram, solely in her capacity as known heir of Charlotte M. Ingram, deceased

MG-25-000384—\$113,036.05

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 347 Hulton Road, Verona, PA 15147. Deed Book Volume 17126, Page 93. Block and Lot Number 0447-D-00085-0000-00.

27. The Unknown Heirs of Yvonne Worthy, Deceased

GD-25-004055—\$16,924.14

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 8046 Mark Drive, Verona, PA 15147. Deed Book 6094, Page 467. Block and Lot Number 295-E-389.

28. Derrick Clancy

GD-25-007802—\$22,140.07

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 31 Verona Rd., Pittsburgh, PA 15235. Deed Book 17434, Page 149. Block and Lot Number 295-N-6.

43. Anthony Bentley

GD-23-011646—\$26,519.11

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 128 Curtis St., Pittsburgh, PA 15235. Deed Book 12396, Page 10. Block and Lot Number 296-D-222.

48. Christen Brundage, as Executrix of the Estate of Cathryn B. Brundage

MG-25-001075—\$80,199.41

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 5819 Saltsburg Road, Verona, PA 15147.

Document Number 2017-11125, Deed Book Volume 16768, Page 262. Block and Lot Number 0447-P-00017-0000-00.

54. Mary R. Jordan

GD-24-004722—\$19,063.87

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 120 B Sycamore Dr., Pittsburgh, PA 15235. Deed Book 3685, Page 343. Block and Lot Number 448-K-388.

75. Marjorie L. Hodil a/k/a Marjorie Nolan, Individually and as known Heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Kenneth M. Hodil, known Heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Stacey Isherwood, known Heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Michael Hodil, known Heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased

MG-19-000629—\$211,236.65

Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1460 Hunter Road, Verona, PA 15147. Deed Book Volume 12992, Page 393. Block and Lot Number 0445-D-00123-0000-00.

89. Christina Aleprete

GD-24-008579—\$3,234.50

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 frame house being known as 10063 Calvin Street, Pittsburgh, PA 15235. Deed Book Volume 5701, Page 49. Block & Lot No. 295-L-392.

94. M & W Developments LLC

GD-24-009485—\$2,025.06

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 brick house being known as 7834 Mount Carmel Road, Verona, PA 15147. Deed Book Volume 13834, Page 547. Block & Lot No. 230-L-266.

105. Clarence Youngblood

GD-24-011362—\$4,226.95

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 204 Milliken Avenue, Pittsburgh, PA 15235. Deed Book Volume 12904, Page 547. Block & Lot No. 369-E-257.

109. Taceri Leah Star Oliver

GD-24-009734—\$3,382.41

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 449 Guylyn Drive, Pittsburgh, PA 15235. Deed Book Volume 18565, Page 6. Block & Lot No. 538-M-393.

111. Odell Germany, Jr.

GD-24-009856—\$3,598.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 7877 Aber Road, Verona, PA 15147. Deed Book Volume 19028, Page 331. Block & Lot No. 230-M-243.

113. Melanie Mascaro Bacot and Mena Felix Bacot

GD-24-008590—\$2,999.01

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 frame house being known as 911 6th Street, Verona, PA 15147. Deed Book Volume 18736, Page 155. Block & Lot No. 445-A-236.

128. Matthew Joseph Daniels

MG-25-000607—\$283,308.42

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 126 Crescent Garden Dr., Pittsburgh, PA 15235. Deed Book Volume 19204, Page 136. Block and Lot Number 0538-F-00038-0000-00 a/k/a 0538F00038000000 a/k/a 538-F-38.

151. Leah Bivins

MG-24-000339—\$68,025.75

The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 716 Pennwood Drive, Pittsburgh, PA 15235. Deed Book Volume 12292, Page 169. Block and Lot Number 369-R-110.

157. Rhonda Rector

GD-25-009994—\$13,667.29

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 20 Overbrook Road, Pittsburgh, PA 15235. Deed Book 17130, Page 473. Block and Lot Number 231-D-298.

Pine

70. Mark A. Hunkele and Jenene L. Hunkele

MG-25-000467—\$793,855.55

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

In the Commonwealth of Pennsylvania, County of Allegheny, Pine Township: Having erected thereon a dwelling being known and numbered as 209 Crawford Ct., Mars, PA 16046. Deed Book Volume 11919, Page 511. Block and Lot Number 2374-F-00002-0000-00.

Pitcairn

82. Elaine Lamont a/k/a Mary E. Lamont

MG-25-000484—\$12,253.80

Eric Rochkind, Esq.

McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 615 7th Street, Pitcairn, Pennsylvania 15140. Deed Book Volume 11731, Page 258. Block and Lot Number 0746-P-00061-0000-00.

Plum

17. Richard W. Patton

GD-22-010259—\$62,742.96

Grace E. Delaney, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 548 Surfside Drive, Pittsburgh, PA 15239.

Deed Book 4770, Page 649. Block and Lot Number 1240-E-223.

Port Vue

34. Nicholas Ammer a/k/a Nick Ammer, in His Capacity as Heir of Stacie L. Ammer; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Stacie L. Ammer

GD-25-011033—\$61,877.16

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 904 Pleasant Avenue, McKeesport, PA 15133. Deed Book Volume 11753, Page 229. Block and Lot Number 0383-F-00251-0000-00.

Richland

104. Robert A. Sheridan and Lisa Sheridan

GD-24-002791—\$9,424.07

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a one-story frame house being known as 4077 Glasgow Road, Valencia, PA 16059. Deed Book Volume 18970, Page 226. Block & Lot No. 2190-C-370.

Ross

41. Mary Elizabeth Merlino

MG-25-000847—\$248,543.21

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Parcel One: Having erected thereon a dwelling being known and numbered as 125 Country Lane, Pittsburgh, PA 15229. Deed Book Volume 3892, Page 707. Block and Lot Number 0351-B-00012-0000-00 a/k/a 0351B00012000000.

Parcel Two: Vacant land being known and numbered as 125 Country Lane, Pittsburgh, PA 15229. Deed Book Volume 3892, Page 707. Block and Lot Number 0351-B-00016-0000-00 a/k/a 0351B00016000000.

Sewickley

52. Eileen Graham

MG-24-000994—\$284,297.78

Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and the First Ward of the Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 612 Beall Way, Sewickley, PA 15143. Deed Book Volume 13430, Page 475. Block and Lot Number 0421-B-00025-0000-00.

Sewickley Hts.

77. Krishna Sharma and the United States of America

MG-25-000566—\$746,502.72

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Sewickley Heights: Having erected thereon a dwelling being known and numbered as 40 Audubon Road, Sewickley, PA 15143-9345 a/k/a 40 Audubon Road, Foxview Estate, Sewickley, PA 15143-9345. Deed Book Volume 12709, Page 96. Block and Lot Number 709-E-50.

Shaler**32. Michael Chislow**

MG-25-000443—\$317,414.40

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

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 204 Willett Road, Glenshaw, PA 15116. Deed Book Volume 19103, Page 331. Block and Lot Number 0520-H-00309-0000-00.

85. Estate of David Lavia, deceased mortgagor/last record owner, Cristine Lavia, known heir of David Lavia, deceased mortgagor/last record owner; Jeffrey D. Lavia, Administrator of Estate and known heir of David Lavia, deceased mortgagor/last record owner

MG-25-000112—\$47,209.70

Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Shaler: Having erected thereon a dwelling being known and numbered as 223 Kittanning Street, Pittsburgh, PA 15215. Deed Book Volume 11177, Page 218. Block and Lot Number 0222-C-00066-0000-00.

107. James T. McNamara, With Notice to Heirs and Assigns

GD-25-008908—\$5,520.17

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story frame house being known and numbered as 230 Seavey Road, Pittsburgh, PA 15223. Deed Book Volume 7955, Page 643. Block & Lot No. 166-F-158.

Sharpsburg**65. Arkham Real Estate, LLC**

GD-25-011716—\$117,918.44

Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 1909 Chapman Street, Pittsburgh, PA 15215. Deed Book Volume 17053, Page 237. Block & Lot# 168-M-181.

67. Arkham Real Estate, LLC

GD-25-011718—\$132,791.01

Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 1869 Chapman Street, Pittsburgh, PA 15215. Deed Book Volume 17103, Page 142. Block & Lot# 168-M-168.

68. Arkham Real Estate, LLC

GD-25-011712—\$123,817.05

Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 326 Linden Avenue, Pittsburgh, PA 15215. Deed Book Volume 17021, Page 503. Block & Lot# 168-E-72.

69. Arkham Real Estate, LLC

GD-25-011711—\$129,132.18

Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known

and numbered as 215 Clifton Avenue, Pittsburgh, PA 15215. Deed Book Volume 17065, Page 298. Block & Lot# 168-J-7.

122. Arkham Real Estate, LLC

GD-25-011713—\$123,393.76

Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 219 Clifton Avenue, Pittsburgh, PA 15215. Deed Book Volume 17003, Page 478. Block & Lot#: 168-E-11.

123. Arkham Real Estate, LLC

GD-25-011715—\$141,775.63

Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 1867 Chapman Street, Pittsburgh, PA 15215. Deed Book Volume 16202, Page 517. Block & Lot # 168-M-167.

South Fayette**4. W. Bruce Finnie, Jr. a/k/a W. B. Finnie, Jr. and Laura B. Finnie**

MG-25-000036—\$17,140.32

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 167 Hickory Heights Drive, Bridgeville, PA 15017. Deed Book Volume 12563, Page 35. Block and Lot Number 0399-C-00031-0000-00 / Alternate ID: 9946-X-84934-0000-00.

45. Harold E. Walker

AR-25-005485—\$4,782.08

Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association Inc. dwelling being known and numbered as 2518 Hunting Ridge Trail, Bridgeville, PA 15017. Deed Book 6015, Page 25. Block and Lot Number 572-C-00001.

South Park**8. Leevan L. Jefferson**

MG-24-000896—\$232,913.34

Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 2871 Amy Drive, South Park, PA 15129, more fully described in Deed Book 18296, Page 491. Lot and Block: 0770-S-00009-0000-00.

117. Lawrence B. Kunzelman & Barbara Kunzelman and the United States of America

GD-25-005200—\$2,459.75

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one-story brick house known as 1442 Wilson Avenue, South Park, PA 15129. Deed Book Volume 4999, Page 669. Block & Lot 772-P-300.

Stowe**40. Gregory T. Pflumm**

MG-25-000998—\$93,831.91

Carolyn Treglia, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 1521 Woodward Ave., McKees Rocks, PA 15136. Deed Book Volume 17321, Page 7. Block and Lot Number 0073-J-00192-0000-00 a/k/a 73-J-192.

96. Stephanie Plata and William Plata

GD-24-008614—\$2,186.56

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-family two-story frame house being known as 1121 9th Street, McKees Rocks, PA 15136. Deed Book Volume 17380, Page 140. Block & Lot No. 73-P-362.

155. Alexi Paz Lopez and Melissa Lynne Copeland

GD-19-008296—\$6,095.73

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story frame house being known as 619 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 19537, Page 18. Block & Lot No. 72-C-348.

Tarentum**119. Silver Eagle Investment Group, LLC**

GD-17-015470—\$6,294.82

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story frame house being known as 410 East 9th Avenue, Tarentum, PA 15084. Deed Book Volume 15248, Page 444. Block & Lot No. 1223-H-287.

Turtle Creek**88. Steven P. Mitchell and the United States of America**

GD-18-002843—\$6,190.09

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 two-family house being known as 201-203 Penn Avenue Extension, Turtle Creek, PA 15145. Deed Book Volume 7342, Page 94. Block & Lot No. 374-S-85.

Upper St. Clair**10. Valerie H. Miller**

GD-25-004563—\$395,710.01

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

In the Commonwealth of Pennsylvania, County of Allegheny, Upper St. Clair Township: Having erected thereon a dwelling being known and numbered as 2361 Morrow Road, Pittsburgh, PA 15241. Deed Book Volume 14910, Page 410. Block and Lot Number 0396-L-00066-0000-00.

West Deer**29. Amy Adamsky**

MG-24-000732—\$35,863.84

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 732 Little Deer Creek Valley Road, Russellton, PA

15076. Deed Book 14680, Page 473. Block and Lot Number 1361-D-93.

93. Michael Laface

GD-24-008586—\$3,005.61

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a two-story frame house being known as 550 Benjamin Street, Tarentum, PA 15084. Deed Book Volume 15842, Page 59. Block & Lot No. 1671-B-228.

West Mifflin**33. Donna L. Jakub**

MG-25-000526—\$75,218.39

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2514 Sunset Dr., West Mifflin, PA 15122. Deed Book Volume 6577, Page 133. Block and Lot Number 0241-L-00273-0000-00.

West View**127. Elizabeth J. Wissner**

MG-22-000889—\$102,470.80

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 6 Fordham Ave., Pittsburgh, PA 15229. Deed Book Volume 5317, Page 129. Block and Lot Number 0279-B-00037-0000-00.

White Oak**121. All Unknown Heirs of Stella Bielic, Deceased**

GD-25-0008270—\$5,704.79

Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 612 Osborne Street, McKeesport, PA 15131. Deed Book 7419, Page 457. Block and Lot Number 460-G-393.

Whitehall**97. The Danielson Family Partnership**

GD-25-000559—\$2,813.80

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story frame townhouse being known as 207 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 388. Block & Lot No. 189-E-207-5.

98. The Danielson Family Partnership

GD-25-000561—\$2,888.00

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 203 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 408. Block & Lot No. 189-E-207-7.

99. The Danielson Family Partnership

GD-25-000558—\$2,862.10

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 209 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 373, Block & Lot No. 189-E-207-4.

100. The Danielson Family Partnership

GD-25-000556—\$2,872.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 215 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 378, Block & Lot No. 189-E-207-1.

101. The Danielson Family Partnership

GD-25-000557—\$2,862.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story frame townhouse being known as 211 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 393, Block & Lot No. 189-E-207-3.

102. The Danielson Family Partnership

GD-25-000555—\$2,862.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 213 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 403, Block & Lot No. 189-E-207-2.

Wilkins

51. Nathaniel Chinedu Ikechi, solely in his capacity as Administrator to the Estate of Marinus C. Iwuchukwu, deceased

GD-25-014076—\$140,243.33
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Wilkins: Having erected thereon a dwelling being known and numbered as 1 Thorncrest Dr., Pittsburgh, PA 15235-5214. Deed Book Volume 16760, Page 391. Block and Lot Number 452-M-158.

Wilkinsburg

26. James C. McKinnon and Deborah McKinnon

GD-24-010068—\$16,302.94
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 2101 Lindsay Rd., Pittsburgh, PA 15221. Deed Book 7382, Page 236. Block and Lot Number 297-K-52.

57. Yasmin Qureshi

GD-25-002895—\$13,277.84
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 2115 Laketon Road, Pittsburgh, PA 15221. Deed Book 17638, Page 397. Block and Lot Number 297-B-17.

58. Maurie A. Ford, Executrix of the Estate of Jeff D. Satterwhite, Deceased

GD-25-008858—\$15,314.20
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 1833 Montier Street, Pittsburgh, PA 15221. Deed Book 7328, Page 394. Block and Lot Number 232-H-248.

59. Devin D. Stubbs

GD-24-009043—\$27,869.55
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 812 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 18370, Page 294. Block and Lot Number 232-J-318.

159. Lamar Thomas

GD-25-011751—\$19,923.84
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 Sherman Street, Pittsburgh, PA 15221. Deed Book 11872, Page 484. Block and Lot Number 232-L-48.

160. The Unknown Heirs of Connie F. McNeil, Deceased

GD-25-010318—\$7,751.65
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 754 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 10835, Page 208. Block and Lot Number 232-J-154.

161. The Unknown Heirs of Dorothy J. Petty, Deceased

GD-25-013428—\$11,226.29
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 Holland Avenue, Pittsburgh, PA 15221. Deed Book 8037, Page 616. Block and Lot Number 233-J-19.

163. The Unknown Heirs of Lorna Hunte, Deceased

GD-25-012249—\$1,625.97
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known as Laketon Road, Pittsburgh, PA 15221. Deed Book 13583, Page 516. Block and Lot Number 297-E-128.

Pittsburgh—2nd Ward

143. 960 Costa, LLC

GD-24-015333—\$6,997,955.60
Rachel M. Good, Esq.
Duane Morris, LLP
412-497-1000

In the Commonwealth of Pennsylvania, County of Allegheny, and City of Pittsburgh, Second Ward: Having erected thereon a commercial structure being known and numbered as 960 Penn Avenue, Pittsburgh, Pennsylvania 15222. Recorded at Deed Book Volume 44, Page 474, and being designated as Block and Lot 0009-N-00122-0000-00.

Pittsburgh—4th Ward

50. Joel Cuban and Thomas R. Tysarczyk

AR-24-006062—\$42,325.26
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward, City of

Pittsburgh: Having erected thereon a Park Plaza Condominium Association unit being known and numbered as 128 North Craig Street, 305, Pittsburgh, PA 15213. Deed Book 10466, Page 513. Block and Lot Number 52-E-00011-0305-00.

Pittsburgh—12th Ward

129. Eric Meggett

MG-24-000250—\$162,586.47
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 503 Paulson Ave., Pittsburgh, PA 15206. Deed Book Volume 19011, Page 513. Block and Lot Number 0124-N-00280-0000-00.

Pittsburgh—13th Ward

154. Marc A. Franklin as Administrator of the Estate of Edward Franklin, Deceased, Michael L. Franklin as Heir of the Estate of Edward Franklin, Deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Edward Franklin

GD-25-009855—\$38,357.67
Alexandra R. Heaney, Esq.
Gross Polowy, LLC
716-204-1700

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1927 Robinson Boulevard, Pittsburgh, PA 15221. Deed Book Volume 4734, Page 669. Block and Lot Number 0232-H-00056-0000-00.

Pittsburgh—14th Ward

76. Mass RE I, LLC

GD-25-000512—\$318,663.71
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6844 Thomas Boulevard, Pittsburgh, PA 15208-2333. Deed Book Volume DE VL-14435, Page 389, 2010-30720. Block and Lot Number 125-R-20.

Pittsburgh—15th Ward

36. Mass RE I, LLC

GD-24-015132—\$126,667.75
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Fifteenth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 8-10 Alameda Street, Pittsburgh, PA 15207-1836. Deed Book Volume 14420, Page 166. Block and Lot Number 0057-B-00079-0001-00.

Pittsburgh—16th Ward

78. Robert J. Mikszan, Jr.

MG-23-000689—\$136,626.69
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Sixteenth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 152 Dawes Street, Pittsburgh, PA 15210. Deed Book Volume 13664, Page 446. Block and Lot Number 013-N-083.

Pittsburgh—19th Ward

15. Terry J. McClelland, Administrator of the Estate of Joyce McClelland a/k/a Joyce A. McClelland

GD-25-014077—\$97,569.54
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a one and one-half story frame dwelling known and numbered as 1251 Woodbourne Avenue, Pittsburgh, PA 15226. DBV 11238, Page 360, B/L #96-J-332.

38. Christopher R. Huth and Kimba D. Huth

MG-25-000901—\$181,647.92
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1410 Westfield Street, Pittsburgh, PA 15216. Deed Book Volume 18312, Page 292. Block and Lot Number 0035-D-00046-0000-00 a/k/a 0035D00046000000 a/k/a 35-D-46.

71. Scott Wiloch and Harriet Wiloch

MG-25-000881—\$70,513.22
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a dwelling being known and numbered as 100 Pauline Place, Pittsburgh, PA 15216. Deed Book Volume 13352, Page 358. Block and Lot Number 0035-P-00144-0000-00.

Pittsburgh—20th Ward

7. John Hines and Yvonna Elizebeth Hines

MG-25-001044—\$78,215.04
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1101 Tweed Street, Pittsburgh, Pennsylvania 15204. Deed Book Volume 18884, Page 444, Instrument 2022-13348, Block and Lot Number 42-J-284.

147. Royal Realty by TLM, LLC

GD-25-009545—\$117,106.10
Andrew T. Kravitz, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1020 Sutherland Street, Pittsburgh, PA 15204. Deed Book Volume 16558, Page 549. Block and Lot Number 0042-P-00021-0000-00.

Pittsburgh—22nd Ward

142. October Real Estate Holdings, LLC

GD-25-005885—\$1,197,040.10
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 22nd Ward: Having erected thereon a rowhouse residential dwelling known and numbered as 1112 Arch St., Pittsburgh, PA 15212, Book Volume 19320, Page 251. Block & Lot No. 23-K-445.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 22nd Ward: Having erected thereon a rowhouse residential dwelling

known and numbered as 1114 Arch St., Pittsburgh, PA 15212, Book Volume 19320, Page 251. Block & Lot No. 23-K-449.

Parcel Three: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 22nd Ward: Having erected thereon a rowhouse residential dwelling known and numbered as 1116 Arch St., Pittsburgh, PA 15212, Book Volume 19320, Page 251. Block & Lot No. 23-K-453.

Pittsburgh—24th Ward

49. Damian E. Jost

MG-26-000061—\$7,521.09
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 24: Having erected thereon a dwelling being known and numbered as 1245 Voskamp Street, Pittsburgh, PA 15212. Document Number 049071, Deed Book Volume 10734, Page 568. Block and Lot Number 0024-G-00062-0000-00.

152. Arkham Asylum, LLC

GD-25-003467—\$4,641,989.75
Justin L. McCall, Esq.
Andrew G. Dittoe, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh: Premises A: Having erected thereon a commercial building known as 800 Vinial Street, Pittsburgh, PA 15212, Deed Book Volume 19635, Page 203, Block & Lot No. 24-K-369.

Premises B: Having erected thereon a commercial building known as 800 Vinial Street, Pittsburgh, PA 15212, Deed Book Volume 19635, Page 203, Block & Lot No. 24-K-363.

Premises C: Having erected thereon a commercial garage known as 906 Vinial Street, Pittsburgh, PA 15212, Deed Book Volume 19635, Page 203, Block & Lot No. 24-K-359.

Pittsburgh—27th Ward

73. Mario A. McNemar

MG-24-000356—\$117,000.63
Timothy A. Cirino, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3141 Sorento Street, Pittsburgh, PA 15212. Deed Book Volume 18714, Page 462. Block and Lot Number 0076-J-00209-0000-00.

Pittsburgh—28th Ward

2. Alfred Chesick Solely in His Capacity as Heir of Jo Ann R. Chesick, Deceased, and Eugene Chesick Solely in His Capacity as Heir of Jo Ann R. Chesick, Deceased

MG-19-000713—\$70,569.49
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3889 Mayfair Street, Pittsburgh, PA 15204. Deed Book 13202, Page 31. Block and Lot Number 71-A-56.

Pittsburgh—29th Ward

125. Justin E. Vesci

MG-24-000820—\$191,883.43
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City

of Pittsburgh: Having erected thereon a dwelling being known and numbered as 139 Claus Avenue, Pittsburgh, PA 15227. Deed Book Volume 18263, Page 134. Block and Lot Number 0137-A-00282-0000-00 a/k/a 137-A-282.

139. McNeil Commercial Properties-1150 Brownsville, LLC

GD-25-004548—\$512,537.57
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 1150 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 18802, Page 265. Block and Lot Number 60-C-11.

Pittsburgh—30th Ward

124. Tip Top Property Investors, LLC

GD-25-006993—\$134,220.14
Michelle L. Pierro, Esq.
Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward City of Pittsburgh: Having erected thereon a four-family dwelling known and numbered as 430 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 18294, Page 330. Block & Lot #33-C-145.

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
May 7, 2026
May 8, 15, 22, 2026

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ACBA.org

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Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Ganoe, Carl W., deceased, of Penn Hills, PA. No. 2930 of 2026. Cindy K. Ganoe, Extr., c/o Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.
26-00924w May 8, 15, 22, 2026

Garda, Donna M. a/k/a Donna Marie Garda, deceased, of Pittsburgh, PA. No. 02770 of 2026. Kelly Nugent, 1106 Brookline Blvd., Pittsburgh, PA 15226 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
26-01628 May 8, 15, 22, 2026

Griffin, Rosemarie, deceased, of Pittsburgh, PA. No. 2420 of 2026. Melissa Bevan, Admr., 1022 Kirsopp Avenue, Pittsburgh, PA 15220 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Four Gateway Center, 444 Liberty Ave., Suite 1000, Pittsburgh, PA 15222.
26-01627 May 8, 15, 22, 2026

Hagamaier, Suzanne, deceased, of Gibsonia, PA. No. 2867 of 2026. Clinton J. Hagmaier, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
26-00922w May 8, 15, 22, 2026

Hirsch, Carol M. a/k/a Carol Anne Mosblack, deceased, of Pittsburgh, PA. No. 01412 of 2026. Cynthia J. Sieck, Extr., 1400 Corry Street, Yellow Springs, OH 45387 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
26-01632 May 8, 15, 22, 2026

Iurlano, Pauline T. a/k/a Pauline Tomko Iurlano, deceased, of O'Hara, PA. No. 02952 of 2026. Thomas G. Iurlano, Extr., 523 Brookdale Drive, Pittsburgh, PA 15215 or to Paul J. Guffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
26-00928w May 8, 15, 22, 2026

Krakovsky, Jr., William P., deceased, of Pittsburgh, PA. No. 2381 of 2026. Corey Oltyan, Admr. c.t.a., 1548 Celebration Circle, Bridgeville, PA 15017 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.
26-00934w May 8, 15, 22, 2026

Leech, Robert G., deceased, of Braddock Hills, PA. No. 2880 of 2026. Jill Ann Swick, Extr., c/o Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.
26-00925w May 8, 15, 22, 2026

Malarkey, Anna J., deceased, of Pittsburgh, PA. No. 00197 of 2026. Linda Bentley Mullarkey, Extr., 119 Laura Lee

Drive, Monroeville, PA 15146 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
26-00926w May 8, 15, 22, 2026

Newell, Sr., James D., deceased, of Pittsburgh, PA. No. 2565 of 2026. James D. Newell, Jr., Extr., 3577 Huntertown Road, Allison Park, PA 15101 or to Beata I. Gray, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.
26-00932w May 8, 15, 22, 2026

Perella, Patricia, deceased, of Pittsburgh, PA. No. 02774 of 2026. Colleen Hartner, 3500 Piney Fork Road, South Park, PA 15129 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.
26-01629 May 8, 15, 22, 2026

Roberson, June L., deceased, of Penn Hills, PA. No. 2866 of 2026. Reginald T. Roberson, Admr., c/o Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.
26-00927w May 8, 15, 22, 2026

Scharrer, James R., deceased, of Pittsburgh, PA. No. 2568 of 2026. Jennifer Scharrer, Extr., 1594 Pinetree Drive, Pittsburgh, PA 15241 or to Jonathan A. Orié, Esq., Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.
26-01631 May 8, 15, 22, 2026

Schmotzer, George D., deceased, of Pittsburgh, PA. No. 01276 of 2026. Francis J. Schmotzer, Extr., 1359 Spreading Oak Drive, Pittsburgh, PA 15220 or to Irwin B. Wedner, Esq., 1544 Overton Lane, Apt. A, Pittsburgh, PA 15217.
26-01625 May 8, 15, 22, 2026

Spitz, Carl J., deceased, of Pittsburgh, PA. No. 01940 of 2026. Loretta H. Spitz, Extr., 3830 McClure Ave., Pittsburgh, PA 15212 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.
26-01626 May 8, 15, 22, 2026

Walsh, Elizabeth J. a/k/a Betty Walsh a/k/a Elizabeth Walsh, deceased, of Tarentum Borough, PA. No. 02563 of 2026. Colleen E. Ocampo, Extr. c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.
26-01630 May 8, 15, 22, 2026

Zisek, Linda A., deceased, of Sewickley, PA. No. 2757 of 2026. Carrie Anne DiPucci, Extr., c/o Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.
26-00923w May 8, 15, 22, 2026

Allenberg, Jack A. a/k/a Jack Alan Allenberg, deceased, of Harrison Township, PA. No. 02675 of 2026. Nicholas Chybrzynski, Extr., 1126 Constitution Street, Tarentum, PA 15084 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
26-01538 May 1, 8, 15, 2026

Ammer, Stacie L., deceased, of McKeesport, PA. No. 2627 of 2026. Nicholas Karl Ammer, Admr., 904 Pleasant Avenue, McKeesport, PA 15133 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.
26-01537 May 1, 8, 15, 2026

Conte, Jeffrey, deceased, of Coraopolis, PA. No. 02619 of 2026. Jill Conte, Admr., 7013 Weeping Willow Drive, Coraopolis, PA 15108 or to J. Douglas Farrell, Esq., 140 South Main St., Third Floor, Greensburg, PA 15601.
26-01543 May 1, 8, 15, 2026

Fragassi, Chet, deceased, of Jefferson Hills, PA. No. 01277 of 2026. Jodi M. Shoemaker, Admrx., 2222 Scenery Drive, Elizabeth, PA 15037 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

26-00879w May 1, 8, 15, 2026

Franks, Gladys Sandre a/k/a Sandy Franks, deceased, of Elizabeth, PA. No. 02540 of 2026. Cynthia L. Spizarmy, Co-Admrx. and Leonard R. Franks, Jr., Co-Admrx., c/o Jerome C. Wegley, Esq., Knox McLaughlin Gornall & Sennett, P.C., 120 West Tenth St., Erie, PA 16501.

26-01547 May 1, 8, 15, 2026

Grgurich, Mary, deceased, of Pittsburgh, PA. No. 02050 of 2026. Maureen Mozurak, Extr., 5229 Siesta Drive, Pittsburgh, PA 15236 or to Kerry A. Fraas, Esq., The Kerry Law Group, 1420 Fallen Timber Road, Suite 100, Elizabeth, PA 15037.

26-00878w May 1, 8, 15, 2026

Huerter, Melvin Leo a/k/a Melvin L. Huerter, deceased, of Upper St. Clair Township, PA. No. 01790 of 2026. Leigh H. Snyder, Extr., c/o Philip H. Rubenstein, Esq., Law Offices of Philip H. Rubenstein, 312 2nd Avenue, Carnegie, PA 15106.

26-00881w May 1, 8, 15, 2026

Karlo, Michael J., deceased, of Braddock Hills, PA. No. 02651 of 2026. Amber B. Zielinski, Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

26-00872w May 1, 8, 15, 2026

Keener, Richard M., deceased, of Whitehall, PA. No. 02767 of 2026. Carol Lynn Keener, Extr., 4720 Echo Glen Dr., Pittsburgh, PA 15236 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

26-00877w May 1, 8, 15, 2026

Kiser, Brian Patrick a/k/a Brian P. Kiser, deceased, of Etna, PA. No. 02600 of 2026. Michael Kiser, Extr., 111 Windermere Way, Warwick, RI 02886 or to Katherine A. Heddaeus, Esq., Zacharia Brown & Bratkovich, 108 W. McMurray Road, Canonsburg, PA 15317.

26-00871w May 1, 8, 15, 2026

May, Donald B., deceased, of Pittsburgh, PA. No. 02801 of 2026. Larry May, Extr., 331 Lincoln Drive, Pittsburgh, PA 15241 or to Michaela Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-00876w May 1, 8, 15, 2026

O'Rourke, Raymond E. a/k/a Raymond Elmer O'Rourke, deceased, of Cheswick, PA. No. 02758 of 2026. Kevin S. O'Rourke, Extr., c/o Claire Johnson Saénz, Esq., Strassburger McKenna Gutnick & Gelsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

26-00875w May 1, 8, 15, 2026

Raida, Joanna R., deceased, of Ross Township, PA. No. 01756 of 2020. Roy C. Raida, Extr., 162 Oak Lane, Frombell, PA 16123 or to Kenneth M. Ventresca, Esq., Ventresca & Ventresca LLP, 5500 Brooktree Road, Suite 101, Wexford, PA 15090.

26-00880w May 1, 8, 15, 2026

Siegman, Anchel, deceased, of Pittsburgh, PA. No. 02375 of 2026. Robert Siegman, Extr., c/o Thomas J. Dempsey, Jr., Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-00882w May 1, 8, 15, 2026

Stull, Charles Howard, deceased, of Mt. Lebanon, PA. No. 2616 of 2026. Susan M.

Stull Mattingly, Extr., 2407 E. 5th Street, Greenville, NC 27858 or to James A. Clayton, Esq., 2600 Boyce Plaza Rd., Suite 100, Pittsburgh, PA 15241.

26-01541 May 1, 8, 15, 2026

Venay, Gwendolyn Evette, deceased, of Pittsburgh, PA. No. 2630 of 2026. Reynada Lee Mays, Admrx., 613 N. Euclid Avenue, Pittsburgh, PA 15206 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.

26-01536 May 1, 8, 15, 2026

Brown, III, James, deceased, of Pittsburgh, PA. No. 02184 of 2026. Talisa Burnett, Admrx., 549 Hoover Drive, Apollo, PA 15613 or to James B. Campese, Esq., The Campese Law Firm, LLC, 200 Capital Drive, Aliquippa, PA 15001.

26-00823w Apr 24; May 1, 8, 2026

Budzak, Paul A., deceased, of Cheswick, PA. No. 2921 of 2025. Rebecca K. Budzak, Extr., 100 Willow Lane, Cheswick, PA 15024 or to Kenneth M. Ventresca, Esq., Ventresca & Ventresca LLP, 5500 Brooktree Road, Suite 101, Wexford, PA 15090.

26-00827w Apr 24; May 1, 8, 2026

Byrnes, Jane H., deceased, of Pittsburgh, PA. No. 02094 of 2026. Stephanie Rozanski, Admrx., 219 Newburn Avenue, Pittsburgh, PA 15203.

26-01345 Apr 24; May 1, 8, 2026

Carnley, Rosemarie V., deceased, of Penn Hills, PA. No. 01804 of 2026. Genevieve F. Roxby, Extr., 131 Golden Gate Dr., Verona, PA 15147 or to Janice H. Chisnell, Esq., 140 Golden Gate Drive, Verona, PA 15147.

26-00824w Apr 24; May 1, 8, 2026

Cusick, Joseph M. a/k/a Joseph Michael Cusick, deceased, of Bridgeville, PA. No. 01856 of 2026. Joan C. Cusick, Extr., 792 Bower Hill Road, Bridgeville, PA 15017 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

26-01369 Apr 24; May 1, 8, 2026

Davis, Barbara A., deceased, of Pittsburgh, PA. No. 2282 of 2026. Norma J. Meyer, Extr., 185 Grant Avenue, Pittsburgh, PA 15202 or to Meg L. Burkardt, Esq., GRB Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139.

26-01344 Apr 24; May 1, 8, 2026

Dench, Linda D., deceased, of Collier Township, PA. No. 02079 of 2026. Judith Patridge, Extr., 18D Chartiers Terrace, Carnegie, PA 15106 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

26-01368 Apr 24; May 1, 8, 2026

Forsythe, Lucretia O'C., deceased, of Bethel Park, PA. No. 02659 of 2025. Philip P. O'Connor, Jr., Admrx., 90 Nakoma Drive, Pittsburgh, PA 15228 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

26-01367 Apr 24; May 1, 8, 2026

Lisko, James, deceased, of McKees Rocks, PA. No. 2436 of 2026. Lori Altmeyer, Co-Extr. and Wayne Roberts, Co-Extr., c/o Todd T. Zwikl, Esq., Zwikl Law Offices, PLLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219.

26-00820w Apr 24; May 1, 8, 2026

Mangold, Jr., Edward R., deceased, of West Deer, PA. No. 02622 of 2026. Tina M. Mangold, Extr., 156 Blue Sky Drive, Marietta, GA 30068 or to Addison L. Walter, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-00821w Apr 24; May 1, 8, 2026

Schmiedlin, Debra F. a/k/a Debra Faye Schmiedlin a/k/a Debra Schmiedlin,

deceased, of Bradford Woods, PA. No. 02199 of 2026. James M. Walsh, Extr., 327 Main Street, Pittsburgh, PA 15201 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

26-01370 Apr 24; May 1, 8, 2026

Shaw, Patricia, deceased, of Bethel Park, PA. No. 02523 of 2026. William Shaw, Admrx. c.t.a., 3106 Dennison Rd., Bethel Park, PA 15102.

26-00828w Apr 24; May 1, 8, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-002031. In re: Petition of Brittany On E Cellars, for change of name to Aura River Davis. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, June 3, 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.

26-00933w May 8, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-002474. In re: Petition of Allison Leigh Wright, for change of name to Allison Leigh Aglaia Rattay. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 13, 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.

26-01668 May 8, 2026

Fictitious Name Registration

McNees Wallace & Nurick, LLC, 100 Pine Street, Harrisburg, PA 17101. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Cochran Volkswagen North Hills, with its principal office or place of business at 4520 William Penn Highway, Monroeville, PA 15146. The names and addresses of all persons who are parties to the registration are: RCVW, Inc., 4520 William Penn Highway, Monroeville, PA 15146.

26-01659 May 8, 2026

Fictitious Name Registration

McNees Wallace & Nurick, LLC, 100 Pine Street, Harrisburg, PA 17101. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Cochran Volkswagen of North Hills, with its principal office or place of business at 4520 William Penn Highway, Monroeville, PA 15146. The names and addresses of all persons who are parties to the registration are: RCVW, Inc., 4520 William Penn Highway, Monroeville, PA 15146.

26-01660 May 8, 2026

Fictitious Name Registration

McNees Wallace & Nurick, LLC, 100 Pine Street, Harrisburg, PA 17101. Notice is

hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Cochran Volkswagen Pittsburgh, with its principal office or place of business at 4520 William Penn Highway, Monroeville, PA 15146. The names and addresses of all persons who are parties to the registration are: RC20, Inc., 4520 William Penn Highway, Monroeville, PA 15146.

26-01661 May 8, 2026

Fictitious Name Registration

McNees Wallace & Nurick, LLC, 100 Pine Street, Harrisburg, PA 17101. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Cochran Volkswagen of Pittsburgh, with its principal office or place of business at 4520 William Penn Highway, Monroeville, PA 15146. The names and addresses of all persons who are parties to the registration are: RC20, Inc., 4520 William Penn Highway, Monroeville, PA 15146.

26-01662 May 8, 2026

Notice

Notice To All Creditors And Lienholders: The Nonprofit Organization Vineyard Pittsburgh Has Voted For And Approved Dissolution Of The Organization. This Is To Provide All Creditors And Lienholders Formal Notice Of The Dissolution Under 15 Pa.C.S. Section 5975 And 5977.

26-01624 May 8, 2026

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Family Division
No. FD-25-009035-005
Piedad M. Diaz, Plaintiff,
vs.
Frances Donald Baker, Jr., Defendant.

Legal Advertisement For Notice By
Publication Of Divorce

To the Above-Named Defendant: Notice is hereby given that you are hereby notified that a divorce action has been filed against you. If you wish to defend, you must enter a written appearance personally or by attorney and file defenses or objections within 30 days of this notice, or a judgment may be entered against you. Failure to do so may result in the loss of rights regarding property or money. If you do not have a lawyer, contact the following office: Lawyer Referral Service, 4th Floor, Koppers Building, 436 Seventh Avenue, Pittsburgh, PA 15219, Telephone: (412) 261-5555.

Ronald F. Lawry, Esq.
8306 Ohio River Boulevard
Pittsburgh, PA 15202
412-445-2272

26-01649 May 8, 2026

Notice of Trust Administration

Notice is hereby given of the administration of the Hartsorn Family Revocable Living Trust dated September 6, 2023. Fred T. Hartsorn, Grantor of the trust, of Pittsburgh, Allegheny County, Pennsylvania, died on December 10, 2025. All persons having claims against Fred T. Hartsorn or this trust are requested to make known the same to the successor trustee or attorney named below. All persons indebted to Fred T. Hartsorn are requested to make payment without delay to the trustee or attorney named below:

Linda A. Sidick, Successor Trustee
c/o Clark A. Mitchell, Esquire
Mitchell Law Group LLC
17 South College Street
Washington, PA 15301
(724) 229-9500

26-01542 May 1, 8, 15, 2026

**Statement of Registration
Foreign Business Corporation**

Notice is hereby given that Selexent Therapeutics Inc., a foreign business corporation, will apply for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 160 Greentree Drive, Ste. 101, Dover, DE 19904, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is 4400 Fifth Ave., Pittsburgh, PA 15213.

26-00931w May 8, 2026