

## 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, August 4, 2025 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, AUGUST 4, 2025 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, AUGUST 5, 2025, 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, AUGUST 11, 2025 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

26. The Unknown Heirs of the Estate of Bruce N. Mackintosh, the Unknown Executors of the Estate of Bruce N. Mackintosh and the Unknown Administrators of the Estate of Bruce N. Mackintosh

GD-25-002040—\$34,818.47  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling known and numbered as 208 Delp Street, Pittsburgh, PA 15202. DBV 11284, Pg. 295, B/L #214-L-126.

## Baldwin Borough

### 57. Scott Lane

MG-24-000758—\$121,724.05  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a single-family residential two-story brick dwelling being known and numbered as 2825 Soulier Street, Pittsburgh, PA 15227. Deed Book Volume 10266, Page 330. Block and Lot Number 94-G-260.

### 61. Eric Knobel

MG-22-000738—\$143,905.01  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 505 Calvert Avenue, Pittsburgh, PA 15227. Deed Book 19263, Page 7. Block and Lot Number 59-P-240.

## Braddock

### 79. Ian Christopher Jones, Known Heir of Laticka D. Cleveland, Deceased, and the Unknown Heirs of Laticka D. Cleveland, Deceased

MG-24-000457—\$33,627.99  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Third Ward of the Borough of Braddock: Having erected thereon a dwelling being known and numbered as 314 Holland Avenue, Braddock, PA 15104. Deed Book Volume 12639, Page 98. Block and Lot Number 236-R-56.

## Brentwood

### 44. Juan Decarlo Lloyd, Sr.

GD-25-000299—\$16,946.93  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 2929 Brevard Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 16918, Page 488, Block and Lot 137-C-363.

## Castle Shannon

### 54. Jessica Lehmann

MG-18-000677—\$185,733.84  
Michael J. Clark, Esq.  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a residential dwelling being known and numbered as 946 Locust Avenue, Pittsburgh, PA 15234. Deed Book Volume 15374, Page 405. Block and Lot Number 0191-R-00028-0000-00.

## Coraopolis

### 12. Robert D. Langmann and Stephanie A. Langmann

GD-24-013996—\$80,316.14  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Coraopolis Borough: Having erected thereon a dwelling being known and numbered as 514 Hiland Ave., Coraopolis, PA 15108. Deed Book Volume 15326, Page 52. Block and Lot 0419-F-00347-0000-00.

### 28. Stacey L. Schrettner, solely in her capacity as heir of Gregory L. Schrettner, deceased, and the Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Gregory L. Schrettner, deceased

MG-23-001028—\$111,769.28  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a one-story residential dwelling known and numbered as 1808 Ridge Ave., Coraopolis, PA 15108. Deed Book Volume 13241, Page 506. Block & Lot No. 341-D-339.

## Crescent

### 36. Judy D. Wacker-Amon a/k/a Judy Amon a/k/a Judy D. Amon f/k/a Judy D. Wacker

MG-24-000763—\$404,031.40  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Crescent Township: Having erected thereon a dwelling being known and numbered as 456 Crescent Boulevard Ext., Crescent, PA 15046. Deed Book Volume 15504, Page 548. Block and Lot Number 0811-R-00330-0000-00.

## Duquesne

### 34. Unknown Heirs, of the Estate of George C. Booker; and Unknown Administrators, of the Estate of George C. Booker

GD-23-012957—\$61,352.69  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne: Having erected thereon a dwelling being known and numbered as 816 Hinnerman Street, Duquesne, PA 15110 a/k/a 816 Hinnerman Street, Duquesne, PA 15110. Document Number 007553, Deed Book Volume 9868, Page 193. Block and Lot Number 0306-D-00190-0000-00.

### 76. Kristopher Haddad

GD-25-000844—\$108,599.62  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne, 1st Ward: Parcel 1: Having erected thereon a dwelling being known and numbered as 645 Duquesne Blvd., Duquesne, PA 15110. Deed Book Volume 13301, Page 54. Block and Lot Number 0304-G-00028-0000-00.

Parcel 2: Being vacant land being known as Duquesne Blvd., Duquesne, PA 15110. Deed Book Volume 10952, Page 119. Block and Lot Number 0304-G-00022-0000-00.

Parcel 3: Being vacant land being known as Duquesne Blvd., Duquesne, PA 15110. Deed Book Volume 13301, Page 54. Block and Lot Number 0304-G-00026-0000-00.

## East Pittsburgh

### 81. Patamatt, LLC and Rosa Loreto

GD-24-001792—\$94,180.12  
Michael J. Clark, Esq.  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of East

Pittsburgh: Having erected thereon a dwelling being known and numbered as 108 Center Street, East Pittsburgh, PA 15112. Deed Book Volume 18881, Page 130. Block and Lot Number 0375-P-00186-0000-00.

## Edgewood

### 88. Abigail Katzen

MG-24-000942—\$224,610.42  
Robert P. Wendt, Esq.  
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Edgewood: Having erected thereon a residential single-family dwelling being known and numbered as 325 Locust Street, Pittsburgh, PA 15218; Deed Book 14899, Page 124; which has a Block and Lot of 234-A-10.

## Elizabeth Township

### 22. Ann Matscherz and Richard A. Matscherz

MG-24-000086—\$135,291.56  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 5812 Meade Street, McKeesport, PA 15135. Deed Book Volume 10788, Page 494. Block and Lot Number 653-L-249.

### 85. Lin J. Thorne a/k/a Lin Thorne, individually, and in her capacity as Executrix of the Estate of Alan Schick a/k/a Alan A. Schick

MG-23-001026—\$111,475.35  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Elizabeth Township: Having erected thereon a dwelling being known and numbered as 2118 Ridge Road, McKeesport, PA 15135. Deed Book Volume 16431, Page 455. Block and Lot Number 875-C-74.

### 87. Alexander Findrick, III a/k/a Alexander Findrick

MG-24-000266—\$92,416.06  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Elizabeth Township: Parcel 1: Having erected thereon a dwelling being known and numbered as 6740 Smithfield St., McKeesport, PA 15135-1014. Deed Book Volume 19097, Page 297. Block and Lot Number 0553-P-00252-0000-00.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 6740 Smithfield St., McKeesport, PA 15135-1014. Deed Book Volume 19097, Page 297. Block and Lot Number 0553-P-00265-0000-00.

## Etna

30. Cindy Springel, in Her Capacity as Heir of Wilbert M. Springel, Deceased Heir of Diane West a/k/a Diane Springel; Michael Springel, in His Capacity as Heir of Wilbert M. Springel, Deceased Heir of Diane West a/k/a Diane Springel; Shirley Panucci, in Her Capacity as Heir of Wilbert M. Springel, Deceased Heir of Diane West a/k/a Diane Springel; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, From or Under Diane West a/k/a Diane Springel; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, From or

**Under Wilbert M. Springel, Deceased Heir of Diane West a/k/a Diane Springel**

GD-24-002352—\$87,118.87

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 6 S. Spring St., Pittsburgh, PA 15223. Deed Book Volume DE 11862, Page 478. Block and Lot 0221-S-00170-0000-00.

**Forward****102. Tara Danielle Allen**GD-19-000831—\$4,258.38  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a one-story brick house being known as 4710 Williamsport Road, Monongahela, PA 15063. Deed Book Volume 16116, Page 113. Block & Lot No. 1574-N-71.

**Glassport****92. Linda J. Breitingner**GD-24-006767—\$2,638.51  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two-story frame house being known as 538 Indiana Avenue, Glassport, PA 15045. Deed Book Volume 13852, Page 395. Block & Lot No. 558-C-49.

**Green Tree****84. Victoria L. Diaz a/k/a Victoria Diaz, Armando Diaz and the United States of America**MG-20-000328—\$159,692.97  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 886 Heckler Drive, Pittsburgh, PA 15220. Deed Book Volume 10827, Page 380. Block and Lot Number 0018-N-0194.

**Harrison****41. Jeffrey S. Weinberg Esquire, Administrator of the Estate of Norbert Harry Bauer a/k/a Norbert Bauer, Deceased**MG-23-000538—\$98,147.27  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 216 Summit Dr., Natrona Heights, PA 15065. Deed Book Volume 9410, Page 84. Block and Lot Number 2204-P-00192-0000-00.

**Indiana****94. Robert F. Bagaley, Jr.**GD-23-013191—\$4,832.78  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a one-story brick house being known as 3484 Saxonyburg Boulevard, Pittsburgh, PA 15238. Deed Book Volume 5410, Page 297, Block & Lot No. 722-R-41.

**Jefferson Hills****100. Dale Zink**GD-23-007229—\$2,487.69  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one-story brick house being known as 1421 Gilmore Drive, Clairton, PA 15025. Deed Book Volume 15097, Page 370. Block & Lot No. 880-G-52.

**Town of McCandless****8. Lilla J. Heyden**MG-13-000370—\$395,630.54  
Robert Flacco, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Town (formerly Township) of McCandless: Having erected thereon a dwelling being known and numbered as 305 Arcadia Drive, Pittsburgh, PA 15237. Deed Book Volume 11148, Page 587. Block and Lot Number 0825-H-00206-0000-00.

**City of McKeesport****89. Shannon J. Suba**GD-23-006650—\$2,986.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Having erected thereon a two-story frame house being known as 2612 Olympia Street, McKeesport, PA 15132. Deed Book Volume 17224, Page 32, Block & Lot No. 464-C-98.

**91. Tammy J. Chlystek and Lou A. Warman**GD-23-014034—\$2,714.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 11: Having erected thereon a two-story frame house being known as 414 29th Street, McKeesport, PA 15132. Deed Book Volume 11090, Page 360, Block & Lot No. 464-F-274.

**McKees Rocks****2. Estate Homes Builder, Inc., a Pennsylvania corporation, having taken title as or also known as Estate Home Builders, Inc., James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 4 Rosamond Street, McKees Rocks, Pennsylvania 15136**GD-23-002962—\$83,930.30  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 4 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18890, Page 108. Block and Lot Number 72-G-11.

**6. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 619 Frederick Street, McKees Rocks, Pennsylvania 15136**GD-23-000774—\$99,857.50  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 619 Frederick Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18740, Page 238. Block and Lot Number 43-A-193.

**7. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 11-D Valley Street, McKees Rocks, Pennsylvania 15136**GD-23-005097—\$62,444.37  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 11-D Valley Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18974, Page 126. Block and Lot Number 72-B-44.

**23. JACL Holdings, LLC, a Pennsylvania limited liability company, James R. Graf, III, an individual, and Occupant(s) or Tenant(s) of 5 Rosamond Street, McKees Rocks, Pennsylvania 15136**GD-23-000766—\$92,420.75  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a residential structure being known and numbered as 5 Rosamond Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 18857, Page 38. Block and Lot Number 72-F-104.

**33. Aubrey J. Clark and Florence A. Chinthiti**MG-25-000154—\$74,727.68  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 527 Island Avenue, McKees Rocks, PA 15136 a/k/a 527 Island Avenue, Mc Kees Rocks, PA 15136. Document Number 2021-40617, Deed Book Volume 18699, Page 511. Block and Lot Number 0043-B-00251-0000-00.

**Mt. Lebanon****112. Jeremy A. Jackson and Kimberly S. Jackson**MG-22-001067—\$274,704.23  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 254 Pennsylvania Boulevard, Pittsburgh, PA 15228. Document Number 2018-14750, Deed Book Volume 17216, Page 486. Block and Lot Number 0141-R-00291-0000-00.

**Mt. Oliver****56. Levon Investments LLC**GD-24-013989—\$140,127.84  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Mount Oliver: Having erected thereon a two-story dwelling being known and numbered as 327 Quincy Avenue, Pittsburgh, PA 15210. Deed Book Volume 19347, Page 409, Instrument Number 2023-16837. Block and Lot Number 0033-L-00105-0000-00.

**Munhall****74. Nicole Mackey a/k/a Nicole M. Mackey**GD-25-001721—\$131,450.95  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 147 Lea St., Homestead, PA 15120. Deed Book Volume 12458, Page 451. Block and Lot Number 0181-A-00188-0000-00.

**North Braddock****72. Ariane L. Babyak and Justin R. Watson**GD-24-008709—\$11,742.14  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, North Braddock Borough: Having erected thereon a dwelling being known and numbered as 1306 Brinton Avenue, Braddock, PA 15104. Deed Book Volume 11177, Page 226. Block and Lot 0374-P-00250-0000-00.

**North Fayette****21. Lauren Shoup**MG-25-000185—\$140,045.69  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling known and numbered as 1601 Timber Trl., Imperial, PA 15126. DBV 18355, Pg. 281, B/L #691-R-73.

**50. Melodie D. Diaz and Sean P. Diaz**MG-24-000428—\$213,887.66  
Nicole M. Francese, Esq.  
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Parcel #1: Having vacant land being known as 2098 North Road, Oakdale, PA 15071. Deed Book Volume 17420, Page 212. Block and Lot Number 0491-E-00050.

Parcel #2: Having erected thereon a single-family dwelling known as 2098 North Road, McDonald, PA 15057, Deed Book Volume 17420, Page 212. Block and Lot Number 0491-E-00012.

**North Versailles****43. Jerry J. Jones and Kasey Amanda Jones**GD-25-001803—\$95,587.95  
Benjamin Hoen, Esq.  
216-739-5100

All the right, title, interest and claim of Jerry J. Jones and Kasey Amanda Jones of, in and to all the following described real estate: Situated in the Township of North Versailles, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 401 West Carter Drive, North Versailles, PA 15137. Described at Deed Book 16845, Page 179, Instrument No. 2017-32148, Parcel Number 0376-P-00352-0000-00.

**59. Minnie M. Marshall a/k/a Minnie Marshall**MG-23-000080—\$88,008.12  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 3534 Bevan Road, North Versailles, PA 15137. Deed Book Volume 5553 Page 149, Block and Lot 0549-A-00060-0000-00.

**80. Rodney R. Shockey**MG-19-001157—\$66,178.83  
Michael J. Clark, Esq.  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 305 Foster Road, North Versailles, PA 15137. Deed Book Volume 12794, Page 543. Block and Lot Number 0548-D-00043-0000-00.



**105. Nancy Jean Semenko**

GD-24-007806—\$2,382.92  
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 412 Cedarhurst Drive, North Versailles, PA 15137. Deed Book Volume 17613, Page 435. Block & Lot No. 459-P-199.

**Penn Hills****15. Katrina Betsill Solely in Her Capacity as Heir of John L. Betsill, Deceased, Leslie Betsill Solely in Her Capacity as Heir of John L. Betsill, Deceased, the Unknown Heirs of John L. Betsill Deceased, and D'Shawn Walthour Solely in His Capacity as Heir of John L. Betsill, Deceased**

MG-24-000940—\$98,897.22  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 868 Cedar Wood Drive, Pittsburgh, PA 15235. Deed Book 11139, Page 173. Block and Lot Number 633-S-328.

**17. Nicole Carter Solely in Her Capacity as Heir of Gary W. Carter, Deceased, Tyrone Carter Solely in His Capacity as Heir of Gary W. Carter, Deceased, Gary W. Carter Solely in His Capacity as Heir of Gary W. Carter, Deceased, the Unknown Heirs of Gary W. Carter Deceased, and Gary William Carter II, Solely in His Capacity as Heir of Gary W. Carter, Deceased**

GD-24-012146—\$105,275.86  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 137 Emrose Drive, Pittsburgh, PA 15235. Deed Book 19288, Page 324. Block and Lot Number 369-G-118.

**19. Alexandra Mosby Known Heir of Alvin S. Mosby, deceased; Ruth Ann Mosby; Unknown Heirs, Successors, Assign and All Persons, Firms or Associations, Claiming Right, Title, or Interest from or under Alvin S. Mosby, Deceased**

MG-23-000553—\$207,392.07  
Robert Flacco, 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 176 Colonial Village Drive, Pittsburgh, PA 15235. Deed Book Volume 10044, Page 498. Block and Lot Number 0634-R-00244-0000-00.

**38. Teron L. Allen a/k/a Teron Allen**

MG-24-000960—\$160,117.65  
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 424 Collins Dr., Pittsburgh, PA 15235. Deed Book Volume 18870, Page 89. Block and Lot Number 0538-P-00081-0000-00.

**42. John O. Kerr**

MG-24-000528—\$99,080.84  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel One: Having erected thereon a dwelling being known and numbered as 4739 Allegheny River Blvd., Verona, PA 15147.

Deed Book Volume 17557, Page 152, Block and Lot Number 0293-N-00274-0000-00.

Parcel Two: Vacant land being known as Allegheny River Blvd., Verona, PA 15147. Deed Book Volume 17557, Page 152, Block and Lot Number 0293-N-00278-0000-00.

Parcel Three: Vacant land being known as Allegheny River Blvd., Verona, PA 15147. Deed Book Volume 17557, Page 152, Block and Lot Number 0293-N-00272-0000-00.

**65. The Unknown Heirs of Kenneth J. Moore, Deceased**

GD-24-008528—\$26,929.08  
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 1247 Blackadore Avenue, Pittsburgh, PA 15221. Deed Book 12418, Page 423. Block and Lot Number 174-D-241.

**67. Karen R. Mitchell a/k/a Karen R. Bourdon and Robert D. Bourdon**

GD-24-009452—\$19,044.56  
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 336 Lynnwood Dr., Pittsburgh, PA 15235. Deed Book 11979, Page 568. Block and Lot Number 370-H-268.

**68. Bennie Dixon, Jr.**

GD-23-012847—\$16,690.74  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two family dwelling being known and numbered as 8624 Westwood Rd., Pittsburgh, PA 15235. Deed Book 18483, Page 37. Block and Lot Number 231-C-199.

**83. Eric Hedlund and Susan M. Hedlund a/k/a Susan Hedlund**

MG-21-000184—\$153,590.18  
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 268 Hazel Road, Pittsburgh, PA 15235. Deed Book Volume 12821, Page 533. Block and Lot Number 539-K-314.

**107. Gary Lavelle Bonner**

GD-24-008371—\$4,304.34  
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 7 Kiltie Drive, Pittsburgh, PA 15235. Deed Book Volume 18355, Page 347, Block & Lot No. 540-B-342.

**111. Rose Ann Gilbert, in Her Capacity as Heir of Clara Gilbert; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Clara Gilbert**

GD-23-009815—\$70,136.21  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7940 Aber Road, Verona, PA 15147. Deed Book Volume 12476, Page 224. Block and Lot 0230-M-00312-0000-00.

**Pine****106. Kevin J. Roth and Shelby A. Roth**

GD-24-001147—\$5,675.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a one-story brick house being known as 100 Fawn Drive, Wexford, PA 15090. Deed Book Volume 17149, Page 231. Block & Lot No. 1824-D-11.

**Pitcairn****52. Hergi Malaba Ngandu and Sabritta A. Ditungona**

MG-25-000024—\$95,995.62  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 413 Agatha Street, Pitcairn, Pennsylvania 15140. Deed Book Volume 18607, Page 507, Instrument No. 2021-31800, Block and Lot Number 747-A-101-D004.

**Plum****99. William W. Delancey and Sandra L. Delancey**

GD-24-006354—\$2,266.75  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story frame house being known as 4826 Sardis Road, New Kensington, PA 15068. Deed Book Volume 13845, Page 481, Block & Lot No. 968-R-196.

**113. Richard H. McCloskey, Jr.**

MG-25-000183—\$330,551.26  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Parcel 1: Having thereon a vacant land known as Renton Road, Pittsburgh, PA 15239. Deed Book Volume 16904, Page 471, Block and Lot Number 1237-N-287.

Parcel 2: Having erected thereon a dwelling known as 1400 Mallisee Road, Pittsburgh, PA 15239. Deed Book Volume 16904, Page 471, Block and Lot Number 1101-D-107.

**Port Vue****63. Christina L. Kerr**

GD-24-009871—\$9,902.99  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1008 Upston St., McKeesport, PA 15133. Deed Book 18919, Page 180. Block and Lot Number 383-E-27.

**Reserve****58. Jill M. Kimmel**

MG-22-000676—\$85,183.77  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a dwelling being known and numbered as 130 Cedarwood Dr., Pittsburgh, PA 15214. Deed Book Volume 10113, Page 244. Block and Lot 0116-D-00023-0000-00.

**109. William Steve Ross and Joyce P. Ross**

GD-23-003105—\$5,662.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a two-story frame

house being known as 914 Geyer Road, Pittsburgh, PA 15209. Deed Book Volume 14490, Page 523. Block & Lot No. 164-S-90.

**Richland****108. Bernard W. Elter, Jr.**

GD-24-002788—\$4,624.21  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a one-story brick house being known as 3908 Anderson Road, Gibsonia, PA 15044. Deed Book Volume 14056, Page 445. Block & Lot No. 1664-P-121.

**Ross****97. Cynthia A. Cromie, Administratrix of the Estate of Lydia Kisko, Deceased**

GD-24-004758—\$5,657.24  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story brick house being known as 136 Enger Avenue, Pittsburgh, PA 15214. Deed Book Volume 7292, Page 109. Block & Lot No. 161-K-17.

**Scott****51. Shannon L. Schmidt and Robert W. Miller, III**

MG-25-000111—\$300,874.68  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 3 Crosswinds Drive, Pittsburgh, Pennsylvania 15220. Deed Book Volume 19390, Page 1, Instrument Number 2023-20901, Parcel 100-R-70.

**Shaler****32. James Kenneth Kimmel, Jr., in His Capacity as Heir of James K. Kimmel; Jill M. Kimmel, in Her Capacity as Heir of James K. Kimmel; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under James K. Kimmel**

GD-24-008480—\$182,969.00  
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 126 Magnolia Drive, Glenshaw, PA 15116. Deed Book Volume 10129, Page 053. Block and Lot 0356-R-00010-0000-00.

**37. Benjamin Bair a/k/a Benjamin Bair**

MG-24-000695—\$168,989.64  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 200 Glenn Ave., Glenshaw, PA 15116. Deed Book Volume 18242, Page 340. Block and Lot Number 0355-P-00280-0000-00.

**Sharpsburg****40. Deborah Giza f/k/a Deborah J. Fornof f/k/a Debra Jean Fornof**

MG-24-000592—\$95,487.97  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 1817 South Canal Street, Pittsburgh, PA 15215. Deed Book Volume 15378, Page 95. Block and Lot Number 0168-L-00011-0000-00.

**103. Paul F. Klysz, Kathleen Toomey and Maurice J. Toomey, III**

GD-23-003941—\$3,585.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a two-story frame house being known as 1320 Middle Street, Pittsburgh, PA 15215. Deed Book Volume 12660, Page 588, Block & Lot No. 168-K-166.

**104. Paul F. Klysz**

GD-24-006188—\$3,907.87  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a two-story brick house being known as 1417 South Canal Street, Pittsburgh, PA 15215. Deed Book Volume 8121, Page 29, Block & Lot No. 168-K-317.

### South Fayette

**10. David A. Barnes and Tabatha M. Gebhart**

MG-23-000587—\$507,416.31  
David L. Fuchs, Esq.  
412-223-5404

In the Commonwealth of Pennsylvania, County of Allegheny, and South Fayette Township: Having erected thereon a townhouse Unit No. 201-R in Hastings, a Planned Community, being known and numbered as 1606 Hastings Park Drive, Bridgeville, PA 15017. Deed Book Volume 18871, Page 542. Block and Lot Number 0480-P-00024-0000-00.

**13. Carol L. Redlinger**

GD-24-005838—\$83,514.12  
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 132 McVey Street, Sturgeon, PA 15082. Deed Book Volume 11387, Page 192. Block and Lot 0583-F-00006-0000-00.

**45. Lisa M. Howrylchak and Harry J. Howrylchak**

MG-24-000521—\$420,340.33  
Robert Flacco, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 3045 Willowbrook Drive, Bridgeville, PA 15017 more fully described in Deed Book 13144, Page 29. Block and Lot: 0572-K-00003-0000-00.

**73. Heather L. Milharic and Joseph R. Milharic**

GD-24-007488—\$421,306.58  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling being known and numbered as 303 Mallard Dr., Bridgeville, PA 15017. Deed Book Volume 16646, Page 136. Block and Lot 0398-S-00069-0000-00.

### Swissvale

**25. Mary Anne Walde**

MG-25-000184—\$20,076.57  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a 2-1/2 story brick dwelling with integral garage known and numbered as 7806 Saint Lawrence Avenue, Pittsburgh, PA 15218. DBV 6280, Pg. 603, B/L #235-A-6.

**95. Lauren Vrcic, Executrix of the Estate of William Ciorra, Deceased**

GD-23-009065—\$5,035.12  
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 1618 Miriam Street, Pittsburgh, PA 15218. Deed Book Volume 18036, Page 481. Block & Lot No. 177-L-36.

### Tarentum

**11. Brittany D. Patrick and Leonard A. Guerre**

GD-24-007808—\$130,926.00  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 112 W. 13th Ave., Tarentum, PA 15084. Deed Book Volume 19275, Page 473. Block and Lot 1223-E-00060-0000-00.

**46. Stacey L. Hayden**

MG-24-000601—\$42,521.46  
Dana Marks, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 417 West 8th Avenue, Tarentum, PA 15084 more fully described in Deed Book 14245, Page 261. Lot and Block: 1088-A-00058-0000-00.

**101. Gregory J. Meadows**

GD-19-007139—\$8,180.53  
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 338 West 10th Avenue, Tarentum, PA 15084. Deed Book Volume 11357, Page 562. Block & Lot No. 1223-N-28.

### Verona

**62. JFTS LLC**

GD-24-012011—\$11,982.43  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a commercial building being known and numbered as 701 E. Railroad Ave., Verona, PA 15147. Deed Book 13384, Page 479. Block and Lot Number 364-K-65.

### Versailles

**78. Unknown Heirs, Successors and Assigns and All Persons, Firms, or Associations Claiming Any Right, Title or Interest From or Under Elizabeth Alworth**

GD-24-006122—\$75,212.49  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a dwelling being known and numbered as 16 Olympia Park Plz., McKeesport, PA 15132. Deed Book Volume 9108, Page 151. Block and Lot Number 0555-M-00325-0000-00.

### West Elizabeth

**115. Lawrence Latta**

GD-24-003551—\$15,344.15  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Elizabeth: Having erected thereon a commercial mobile home park, known as 1100 Burnette Street, West Elizabeth, PA 15088. Deed Book 3419, Page 439. Block and Lot Number 1134-S-27.

### West Mifflin

**48. Deborah J. King a/k/a Deborah J. Graham and Mark A. Graham**

MG-23-000399—\$119,504.24  
Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 748 Shadyside Drive, West Mifflin, PA 15122 more fully described in Deed Book 11072, Page 457. Lot and Block: 386-L-12.

**53. Aubrey S. Linder**

MG-24-000499—\$58,870.37  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4007 Greensprings Avenue, West Mifflin, PA 15122. Deed Book Volume 17133, Page 223. Block and Lot Number 238-J-274.

**110. Melissa R. Foy, in Her Capacity as Administratrix of the Estate of Joyce M. King**

GD-24-010016—\$67,833.83  
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 1202 Anna Avenue, West Mifflin, PA 15122. Deed Book Volume 10224, Page 355. Block and Lot 0240-M-00111-0000-00.

### West View

**39. Brandon E. Duffy**

MG-24-000866—\$124,126.75  
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 40 Richland Ave., Pittsburgh, PA 15229. Deed Book Volume 19129, Page 569. Block and Lot Number 0280-K-00356-0000-00.

**66. Brian McKee, United States of America c/o the United States Attorney for the Western District of PA**

GD-23-008922—\$118,394.29  
Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 66 Lakewood Avenue, Pittsburgh, PA 15229 more fully described in Deed Book 13326, Page 485. Lot and Block: 279-H-73.

### Whitaker

**24. John R. Koch**

MG-25-000054—\$49,965.09  
Michelle Pierro, Esq.  
Tucker Arensberg, P.C.  
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Parcel #1 (A): Having erected thereon a two-story brick dwelling known as 213 River View Boulevard, Homestead, PA 15120. Deed Book Volume 14943, Page 463. Block & Lot#: 180-D-310.

Parcel #2 (B): Being vacant land known as River View Boulevard, Homestead, PA 15120. Deed Book Volume 14943, Page 463. Block & Lot# 180-D-312.

### Wilksburg

**55. Florine Stevenson**

MG-25-000026—\$151,551.71  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilksburg: Having erected thereon a condominium unit in Beacon Hill Townhouse Condominium being known and numbered as 7315 Beacon Hill Drive, Pittsburgh, PA 15221. Deed Book Volume 13408, Page 578. Block and Lot Number 298-A-190-7315.

**64. Shawnta M. Taylor**

GD-23-003310—\$9,052.05  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1301 Woodlawn Avenue, Pittsburgh, PA 15221. Deed Book 18383, Page 243. Block and Lot Number 233-G-121.

**69. Myra Washington and Angelique M. Kyser**

GD-24-013983—\$12,121.33  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1317 Labelle Avenue, Pittsburgh, PA 15221. Deed Book 11145, Page 137. Block and Lot Number 232-M-195.

**70. Lachae Irish**

GD-21-014863—\$40,170.47  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a rowhouse dwelling being known and numbered as 1618 Montier St., Pittsburgh, PA 15221. Deed Book 19387, Page 571. Block and Lot Number 232-L-388-2.

**71. Candace Everette, Darnell Thompson and the United States of America**

GD-23-000790—\$35,368.79  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1812 Swissvale Avenue, Pittsburgh, PA 15221. Deed Book 15922, Page 329. Block and Lot Number 232-G-156.

**82. Unity Properties, LLC**

MG-23-000041—\$184,046.64  
Michael J. Clark, Esq.  
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and 3rd Ward of the Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 417 Whitney Avenue, Pittsburgh, PA 15221. Deed Book Volume 18495, Page 473. Block and Lot Number 0176-L-00104-0000-00.

### Pittsburgh—8th Ward

**1. Baum Boulevard Ground LLC and Baum Boulevard Investors, LP**

GD-24-006939—\$12,051,167.49  
Timothy P. Palmer, Esq.  
Buchanan Ingersoll & Rooney PC  
412-562-8800



In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 8th Ward: Parcel No. One: Having erected thereon a commercial building and other improvements being known and numbered as, 5607 Baum Boulevard, Pittsburgh, PA 15232. Deed Book Volume 14679, Page 113. Block and Lot Number 51-H-130.

Parcel No. Two: Having erected thereon a commercial building and other improvements being known and numbered as 5631 Baum Boulevard, Pittsburgh, PA 15232. Deed Book Volume 14679, Page 113. Block and Lot Number 51-H-146.

Parcel No. Three: Having erected thereon a commercial building and other improvements being known and numbered as 420 Roup Avenue, Pittsburgh, PA 15232. Deed Book Volume 14679, Page 113. Block and Lot Number 51-H-122.

**77. Mary L. Stone, in Her Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; Theresa McKnight, in Her Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; John Magilson, Jr., in His Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; Corey Magilson, in His Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; Jessica Paul, in Her Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; Lisa Magilson, in Her Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; Ian McKnight, in His Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; Alison Fahy, in Her Capacity as Heir of Theresa Finley a/k/a Theresa S. Finley; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Theresa Finley a/k/a Theresa S. Finley**  
GD-24-001722—\$72,429.40  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and 8th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 606 Edmond St., Pittsburgh, PA 15224. Deed Book Volume 10234, Page 177. Block and Lot Number 0051-E-00001-0000-00.

### Pittsburgh—11th Ward

**4. Neuman Investing LLC, a New Jersey limited liability company, Michael R. Neuman, an individual, Jacquelin Palacio, an individual, Vaughn Cook, an individual, and Occupant(s) or Tenant(s) of 5517 Jackson Street, Pittsburgh, Pennsylvania 15206**

GD-23-010455—\$609,214.98  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 11: Having erected thereon a residential structure being known and numbered as 5517 Jackson Street, Pittsburgh, Pennsylvania 15206. Deed Book Volume 19053, Page 230. Block and Lot Number 82-P-136.

**5. Neuman Investing LLC, a New Jersey limited liability company, Michael R. Neuman, an individual, Jacquelin Palacio, an individual, and Occupant(s) or Tenant(s) of 928 Mellon Street, Pittsburgh, Pennsylvania 15206**

GD-23-011738—\$515,254.78  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 11: Having erected thereon a residential structure being known and numbered as 928 Mellon Street, Pittsburgh, Pennsylvania 15206. Deed Book Volume 19133, Page 487. Block and Lot Number 82-R-57.

### Pittsburgh—12th Ward

**9. Kyle Carswell, Known Heir of Felicia A. Pope, Deceased; and the Unknown Heirs of Felicia A. Pope, Deceased**

MG-24-000974—\$23,665.45  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

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 1507 Oberlin Street, Pittsburgh, PA 15206. Deed Book Volume 11042, Page 68. Block and Lot Number 173-L-90.

**35. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sarah Fields Latimer a/k/a Sarah Latimer, Deceased; Robert Briston, III in His Capacity as Heir to the Estate of Robert Briston, Jr., Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Robert Briston, Jr., Deceased**

MG-23-000188—\$94,209.71  
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 6905 Hamilton Avenue, Pittsburgh, PA 15208. Deed Book Volume 4177, Page 245. Block and Lot Number 0125-L-00196-0000-00.

**49. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Paulet Ellena Washington, Deceased**

MG-24-000407—\$13,458.32  
Robert Flacco, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 12th Ward: Having erected thereon a dwelling being known and numbered as 1159 Paulson Avenue, Pittsburgh, PA 15206 more fully described in Deed Book 7269, Page 17. Lot and Block: 0124-G-00106-0001-00.

### Pittsburgh—13th Ward

**27. Mark A. Prunty**

MG-24-000923—\$17,921.65  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 13th Ward: Having erected thereon a two-story residential dwelling known and numbered as 2340 Park Hill Dr., Pittsburgh, PA 15221, Deed Book Volume 9323, Page 419. Block & Lot No. 231-L-38.

**114. Dorian L. Couzzens, Co-Administrator of the Estate of Lana J. Couzzens a/k/a Lana Couzzens-Heywood, Deceased and Frederick L. Couzzens, Co-Administrator of the Estate of Lana J. Couzzens a/k/a Lana Couzzens-Heywood, Deceased**

MG-23-000171—\$11,178.50  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 7022 Kedron Street, Pittsburgh, PA 15208. Deed Book Volume 12585. Page 11. Block and Lot Number 174-A-207-0-1.

### Pittsburgh—14th Ward

**14. Ethel Marie Plummer, Deceased**

MG-16-000755—\$247,021.99  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7012 Penn Avenue, Pittsburgh, PA 15208. Deed Book Volume 14180, Page 347. Block and Lot Number 126-C-270.

### Pittsburgh—17th Ward

**16. Peter Kuir**

MG-24-000847—\$211,774.60  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 104 S. 13th Street, Pittsburgh, PA 15203. Deed Book 18659, Page 335. Block and Lot Number 3-M-298.

**31. Christine M. Bielawski**

GD-24-009400—\$325,599.76  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a dwelling being known and numbered as 47 S. 15th Street, Pittsburgh, PA 15203. Deed Book Volume 10519, Page 504. Block and Lot 0003-H-00321-0000-00.

### Pittsburgh—19th Ward

**3. Mission Development Group, LLC, a Pennsylvania limited liability company, Brian C. Krivanek a/k/a Brian Charles Krivanek, an individual, Jmel L. Jones, aka Jmel Lamont Jones, an individual, and Occupant(s) or Tenant(s) of 250 Paul Street, Pittsburgh, Pennsylvania 15211**

GD-24-001723—\$255,533.47  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a residential structure being known and numbered as 250 Paul Street, Pittsburgh, Pennsylvania 15211. Deed Book Volume 18816, Page 425. Block and Lot Number 15-B-238.

### Pittsburgh—23rd Ward

**86. ENK Real Estate Investments LLC, Kevin David Talley, Jr. and Lesli Somerset Talley**

GD-25-002082—\$640,990.87  
Shnayder Law Firm, LLC  
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 1027 Salter Way, Pittsburgh, PA 15212. Deed Book Volume 18870, Page 567. Block and Lot Number 24-F-74.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 1027 Salter Way, Pittsburgh, PA 15212. Deed Book Volume 18870, Page 567. Block and Lot Number 24-F-75.

### Pittsburgh—27th Ward

**18. Charles Linhart**

MG-25-000226—\$120,373.99  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1016 Woods Run Avenue, Pittsburgh, PA 15212. Deed Book 14994, Page 365. Block and Lot Number 76-F-15.

### Pittsburgh—29th Ward

**75. Real Deals LLC**

GD-24-011929—\$116,413.90  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 29th Ward: Having erected thereon a dwelling being known and numbered as 111 Minooka Street, Pittsburgh, PA 15210. Deed Book Volume 18512, Page 203. Block and Lot Number 0060-B-00145-0000-00.

### Pittsburgh—30th Ward

**47. RDH Investments LLC**

GD-24-014407—\$162,357.56  
Dana Marks, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh 30th Ward: Having erected thereon a dwelling being known and numbered as 236 Wilbur Street, Pittsburgh, PA 15210 more fully described in Deed Book 18773, Page 62. Parcel ID: 0033-K-00048-0000-00.

### 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](http://www.sheriffalleghenycounty.com).

Sheriff's Office, Pittsburgh, PA.  
Kevin M. Kraus, Sheriff  
Jul 10, 2025  
Jul 11, 18, 25, 2025

**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:

Clark, Sr., James A., deceased, of Monroeville, PA. No. 04698 of 2025. James V. Clark, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mosside Boulevard, Monroeville, PA 15146.

25-01458w Jul 25; Aug 1, 8, 2025

Crawshaw, Rosemary, deceased, of Pittsburgh, PA. No. 4276 of 2025. Michael Crawford, Extr., 1137 Maple Street Ext., Moon Township, PA 15108 or to John W. Brown, Esq., John W. Brown & Associates, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.

25-02661 Jul 25; Aug 1, 8, 2025

Davis, Eleanore Marie, deceased, of Pittsburgh, PA. No. 06428 of 2023. Jonathan Noble, Admr. c.t.a., 405 Home Drive, Trafford, PA 15085.

25-01459w Jul 25; Aug 1, 8, 2025

Drexler, Linda Lou, deceased, of Pittsburgh, PA. No. 04562 of 2025. Justin Drexler, Admr., 133 Karen Place, Munhall, PA 15120 or to Jeffrey D. Ries, Esq., 381 Daily Drive, North Huntingdon, PA 15642.

25-02664 Jul 25; Aug 1, 8, 2025

Faust, Dorothy L., deceased, of Pittsburgh, PA. No. 04278 of 2025. Dennis A. Faust, Extr., 864 Eisenhower Drive, Pittsburgh, PA 15228-1786 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

25-01460w Jul 25; Aug 1, 8, 2025

Gibson, Mary W., deceased, of Pittsburgh, PA. No. 4496 of 2025. Douglas G. Gibson, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

25-01465w Jul 25; Aug 1, 8, 2025

Himmelstein, Harriet a/k/a Harriett Himmelstein, deceased, of Pittsburgh, PA. No. 03634 of 2025. Stacey H. White, Admr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

25-02657 Jul 25; Aug 1, 8, 2025

Janicki, Harry W., deceased, of Plum, PA. No. 4594 of 2025. Jason J. Janicki, Extr., 11825 Quarter Horse Drive, North Huntingdon, PA 15642 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

25-01450w Jul 25; Aug 1, 8, 2025

Jones, Stephen M., deceased, of Turtle Creek, PA. No. 4467 of 2025. Stephanie Kress, Extr., c/o DJ Nichols, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

25-02662 Jul 25; Aug 1, 8, 2025

Korenich, Janet A., deceased, of Allison Park, PA. No. 4623 of 2025. Ronald J. Korenich, Extr., 617 Manilla Street,

Pittsburgh, PA 15219 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01452w Jul 25; Aug 1, 8, 2025

Parisi, Anthony Joseph a/k/a Anthony J. Parisi, deceased, of Pittsburgh, PA. No. 4510 of 2025. Joan C. Parisi, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

25-01462w Jul 25; Aug 1, 8, 2025

Pascuzzi, Laurie, deceased, of Pittsburgh, PA. No. 04293 of 2025. Laurie Pascuzzi, Admr., 221 SW 12th St., Apt. 116, Miami, FL 33130 or to Benjamin Webb, Esq., Penn & Webb PLLC, 44 Abele Road, Suite 238, Bridgeville, PA 15017.

25-01461w Jul 25; Aug 1, 8, 2025

Ruffolo, Carol A., deceased, of Indiana Township, PA. No. 04521 of 2025. Marianne T. Stewart, Extr., 409 Black Walnut Lane, Glenshaw, PA 15116 or to Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301.

25-02658 Jul 25; Aug 1, 8, 2025

Rusin, Julia, deceased, of McKeesport, PA. No. 3421 of 2024. Sandra Masina, Co-Extr. and Melchior Masina, Co-Extr., 521 Brandt Street, Hobart, IN 46342 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-01453w Jul 25; Aug 1, 8, 2025

Slanina, Ronald F., deceased, of Millvale, PA. No. 04626 of 2025. Thomas H. Cahall, Extr., 1202 Oakridge Street, Pittsburgh, PA 15226 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-01454w Jul 25; Aug 1, 8, 2025

Smith, Kenneth Joseph, deceased, of Plum Borough, PA. No. 04517 of 2025. Geraldine A. Smith, Extr., 300 Carpenter Drive, Pittsburgh, PA 15239 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

25-02659 Jul 25; Aug 1, 8, 2025

Treas, Charles F. a/k/a Charles Francis Treas, deceased, of Pittsburgh, PA. No. 03444 of 2025. Merrilee Kaminski, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-02660 Jul 25; Aug 1, 8, 2025

Balta, Nancy A. a/k/a Nancy Ann Balta, deceased, of Whitehall Borough, PA. No. 04166 of 2025. Wayne S. Balta, Extr., 1892 Fieldmont Drive, Pittsburgh, PA 15241 or to Michael E. Lloyd, Esq., Williams Coulson, Attorneys at Law, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

25-01415w Jul 18, 25; Aug 1, 2025

Butchko, Agnes, deceased, of Pittsburgh, PA. No. 04460 of 2025. John Butchko, Extr., c/o Alex Ostojich, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-01407w Jul 18, 25; Aug 1, 2025

Elias, Bernard Martin, deceased, of Pittsburgh, PA. No. 04151 of 2025. Martin W. Elias, Extr., 417 Mary Street, Pittsburgh, PA 15227 or to Liberty J. Weyandt, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

25-01411w Jul 18, 25; Aug 1, 2025

Greco, Janice I. a/k/a Janice Imelda Greco, deceased, of Pittsburgh, PA. No. 04447 of 2025. Christy Lynn Faith, Extr., 4127 High Street, South Park, PA 15219 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-01405w Jul 18, 25; Aug 1, 2025

Hinchey, Edward M., deceased, of Pittsburgh, PA. No. 04508 of 2025. Janet L. Hinchey, Extr., 2602 Neeld Avenue, Pittsburgh, PA 15216 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-01413w Jul 18, 25; Aug 1, 2025

Iannacchione, Anthony, deceased, of Jefferson Hills, PA. No. 04454 of 2025. Tina Martin, Extr., c/o Beth Tarasi, Esq., Tarasi & Tarasi P.C., 510 3rd Avenue, Pittsburgh, PA 15219.

25-01417w Jul 18, 25; Aug 1, 2025

Kerecman, June a/k/a June R. Kerecman, deceased, of Pittsburgh, PA. No. 02909 of 2025. Deanne L. Paul, Admr. c.t.a., c/o James E. Miscavage, Esq., 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236.

25-02600 Jul 18, 25; Aug 1, 2025

Lapinsky, Andrew V. a/k/a Andrew V. Lapinsky, Sr., deceased, of Elizabeth, PA. No. 04317 of 2025. Andrew V. Lapinsky, Jr., Extr., 117 Arrow Drive, Elizabeth, PA 15037.

25-02602 Jul 18, 25; Aug 1, 2025

Malone, Ben M. a/k/a Ben Malone, deceased, of Verona, PA. No. 04233 of 2025. Sandra L. Cronin, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

25-02599 Jul 18, 25; Aug 1, 2025

McBain, Nancy L., deceased, of Coraopolis, PA. No. 4446 of 2025. Jeffrey McBain, Extr., 157 Alta Vista Drive, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-01410w Jul 18, 25; Aug 1, 2025

Parker, Margaret Ann, deceased, of Pittsburgh, PA. No. 4818 of 2022. Larita Paker, Admr., c/o Todd T. Zwikl, Esq., 301 Grant Street, Suite 270, Pittsburgh, PA 15219.

25-01409w Jul 18, 25; Aug 1, 2025

Traynor, Carolyn Ann, deceased, of Pittsburgh, PA. No. 04385 of 2025. Tim Traynor, Admr., c/o Eric J. Beinhart, Esq., Anderson Law Firm, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

25-01416w Jul 18, 25; Aug 1, 2025

Wosko, Angelina June, deceased, of Pittsburgh, PA. No. 04183 of 2025. Ryan Herbinko, Extr., 944 Sunglow St., Munhall, PA 15120 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.

25-02598 Jul 18, 25; Aug 1, 2025

Zatezalo, Dorothy T., deceased, of Pittsburgh, PA. No. 04150 of 2025. James M. Zatezalo, Sr., Extr., c/o Devin Hallett Snyder, Esq., 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-01406w Jul 18, 25; Aug 1, 2025

Zwergel, Timothy J., deceased, of Monroeville, PA. No. 04487 of 2025. Cheryl A. Snyder, Co-Admr. and Timothy J. Zwergel, Co-Admr., c/o Jacob M. Fabian, Esq., Coulter & May, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

25-01404w Jul 18, 25; Aug 1, 2025

Gardill, Pamela Anne, deceased, of Monroeville, PA. No. 4173 of 2025. Nicole Gardill, Admr., c/o Marcie J. Solomon, Esq., Block & Associates, LLC, 6514 Wilkins Ave., Pittsburgh, PA 15217.

25-01359w Jul 11, 18, 25, 2025

Goodman, Sandra G. a/k/a Sandra Green Goodman, deceased, of Pittsburgh, PA. No. 04379 of 2025. Lee S. Goodman, Extr., 6820 Linden Lane, Pittsburgh, PA 15208 or to Stephen J. Pieklik, Esq., Williams Coulson, One Gateway Center, 420 Ft. Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

25-01356w Jul 11, 18, 25, 2025

Kotch, Sarah Jane, deceased, of Allison Park, PA. No. 04341 of 2025. George M. Kotch, Extr., 2373 Lake Avenue, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01358w Jul 11, 18, 25, 2025

Mullen, Joseph R., deceased, of Pittsburgh, PA. No. 4240 of 2025. Maria A. McDonald, Extr., c/o Elizabeth W. Altman, Esq., EW Altman Law, LLC, P.O. Box 395, Oakmont, PA 15139.

25-01354w Jul 11, 18, 25, 2025

Taylor, Jerrold, deceased, of West Mifflin, PA. No. 01963 of 2025. Gary Matta, Extr., c/o Gina T. Rosso, Esq., Dodaro, Dalfonso, Matta & Cambest, 1900 Main Street, Suite 207, Canonsburg, PA 15317.

25-01357w Jul 11, 18, 25, 2025

Torlidas, Theodore a/k/a Theodore Angelo Torlidas, deceased, of Pittsburgh, PA. No. 04277 of 2025. Iphigenia Torlidas, Co-Admr. and Maria Reina, Co-Admr., 5821 Ellsworth Avenue, Pittsburgh, PA 15232.

25-02524 Jul 11, 18, 25, 2025

**Notice of Complaint in Action to Quiet Title**

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO.: 2025-02723

Penn Pioneer Enterprises, LLC, Plaintiff  
vs.

Unknown Heirs, Executors and/or Administrators of the Estate of Janice Harvanek, Deceased, Christopher Rae, Known Heir of the Estate of Christopher Rae, Deceased, Unknown Heirs, Executors and/or Administrators of the Estate of Christopher Rae, Deceased, Bryan Hedderman, Known Heir of the Estate of Cynthia Hedderman a/k/a Cindy Hedderman, Deceased, Unknown Heirs, Executors and/or Administrators of the Estate of Cynthia Hedderman a/k/a Cindy Hedderman, Deceased, Allegheny County Department of Court Records Criminal Division and LVNV Funding, LLC, And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants.

**Notice**

To: Unknown Heirs, Executors and/or Administrators of the Estate of Janice Harvanek, Deceased, Unknown Heirs, Executors and/or Administrators of the Estate of Christopher Rae, Deceased and Unknown Heirs, Executors and/or Administrators of the Estate of Cynthia Hedderman a/k/a Cindy Hedderman, Deceased

There has been an action to Quiet Title for property located at 736 6th Street, Oakmont, Allegheny County, PA 15139. The parcel number for the property in question is 362-R-21.

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

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

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



Lawyer Referral Service  
Allegheny County Bar Association  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 261-5555  
25-02663 Jul 25, 2025

### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on October 30, 2024, with respect to a nonprofit corporation, QCares Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-02666 Jul 25, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-6734. In re: Petition of James Thomas Toward, for change of name to James Thomas Luketic. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 20, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Daniel P. Beisler, 41 Robbins Station Road, North Huntingdon, PA 15642, Ph: 724-978-0500, Attorney for Petitioner.

25-01451w Jul 25, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-06731. In re: Petition of Barbara Brusco, for change of name to Donna Barbara Brusco. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 20, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-02667 Jul 25, 2025

### Intent to Withdraw Foreign Business Corporation

Notice is hereby given that pursuant to the applicable provisions of 15 Pa.C.S. Section 415 or 417, Morphochemicals, Inc., a corporation incorporated under the laws of the State of Delaware with its registered office in PA at 1543 Shady Ave., Pittsburgh, PA 15217, Allegheny County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State.

25-02677 Jul 25, 2025

### Notice of Trust

Revocable Living Trust Agreement of Richard P. Kirk, Deceased, dated December 27, 1999, as amended, late of Fox Chapel, Allegheny County, Pennsylvania. Notice is hereby given to those indebted thereto to make immediate payment and to those having claims or demands to present them for settlement.

Attorney's Name: Maureen P. Gluntz, Esquire  
Address: 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238  
Trustee's Name and Address: Margaret N. Leonard, 123 Pheasant Drive, Pittsburgh, PA 15238

25-02601 Jul 18, 25; Aug 1, 2025

### Notice of Trust

Notice is hereby given of the administration of the Revocable Trust

Agreement of Ruth Rubenstein dated May 11, 1994, and Amended by a Second Amendment and Restatement dated September 19, 2023. Ruth Rubenstein, grantor of the trust, of the City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania, died May 26, 2025. All persons having claims against Ruth Rubenstein are requested to make known the same to the trustee or attorney named below. All persons indebted to Ruth Rubenstein are requested to make payment without delay to the trustee or attorney named.

Richard Burten  
745 Schaefer Avenue  
Oradell, NJ 07649

or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, Attys., 2212 Murray Avenue, Pittsburgh, PA 15217.

25-02532 Jul 11, 18, 25, 2025

### Notice of Condemnation

In the County of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
In REM Proceeding  
Civil Action No. GD -25-007482  
Columbia Gas of Pennsylvania, Inc., 121 Champion Way, Suite 100, Canonsburg, Pennsylvania 15317, Condemnor,  
v.

Richard Oliver Owens and Nancy May Owens, 115 Wall Rd. Ext., Clairton, PA 15025, and

Real Property Situate in the Borough of Jefferson Hills, Allegheny County, Pennsylvania, as vested by that Certain Deed Dated April 6, 1972 of record at Deed Book 5075 and Page 321 in the Recorder's Office of Allegheny County, Pennsylvania being, respectively, Allegheny County Tax Parcel Number 658-R-90, Condemnees.

Notice of Condemnation  
For Pipeline Right-Of-Way

Notice is given to Richard Oliver Owens and Nancy May Owens and/or their heirs, successors or assigns, if any, and unknown owners of real property situate in Jefferson Hills Borough, Allegheny County, Pennsylvania, as vested by that Certain Deed between David Bickerton and Gary Bickerton, Executors of the Estate of James B. Bickerton, and Richard Oliver Owens and Nancy May Owens Dated April 6, 1972 of record at Deed Book 5075 and Page 321 in the Recorder's Office of Allegheny County, Pennsylvania being, respectively, Allegheny County Tax Parcel Number 658-R-90, that Columbia Gas of Pennsylvania, Inc. has filed a Verified Application for Taking of a Natural Gas Right of-Way pursuant to 15 Pa. Cons. Stat. § 1511 and Rule 1007 of the Pennsylvania Rules of Civil Procedure to acquire title to, and right of possession of, the Right-of-Way for the construction and maintenance of a natural gas pipeline. The Right-of-Way is described in the Verified Application for Taking of a Natural Gas Right-of-Way and depicted on the map attached to it. The action was filed on July 10, 2025. Just compensation has been secured by the posting of a bond in the amount of \$2,220.00.

25-02626 Jul 17, 18, 23, 25, 2025

### Notice of Hearing on Petition to Confirm Consent to Adoption and Terminate Parental Rights

In the District Court of Scott County,  
Kansas

In the Matter of the Adoption of:  
Hayden Hope Martin, minor child  
Case No. SC-2025-AD-000003

Notice of Suit

The State Of Kansas To Francis Martin,  
And All Other Persons Who Are Or May Be  
Concerned:

You are hereby notified that a Petition for Adoption has been filed in the District Court

of Scott County, Kansas, praying that an adoption be granted to Jorden Funk. A hearing on the Petitioner's Petition shall be heard on the 11th day of August, 2025, at 4:00 p.m. by remote hearing utilizing the Zoom Platform utilizing Meeting ID 161 258 4761 and passcode 559675 or by appearing in the Scott County District Courthouse, 303 Court Street, Scott City, Kansas 67871. You are hereby required to plead to the Petition within 41 days from the date of the first publication of this Notice of Suit or make your appearance at that time. Ashley Jackson, a duly licensed attorney in the State of Kansas, has been appointed to represent you in this matter. If you fail to plead, judgment will be entered in due course upon the Petition.

Lara Blake Bors, #20261  
Bors Law, P.A.

118 West Pine  
Garden City, Kansas 67846

Tele: (620) 276-2800

Fax: (620) 276-2804

Lara.BorsLaw@gmail.com

Attorney for the Petitioner

25-02721 Jul 25; Aug 1, 8, 2025

### Statement of Registration Foreign Business Corporation

Notice is hereby given that BELLATERRA CORP. filed a foreign registration statement to do business in the Commonwealth of Pennsylvania. The mailing address of the association's principal office is 685 S. Broad St., Brooksville, FL 34601-2844. The commercial registered office provider is in the care of Corporate Creations Network, Inc. in Allegheny County. The Corporation is filed in compliance with the requirements of the applicable provisions of 15 Pa. C.S. 412.

25-02699 Jul 25, 2025

### Voluntary Dissolution Business Corporation

Notice is hereby given by D&P Properties - Pittsburgh, Inc., a Pennsylvania business 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.

25-01412w Jul 18, 25, 2025