

## 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, May 4, 2026 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, MAY 4, 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, MAY 5, 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, MAY 11, 2026 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

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

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

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

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

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

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

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

## Baldwin Borough

91. Jessica L. Netherland, Donald E. Tichenor and the United States of America

MG-25-000140—\$165,162.78

Emmanuel J. Argentiari, Esq.

856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5606 5th Street, Pittsburgh, PA 15236. Deed Book Volume 17202, Page 537. Block and Lot 0473-C-00100-0000-00.

## Bellevue

77. Ciccarelli &amp; Sons, LLC

GD-25-000221—\$2,670.97

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a three-family, two-and-a-half story brick house being known as 292 North Balph Avenue, Pittsburgh, PA 15202. Deed Book Volume 18340, Page 464. Block & Lot No. 215-S-54.

## Bethel Park

15. Mauricio Ibarra-Vazquez and Mayra Guadalupe Ramirez-Ramirez

MG-25-001010—\$217,458.32

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3301 Bethel Church Road, Bethel Park, PA 15102. Deed Book 17745, Page 321. Block and Lot Number 477-K-38.

88. James M. Brickett

GD-25-006793—\$9,567.65

Grace E. Delaney, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 4858 Criss Road, Bethel Park, PA 15102. Deed Book 11201, Page 92. Block and Lot Number 317-P-46.

## Brackenridge

11. Anngela Investments LLC, and Anroj Fernandez

GD-25-008842—\$122,001.14

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 861 8th Avenue, Brackenridge, PA 15014. Deed Book 19078, Page 184. Block and Lot Number 1224-B-21.

100. Justin Bernstein

MG-24-000565—\$86,997.17

Nicole Francesc, Esq.

212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1049 Union Avenue, Brackenridge, PA 15014. Deed Book Volume 14111, Page 522. Block and Lot Number 1367-L-00008-0000-00.

## Braddock

127. Joshua Everette

GD-25-013103—\$6,286.65

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two-story brick house being known as 149 Comrie Avenue Rear, Braddock, PA 15104. Deed Book Volume 16520, Page 163. Block & Lot No. 236-G-154.

## Brentwood

58. Kristy A. Weiss and Matthew Weiss, as Joint Tenants With a Right of Survivorship

GD-25-008555—\$28,371.03

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 4031 Meadowbrook Boulevard, Pittsburgh, Pennsylvania 15227, Deed Book Volume 18364, Page 313, Block and Lot 247-A-43.

## Bridgeville

27. Donna M. Vitovich a/k/a Donna Marie Vitovich

MG-25-000493—\$96,304.15

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a single family residential dwelling being known and numbered as 742 Maple Street, Bridgeville, PA 15017. Deed Book Volume 1981, Page 91. Block and Lot Number 322-C-344.

104. Lynn Clifford Morris, II

MG-25-000744—\$137,665.28

Eric Rochkind, Esq.

McCabe, Weisberg &amp; Conway, LLC

856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1374 Terrace Street, Bridgeville, Pennsylvania 15017. Deed Book Volume 19040, Page 515, Block and Lot Number 0254-E-00332-0000-00.

## Castle Shannon

49. Cicc &amp; Sons Investments, LLC

GD-25-010384—\$592,763.45

Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC

412-918-1100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling known and numbered as 938 Oakdale Avenue, Pittsburgh, PA 15234. Deed Book Volume 19082, Page 209. Block & Lot # 190-B-52.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling known and numbered as 1807 New Haven Avenue, Pittsburgh, PA 15216. Deed Book Volume 19127, Page 483. Block & Lot # 63-G-119.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 4145 Gittens Street, Pittsburgh, PA 15212. Deed Book Volume 19124, Page 475. Block & Lot# 114-J-59.

70. Erica A. Olson

GD-24-000077—\$2,640.66

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one-story frame house being known as 4149 Mathilda Street, Pittsburgh, PA 15234. Deed Book Volume 11165, Page 293. Block & Lot No. 250-P-38.

## City of Clairton

25. All Unknown Heirs of David D. Lee, Deceased

GD-24-001815—\$10,067.55

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 335 Horton Street, Clairton, PA 15025. Deed Book 10955, Page 154. Block and Lot Number 878-N-327.

**125. Unknown Heirs of Jean Ann Leck, Unknown Heirs of Keith B. Laughlin, Unknown Heirs of Karl K. Laughlin, Unknown Heirs of Kenneth J. Laughlin, and Unknown Heirs of Mary M. Little**

GD-25-013049—\$11,925.03

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Being thereon vacant land known as N. 4th Street, Clairton, PA 15025. Deed Book Volume 5736, Page 355. Block & Lot No. 764-C-98.

**Crafton**

**63. James C. Gibson and Sandra L. Gibson**

GD-25-000232—\$2,572.07

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two-story masonry frame house being known as 68 Lincoln Avenue, Pittsburgh, PA 15205. Deed Book Volume 8936, Page 543. Block & Lot No. 40-A-125.

**Crescent**

**94. Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under Leo B. Hill a/k/a Leo Bernard Hill, deceased owner and mortgagor**

MG-22-000360—\$113,781.49

Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, and Crescent Township: Having erected thereon a dwelling being known and numbered as 415 Valley View Drive, Crescent, PA 15046. Deed Book Volume 12829, Page 454. Block and Lot Number 0810-C-00322-0000-00.

**Dormont**

**85. Laura A. Linski a/k/a Laura A. Triantafillos**

MG-25-000337—\$51,970.99

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling being known and numbered as 2735 Philadelphia Avenue, Pittsburgh, PA 15216. Deed Book Volume 9263, Page 29, Block and Lot 0063-G-00272-0000-00.

**Dravosburg**

**32. Blanche M. Stupar**

MG-25-000623—\$62,696.82

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 302 Sherman Ave., Dravosburg, PA 15034. Deed Book Volume 10757, Page 509. Block and Lot Number 0309-L-00196-0000-00.

**Elizabeth Borough**

**95. Meghann R. Jobb**

MG-24-000891—\$171,023.27

Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Elizabeth: Having erected thereon a dwelling being known and numbered as 310 Center Avenue, Elizabeth, PA 15037. Deed Book Volume 18956, Page 314. Block and Lot Number 1272-F-00281-0000-00.

**Elizabeth Township**

**28. Unknown Surviving Heirs of Patricia D. Fuller, Deceased**

MG-25-000820—\$109,655.79

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 403 Oak Avenue, Elizabeth, PA 15037. Deed Book Volume 4181, Page 139. Block and Lot Number 1132-N-125.

**56. The Unknown Heirs of Larry G. Yaroscak, Deceased**

GD-24-010997—\$21,809.76

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 301 Boyds Hollow Road, Elizabeth, PA 15037. Deed Book 8984, Page 310. Block and Lot Number 1267-H-328.

**Etna**

**20. Allyson Mahon, solely as Co-Executrix of the Estate of Julie Dukovic, Deceased**

GD-25-005672—\$10,645.61

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 54 Maplewood Street, Pittsburgh, Pennsylvania 15223, Deed Book Volume 14593, Page 449, Block and Lot 167-A-116.

**Glassport**

**30. Visang Ventures LLC a/k/a Vsiang Ventures LLC**

MG-24-000835—\$262,316.07

Jacqueline McNally, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Glassport: Having erected thereon a commercial building being known and numbered as 642 Indiana Avenue, Glassport, PA 15045. Deed Book Volume 17953, Page 92. Block and Lot Number: 0558-C-00198-0000-00.

**41. Christopher Huziak**

MG-25-000952—\$119,211.33

MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Parcel 1: Having erected a dwelling being known and numbered as 735 Indiana Avenue, Glassport, PA 15045, Document Number 2021-34232, Deed Book Volume 18632, Page 569, Block and Lot Number 0558-G-00353-0000-00.

Parcel 2: Vacant land being known and numbered as Indiana Avenue, Glassport, PA 15045, Document Number 2021-34232, Deed Book Volume 18632, Page 569, Block and Lot Number 0558-G-00349-0000-00.

**57. Pittsburgh Malt Industries Inc.**

GD-24-009807—\$15,130.21

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a commercial office/apartments over building being known and numbered as 609 Monongahela Avenue, Glassport, PA 15045. Deed Book 18767, Page 120. Block and Lot Number 558-B-82.

**134. Mark Winkler, with Notice to Heirs and Assigns**

GD-23-001025—\$3,900.49

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 305 North Monongahela Avenue, Glassport, PA 15045. Deed Book Volume 13441, Page 431. Block & Lot No. 384-R-257.

**Harrison**

**13. Daniel Joseph Bain**

MG-25-001009—\$237,131.26

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 1117 Freepoint Road, Natrona Heights, PA 15065. Deed Book 18578, Page 423. Block and Lot Number 1367-G-248.

**93. Brian Guenin**

MG-24-000332—\$146,355.22

Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, and Harrison Township: Having erected thereon a dwelling being known and numbered as 1251 8th Avenue, Natrona Heights, PA 15065. Deed Book Volume 18951, Page 290. Block and Lot Number 1367-S-00057-0000-00.

**Homestead**

**129. Duane Burgwin**

GD-25-013048—\$2,796.60

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-family two-story frame house being known as 102-104 E. 14th Avenue, Homestead, PA 15120. Deed Book Volume 17426, Page 336. Block & Lot No. 131-C-108.

**132. Capital Equity Partners, LLC**

GD-12-023328—\$4,669.12

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story frame house being known as 121 East 17th Avenue, Homestead, PA 15120. Deed Book Volume 13889, Page 554. Block & Lot No. 131-G-156.

**133. Edward W. Ryan, with Notice to Heirs and Assigns**

GD-17-011356—\$4,049.31

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

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

house being known as 1900 McClure Street, Homestead, PA 15120. Deed Book Volume 4168, Page 691. Block & Lot No. 131-H-207.

**Ingram**

**96. Douglas A. Tomes and Sarah E. Tomes**

MG-18-000675—\$163,491.03

Jacqueline F. McNally, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Ingram: Having erected thereon a dwelling being known and numbered as 66 Admiral Dewey Avenue, Pittsburgh, PA 15205. Deed Book 16281, Page 15. Block and Lot Number 0070-S-00112-0000-00.

**Leetsdale**

**71. Deborah M. Palmer**

GD-25-005312—\$3,190.36

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a one-and-a-half story masonry frame house being known as 417 Washington Street, Leetsdale, PA 15056. Deed Book Volume 9339, Page 256. Block & Lot No. 814-S-93.

**Marshall**

**103. Elisa T. Sanders and Charles S. Sanders**

MG-23-000641—\$1,575,713.53

Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 117 Archberry Drive, Wexford, Pennsylvania 15090. Deed Book Volume 14245, Page 456, Instrument 2010-10358, Block and Lot Number 1996-G-15.

**Town of McCandless**

**43. Kenneth B. Kennedy and Kelly A. Kennedy**

MG-25-001030—\$139,864.21

MDK Legal  
614-220-5611

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, PA 15237. Document Number 2016-32542, Deed Book Volume 16571, Page 374. Block and Lot Number 0612-F-00197-0000-00.

**City of McKeesport**

**9. Ellis Property Options, LLC, a Pennsylvania Limited Liability Company**

GD-23-013163—\$6,844.66

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1823 Flagler Street, McKeesport, PA 15132. Deed Book 17782 Page 224. Block and Lot Number 382-L-068.

**64. Shawn S. Evans and Kathleen A. Evans**

GD-20-002588—\$3,506.66

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 12: Parcel #1: Having erected thereon a one-story frame house being known as 510 Lemon Avenue, McKeesport, PA 15132. Deed Book Volume 9274, Page 573. Block & Lot No. 464-S-388.

Parcel #2: Being thereon vacant residential land being known as Lemon Avenue, McKeesport, PA 15132. Deed Book Volume 14724, Page 187. Block & Lot No. 464-S-374.

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### Millvale

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#### 6. David William Callos

MG-25-000627—\$210,048.17

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 121 Lippert St., Pittsburgh, PA 15209. Deed Book Volume 17276, Page 589. Block and Lot Number 0118-P-00070-0000-00.

#### 19. Brian Paul Buechel

GD-25-008545—\$43,919.98

John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a residential dwelling known and numbered as 301 Evergreen Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 12439, Page 390, Block and Lot 79-C-270.

#### 128. Dianna E. Wolf

GD-25-013045—\$6,028.56

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two-story brick house being known as 1137 Evergreen Avenue, Pittsburgh, PA 15209. Deed Book Volume 13321, Page 156. Block & Lot No. 165-P-39.

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### Monroeville

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#### 2. John M. McCarthy

GD-25-011651—\$208,363.09

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 546 Greenleaf Dr., Monroeville, PA 15146. Deed Book Volume 13023, Page 244. Block and Lot Number 0742-J-00224-0000-00.

#### 17. Brittany R. Hursen a/k/a Brittany Ruth Turko and Jeffrey J. Turko

MG-25-000210—\$111,663.27

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 854 Cottonwood Drive, Monroeville, PA 15146. Deed Book 16520, Page 453. Block and Lot Number 637-K-43.

#### 46. Amanda Jackson, as believed Heir to the Estate of Stephen C. Jackson; Unknown Heirs to the Estate of Stephen C. Jackson; Unknown Administrators to the Estate of Stephen C. Jackson

MG-25-000950—\$64,467.47

MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2620 3rd Street, Monroeville, PA 15146. Document Number 2020-1556, Deed Book Volume 17907, Page 516. Block and Lot Number 0545-M-00221-0000-00.

#### 106. Laverne S. Krashna-Hickman, Individually and as Administrator of the Estate of Reginald J. Hickman a/k/a Reginald Joseph Hickman, Deceased

GD-25-011030—\$78,993.80

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a single family residential dwelling being known and numbered as 817 Garden City Drive, Monroeville, PA 15146. Deed Book Volume 18858, Page 234. Block and Lot Number 637-D-166.

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### Moon

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#### 23. Cavallino Capital Holdings, LLC

GD-24-006302—\$21,720.68

Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a commercial building, known as 470 Moon Clinton Road, Coraopolis, PA 15108. Deed Book 17565, Page 327. Block and Lot Number 806-B-335.

#### 24. Unknown Heirs of Edward J. Lubinsky and Unknown Heirs of June G. Lubinsky

GD-24-010615—\$30,660.67

Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling, known as 319 Smallwood Drive, Coraopolis, PA 15108. Deed Book 4218, Page 97. Block and Lot Number 597-E-142.

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### Mt. Lebanon

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#### 3. Michelle L. McDonough

GD-24-014522—\$223,573.45

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1006 Connor Rd., Pittsburgh, PA 15234. Deed Book Volume 19101, Page 407. Block and Lot Number 0318-D-00065-0000-00.

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### Mt. Oliver

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#### 80. Mary T. Embry

GD-12-016609—\$11,314.16

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two-story brick house being known as 172 Ormsby Avenue, Pittsburgh, PA 15210. Deed Book Volume 5700, Page 337. Block & Lot No. 33-D-152.

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### Munhall

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26. Anthony E. Martin, as Surviving Heir of Michael Martin a/k/a Michael J. Martin, Sr., Deceased, Denis A. Martin, as Surviving Heir of Michael Martin a/k/a Michael J. Martin, Sr., Deceased, John C. Martin, as Surviving Heir of Michael Martin a/k/a Michael J. Martin, Sr., Deceased, Michael J. Martin, as Surviving Heir of Michael Martin a/k/a Michael J. Martin, Sr., Deceased, Renee M. Markara, as Surviving Heir of Michael Martin a/k/a Michael J. Martin, Sr., Deceased, Robert S. Martin, as Surviving Heir of Michael Martin a/k/a Michael J. Martin, Sr., Deceased and Unknown Surviving Heirs of Michael Martin a/k/a Michael J. Martin, Sr., Deceased

MG-25-000501—\$6,949.42

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 2027 Whitaker Way, Homestead, PA 15120. Deed Book Volume 10541, Page 431. Block and Lot Number 180-C-164.

#### 36. Amber Magee Jackson

GD-24-005913—\$37,495.73

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. Being a residential vacant lot, known as Margaret Street, Homestead, Pennsylvania 15120, formerly known and numbered as 1324 Margaret Street, Homestead, Pennsylvania 15120. Deed Book Volume 11875, Page 268, Block and Lot Number 131-D-242.

#### 38. Erik M. Snyder

GD-25-006403—\$10,683.93

Jeffrey D. Ries, Esq.  
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 231 East Eugene Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 14739, Page 317, Block and Lot Number 181-N-257.

#### 53. Cicc & Sons Investments, LLC

GD-25-010649—\$100,381.78

Michelle L. Pierro, Esq.

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

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling known and numbered as 123 Dahlia Street, Homestead, PA 15120. Deed Book Volume 18222, Page 25. Block & Lot# 180-B-71.

#### 67. Latoi Gentilcore

GD-25-001708—\$2,530.58

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame house being known 604 East 19th Avenue, Homestead, PA 15120. Deed Book Volume 18080, Page 592, Block & Lot No. 131-H-174.

#### 68. Latoi Gentilcore

GD-25-001707—\$1,989.18

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick house being known 1313 Margaret Street, Homestead, PA 15120. Deed Book Volume 18023, Page 216, Block & Lot No. 130-S-335.

#### 69. Latoi Gentilcore

GD-25-001705—\$3,419.29

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-family two-story frame house being known 1308 Louise Street, Homestead, PA 15120. Deed Book Volume 18022, Page 118, Block & Lot No. 130-S-279.

#### 82. Shiquita Williams

GD-25-000253—\$7,349.45

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 1032 Hays Lane, Homestead, Pennsylvania 15120. Deed Book Volume 18344, Page 578, Block and Lot Number 179-P-146.

#### 83. Steven J. Vais

GD-23-010906—\$6,144.31

Jeffrey D. Ries, Esq.  
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style brick dwelling, known and numbered as 212 East 18th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 10228, Page 155, Block and Lot Number 131-H-32.

#### 84. Cicc & Sons Investments, LLC

GD-24-012438—\$713,408.48

Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a four-family dwelling known and numbered as 1131 McClure Street, Homestead, PA 15120. Deed Book Volume 18683, Page 538. Block & Lot #130-R-348.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 5303 Duncan Street, Pittsburgh, PA 15201. Deed Book Volume 18585, Page 467. Block & Lot #80-D-390

#### 99. Real Deals, LLC

GD-25-001399—\$147,659.07

Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a dwelling being known and numbered as 1304 Margaret Street, Homestead, PA 15120. Deed Book 18601, Page 11. Block and Lot Number 0130-S-00350-0000-00.

#### 126. Jack Leech, with Notice to Heirs and Assigns

GD-25-013047—\$3,844.31

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Being thereon vacant land known as Margaret Street, Homestead, PA 15120. Deed Book Volume 8611, Page 346. Block & Lot No. 130-S-336.

#### 131. Unknown Heirs of Constance Shirokey

GD-25-013104—\$4,063.05

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame house being known as 3513 Trautman Street, Homestead, PA 15120. Deed Book Volume 6435, Page 978. Block & Lot No. 132-R-175.

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### North Braddock

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#### 54. 1580 Electric, LLC

GD-25-011044—\$493,151.51

Scolieri Beam Law Group, P.C.  
412-765-0546

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a commercial building being known and numbered as 1580 Electric Avenue, East Pittsburgh, PA 15112. Deed Book Volume 19452, Page 153, Block and Lot No.: 0375-C-00260-0000-00.

**North Fayette**

- 18. Michael J. Willson a/k/a Michael Willson**  
MG-24-000902—\$86,661.97  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Parcel One: Having erected thereon a dwelling being known and numbered as 101 Gormley Avenue, Oakdale, PA 15071. Deed Book Volume 13539, Page 86, Block and Lot Number 492-L-14.

Parcel Two: Having thereon a vacant land being known as Noblestown Rd., Oakdale, PA 15071. Deed Book Volume 13539, Page 86, Block and Lot Number 492-L-25.

- 40. Jeffrey P. Derrico, as Executor of the Estate of Paula Weshner**

MG-25-000983—\$47,002.79  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Having erected thereon a dwelling being known and numbered as 7308 Noblestown Road, Oakdale, PA 15071. Document Number 130801, Deed Book Volume 8371, Page 286. Block and Lot Number 0491-A-00023-0000-00.

**North Versailles**

- 10. Sunset Drive Properties, LLC**

GD-25-006376—\$59,606.86  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a commercial structure being known and numbered as 1300 - 1302 Lincoln Highway, North Versailles, PA 15137. Deed Book 18005 Page 91. Block and Lot Number 644-N-080.

- 34. Travis P. Ryan, in His Capacity as Heir of Gabrielle Evana Taylor; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Gabrielle Evana Taylor**

GD-25-004009—\$49,184.89  
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 616 Overhill Dr., North Versailles, PA 15137. Deed Book Volume 15597, Page 113. Block and Lot Number 0459-A-00137-0000-00.

- 78. Kathleen D. Geiger**

GD-25-003766—\$2,445.61  
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 brick house being known as 608 Maplehurst Drive, North Versailles, PA 15137. Deed Book Volume 7477, Page 13. Block & Lot No. 459-F-50.

**Oakmont**

- 39. Rebecca K. Metzger**

GD-25-004947—\$326,446.32  
Richard J. Thomas, Esq.  
330-744-1148

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a single family residential dwelling being known and numbered as 404 Washington Avenue, Oakmont, PA 15139. Deed Book 17067, Page 260. Block and Lot Number 0363-L-00265-0000-00.

**O'Hara**

- 72. Intissar LLC**

GD-25-006998—\$2,843.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a two-story masonry frame house being known as 251 Kittanning Pike, Pittsburgh, PA 15215. Deed Book Volume 19032, Page 261. Block & Lot No. 223-H-40.

- 86. Michael J. Selwood and the United States of America**

MG-25-000679—\$38,424.87  
David L. Scherer, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a single-family dwelling known as 124 Crofton Drive, Pittsburgh, PA 15238, and designated as Block and Lot 289-M-58, Deed Book Volume 14514, Page 187.

**Penn Hills**

- 45. Jeanae M. Torres**

MG-25-001060—\$168,721.90  
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 221 Evaline Street, Pittsburgh, PA 15235. Document Number 2022-39650, Deed Book Volume 19158, Page 482. Block and Lot Number 0296-C-00048-0000-00.

- 48. 10989 Frankstown Rd., LLC**

GD-25-011384—\$302,970.85  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Penn Hills Municipality: Having erected thereon a commercial building known and numbered as 10989 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 17180, Page 396. Block & Lot# 368-L-295

- 65. William Kennington**

GD-24-011664—\$3,137.64  
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 stucco house being known as 849 4th Street, Verona, PA 15147. Deed Book Volume 12431, Page 390, Block & Lot No. 364-H-48.

- 66. Paul A. Newcomb**

GD-24-009729—\$5,468.51  
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 masonry frame house being known as 117 Colonial Village Drive, Pittsburgh, PA 15235. Deed Book Volume 11152, Page 160, Block & Lot No. 634-R-162.

- 73. Kimberly A. Parsons**

GD-24-009432—\$2,320.63  
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 721 Sara Lane, Verona, PA 15147. Deed Book Volume 12961, Page 505, Block & Lot No. 446-D-285.

- 74. Tonecia Parker**

GD-24-009735—\$5,848.05  
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 237 Emrose Drive, Pittsburgh, PA 15235. Deed Book Volume 16338, Page 26, Block & Lot No. 369-K-243.

**Pleasant Hills**

- 5. Gregory Moore, in His Capacity as Heir of Beverly J. Staymates f/k/a Beverly J. Moore; Derrick Moore, in His Capacity as Heir of Beverly J. Staymates f/k/a Beverly J. Moore; Michelle Geracia, in Her Capacity as Heir of Beverly J. Staymates f/k/a Beverly J. Moore; Jeffrey Staymates, in His Capacity as Heir of William J. Staymates; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Beverly J. Staymates f/k/a Beverly J. Moore; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under William J. Staymates**

GD-25-007148—\$110,926.91

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 7 Melvin Drive, Pittsburgh, PA 15236. Deed Book Volume 12330, Page 12. Block and Lot Number 0388-F-00060-0000-00.

- 75. Linda K. Boeltz**

GD-25-003687—\$2,373.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a one-story frame house being known as 276 Nantucket Drive, Pittsburgh, PA 15236. Deed Book Volume 13440, Page 472, Block & Lot No. 388-R-186.

**Plum**

- 101. Brian A. Pilyih and Monica L. Pilyih**

MG-25-000589—\$27,150.03  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 9118 Maple Street, Pittsburgh, PA 15239. Deed Book Volume 9659, Page 13. Block and Lot Number 1100-B-00072-0000-00.

**Reserve**

- 90. Paul Robert Ryan a/k/a Paul R. Ryan and Tricia A. Ryan a/k/a Tricia R. Tarlo**

MG-25-000866—\$131,978.19  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Reserve: Having erected thereon a dwelling being known and numbered as 2045 E. Beckert Ave., Pittsburgh, PA 15212-1403. Deed Book Volume 16343, Page 328. Block and Lot Number 048-A-88.

**Robinson**

- 111. Stacey Dzurenda**

MG-24-000295—\$231,771.34  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a dwelling being known and numbered as 282 Coraopolis Road, Coraopolis, PA 15108. Deed Book Volume 18251, Page 16. Block and Lot Number 211-S-153.

**Ross**

- 7. Margaret E. Hipsley**

MG-24-000118—\$122,762.45  
Robert P. Wendt, Esq.  
Nicholas J. Kiger, Esq.  
Chrisovalante P. Fliakos, Esq.  
412-530-1025

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a residential single-family dwelling being known and numbered as 30 E. Orchard Avenue, Pittsburgh, PA 15202. Deed Book 5010, Page 101; which has a Parcel Identification Number of 161-E-221.

- 29. Edward F. Palma**

MG-23-000556—\$10,519.12  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a residential dwelling being known and numbered as 100 William Street, Pittsburgh, PA 15229. Deed Book Volume 8991, Page 339. Block and Lot Number 279-K-328.

- 37. Ryan R. Rodeheaver**

GD-25-008195—\$41,967.11  
Lois M. Vitti, Esq.  
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 156 2nd Avenue, Pittsburgh, PA 15229. Deed Book 13485, Page 294. Block and Lot 430-P-173.

**Scott**

- 55. Carrie Ann Aiello, Audrey Marie Baga and James Friedl**

GD-16-001737—\$22,981.82  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a single family dwelling being known and numbered as 505 Finley Ave., Carnegie, PA 15106. Deed Book 13300, Page 183. Block and Lot Number 102-N-52.

**Sewickley**

- 79. Unknown Heirs of Amy Carton a/k/a Amy Roberts and Vincent Carton**

GD-25-013051—\$18,113.97  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Being thereon vacant land known as Pine Road, Sewickley, PA 15143. Deed Book Volume 8919, Page 467. Block & Lot No. 421-J-28.

**Shaler****102. Kevin T. Beliles**

MG-25-000874—\$152,319.39  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 207 Friday Road, Pittsburgh, Pennsylvania 15209. Deed Book Volume 15245, Page 27, Instrument 2013-13062, Block and Lot Number 118-M-262.

**South Fayette****59. Joann Cappellano**

GD-23-009328—\$1,882.48  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two-story frame house being known as 7 Wabash Avenue, Morgan, PA 15064. Deed Book Volume 12369, Page 479. Block & Lot No. 324-B-19.

**Springdale****4. Deborah A. Anker**

GD-25-010714—\$97,285.43  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 642 Grant St., Springdale, PA 15144. Deed Book Volume 17343, Page 110. Block and Lot Number 0733-A-00214-0000-00.

**Stowe**

**92. Jerry Fender, husband of deceased, Peter Zatolochenko, son of deceased, Stephen Zatolochenko, son of deceased, Unknown heirs, devisees, successors, assigns and all persons, firms, associations claiming right, title or interest from or under the Stella M. Zatolochenko a/k/a Stella M. Fender, deceased mortgagor and owner**

GD-23-001043—\$30,282.17  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 70 Harlem Avenue, McKees Rocks, PA 15136. Deed Book Volume 9731, Page 526. Block and Lot Number 0073-M-00167-0000-00.

**West Elizabeth****21. Brian D. Mason and Sarah S. Mason**

GD-25-009504—\$87,542.16  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Elizabeth: Having erected thereon a dwelling known and numbered as 816 Kennedy Street, West Elizabeth, PA 15088. DBV 12394, Page 345, B/L #1133-J-349.

**West Homestead**

**12. Eugene J. Korbra, Jr., Solely in Their Capacity as Heir of Donna M. Kobra a/k/a Donna Marie Korbra, Deceased, Simion S. Korbra Solely in Their Capacity as Heir of Donna M. Kobra a/k/a Donna Marie Korbra, Deceased, Tiffany M. Slebrich Solely in Their Capacity as Heir of Donna M. Kobra a/k/a Donna Marie Korbra, Deceased**

MG-25-000844—\$81,680.02  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a dwelling being known and numbered as 1000 Kran Drive, Homestead, PA 15120. Deed Book 6387, Page 177. Block and Lot Number 91-F-380.

**33. Lori Shuckhart and All Unknown Heirs of Virginia L. Lenkner**

MG-22-000961—\$150,446.16  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a dwelling being known and numbered as 1352 Overdale Dr., Homestead, PA 15120. Deed Book Volume 11487, Page 472. Block and Lot Number 0132-E-00025-0000-00.

**West Mifflin**

**81. Clarence Montgomery, with Notice to Heirs and Assigns and Alice Montgomery, with Notice to Heirs and Assigns**

GD-25-013106—\$12,763.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Being thereon vacant land known as Garfield Avenue, West Mifflin, PA 15122. Deed Book Volume 3892, Page 321. Block & Lot No. 181-C-90.

**107. Antoinette Adams, as Administrator of the Estate of James Adams a/k/a James E. Adams, Sr., Deceased**

GD-25-010917—\$43,303.93  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, West Mifflin Borough: Having erected thereon a single family residential dwelling being known and numbered as 3110 West Street, West Mifflin, PA 15122. Deed Book Volume 9899, Page 225. Block and Lot Number 181-F-366.

**White Oak**

**8. Caroline Stambolis and Alexandra Marie Stambolis**

GD-22-013500—\$10,809.02  
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 1140 Summit Street, McKeesport, PA 15131. Deed Book 18153, Page 82. Block and Lot Number 461-K-372.

**35. Philip E. Cuadrado**

MG-25-000845—\$71,251.56  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 2003 Kansas Ave., McKeesport, PA 15131. Deed Book Volume 14511, Page 369. Block and Lot Number 0551-F-00156-0000-00.

**42. Allana M. Stapleton and Frank R. Marquez**

MG-25-000794—\$70,662.80  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1100 Monongahela Boulevard, McKeesport, PA 15131 a/k/a 1100 Monongahela Boulevard, White Oak, PA 15131. Document Number 2018-29702, Deed Book Volume 17366, Page 533. Block and Lot Number 0461-K-00076-0000-00.

**130. Elsie Marthus, with Notice to Heirs and Assigns**

GD-25-013102—\$3,760.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a two-story frame house being known as 100 Congress Street, McKeesport, PA 15131. Deed Book Volume 5220, Page 289. Block & Lot No. 460-P-249.

**Whitehall****14. Mark Garfold**

MG-25-000894—\$154,889.31  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4906 E. Willock Road, Pittsburgh, PA 15227. Deed Book 15945, Page 292. Block and Lot Number 247-M-38.

**Wilkins****97. Glenn J. Myers**

GD-23-007483—\$161,365.12  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Wilkins: Having erected thereon a dwelling being known and numbered as 602 Brown Avenue, Turtle Creek, PA 15145 Deed Book Volume 10533, Page 352 Et Seq. Block and Lot Number 373-D-214.

**110. Michael J. Graham**

MG-25-000992—\$174,155.12  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 104 Hibiscus Drive, Turtle Creek, PA 15145. Deed Book Volume 18555, Page 306. Block and Lot Number 454-A-65.

**Wilkinsburg****114. Center Street Associates #3 LP**

GD-25-013397—\$26,513.36  
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 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 11814, Page 422. Block and Lot Number 233-E-296.

**115. The Unknown Heirs of Ruth A. Walton, Deceased**

GD-25-013408—\$14,804.24  
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 2120 Village Drive, Pittsburgh, PA 15221. Deed Book 5242, Page 601. Block and Lot Number 297-A-154.

**116. The Unknown Heirs of Blanche Glenn, Deceased**

GD-25-013421—\$14,272.08  
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 60 Labelle Avenue, Pittsburgh, PA 15221. Deed Book 6170, Page 475. Block and Lot Number 232-S-107.

**117. The Unknown Heirs of Mary Nowlin, Deceased**

GD-25-013427—\$17,418.04  
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 1636 Laketon Drive, Pittsburgh, PA 15221. Deed Book 4130, Page 642. Block and Lot Number 232-H-184.

**118. Florence E. Thomas II Ross, Herbert L. Thomas, Jr. and Christina L. Thomas**

GD-25-013399—\$27,535.50  
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 1634 Laketon Road, Pittsburgh, PA 15221. Deed Book 9298, Page 264. Block and Lot Number 232-H-183.

**119. The Unknown Heirs of Pearl M. Sanders, Deceased**

GD-25-013429—\$15,363.82  
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 Maple Street, Pittsburgh, PA 15221. Deed Book 6275, Page 816. Block and Lot Number 232-L-305.

**120. Center Street Associates #2 LP**

GD-25-013398—\$26,064.98  
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 Ella Street, Pittsburgh, PA 15221. Deed Book 11563, Page 327. Block and Lot Number 233-N-73.

**121. The Unknown Heirs of Loretta E. Martin, Deceased**

GD-25-013422—\$28,957.37  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Wood Street, Pittsburgh, PA 15221. Deed Book 4120, Page 368. Block and Lot Number 175-M-352.

**122. The Unknown Trustee of Trust Number 1104-1104 1/2 RELT**

GD-25-013416—\$19,838.40  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being vacant land known and numbered as Sherman Street, Pittsburgh, PA 15221. Deed Book 11079, Page 13. Block and Lot Number 232-L-64.

**123. The Unknown Heirs of Dolores G. Saxon, Deceased**

GD-25-013404—\$23,478.12  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being vacant land known and numbered as 1837 Montier Street, Pittsburgh, PA 15221. Deed Book 8211, Page 367. Block and Lot Number 232-H-246.

**124. Donald C. Graffius and the Unknown Heirs of Rose Graffius, Deceased**

GD-25-013420—\$28,450.29  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being vacant land known and numbered as Montier Street, Pittsburgh, PA 15221. Deed Book 5442, Page 106. Block and Lot Number 232-L-385.

**135. Buffalo Niagara Realty, LLC**

GD-25-009500—\$34,498.11  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being a single family dwelling known and numbered as 1502 Wood Street, Pittsburgh, PA 15221. Deed Book 14717, Page 42. Block and Lot Number 175-H-304.

**136. Romulus Bryant**

GD-25-009503—\$6,681.97  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being a single family dwelling known and numbered as 1304 Singer Place, Pittsburgh, PA 15221. Deed Book 15476, Page 249. Block and Lot Number 232-J-32.

**137. 1308 Wood Street Land Trust**

GD-25-009685—\$111,391.33  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being a three family dwelling known and numbered as 1308 Wood Street, Pittsburgh, PA 15221. Deed Book 9792, Page 507. Block and Lot Number 175-M-334.

**138. Security Pacific National Bank, Trustee for American Housing Trust VII**

GD-25-010974—\$7,490.69  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 811 Swissvale Avenue, Pittsburgh, PA 15221. Deed Book 8377, Page 522. Block and Lot Number 233-E-11.

**139. The Unknown Heirs of Lawrence R. Molden, Deceased**

GD-25-010973—\$44,926.52  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 743 Hill Avenue, Pittsburgh, PA 15221. Deed Book 5051, Page 221. Block and Lot Number 232-J-124.

**140. The Unknown Heirs of Nikolai Muchaj, Deceased**

GD-25-009552—\$39,107.23  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being vacant land known as Swissvale Avenue, Pittsburgh, PA 15221. Deed Book 3870, Page 145. Block and Lot Number 233-J-211-0000-2.

**141. Sherry Toliver, Known Heir of Isabel Martin, Deceased and All Unknown Heirs of Isabel Martin, Deceased**

GD-25-009538—\$2,148.87  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being a single family dwelling known and numbered as 829 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 13029, Page 575. Block and Lot Number 233-F-134.

**Pittsburgh—6th Ward**

**89. Terry L. Pronko**

MG-25-000106—\$147,465.14  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Sixth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3644 Mintwood St., Pittsburgh, PA 15201. Deed Book Volume 8180, Page 353. Block and Lot Number 49-N-324.

**Pittsburgh—10th Ward**

**1. Monopoly lane company, a Pennsylvania corporation**

GD-25-003518—\$100,243.84  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Tenth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5115 Kincaid Street, Pittsburgh, PA 15224-1218. Deed Book Volume 19613, Page 338. Block and Lot Number 50-F-22.

**Pittsburgh—15th Ward**

**105. Yanic P. Brun a/k/a Yanic Pierre Brun**

MG-25-000578—\$24,690.54  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of City of Pittsburgh: Being vacant land being known as 2nd Avenue, Pittsburgh, Pennsylvania 15207. Deed Book Volume 12417, Page 21. Block and Lot Number 0057-B-00067-0000-00.

**Pittsburgh—17th Ward**

**44. Bryan P. Crowe**

MG-25-000904—\$190,618.20  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 17: Having erected thereon a dwelling being known and numbered as 1924 Larkins Way, Pittsburgh, PA 15203. Document Number 2021-39179, Deed Book Volume 18685, Page 138. Block and Lot Number 0012-K-00260-0000-00.

**Pittsburgh—18th Ward**

**98. 522 Freeland St. PA, LLC**

MG-23-000759—\$169,762.61  
Jacqueline F. McNally, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 Freeland Street, Pittsburgh, PA 15210. Deed Book Volume 18903, Page 64. Block and Lot Number 0014-E-00051-0000-00.

**108. Kelly M. Cummings**

MG-25-000943—\$141,363.12  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 437 Iberia Street, Pittsburgh, PA 15211. Deed Book Volume 17099, Page 92. Block and Lot Number 3-N-49.

**Pittsburgh—19th Ward**

**50. Ciccarelli & Sons, LLC**

GD-25-010379—\$585,271.63  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 1525 Orangewood Avenue, Pittsburgh, PA 15216. Deed Book Volume 17934, Page 444. Block & Lot# 35-D-124.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 462 William Street, Pittsburgh, PA 15211. Deed Book Volume 17989, Page 485. Block & Lot# 4-L-202.

**51. Cicc & Sons Investments, LLC**

GD-24-012432—\$724,369.38  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 176 Southern Avenue, Pittsburgh, PA 15211. Deed Book Volume 18807, Page 541. Block & Lot #4-P-124.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitacker: Having erected thereon a dwelling known and numbered as 258 Freidel Street, Homestead, PA 15120. Deed Book Volume 18703, Page 201. Block & Lot #180-K-148.

Parcel Three: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-family dwelling known and numbered as 119 Cedar Avenue, Pittsburgh, PA 15202. Deed Book Volume 18768, Page 101. Block & Lot #113-G-232.

Parcel Four: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a dwelling known and numbered as 2645 Connecticut Avenue, Pittsburgh, PA 15216. Deed Book Volume 18804, Page 35. Block & Lot #63-H-178.

**52. Cicc & Sons Investments, LLC**

GD-24-012442—\$311,613.66  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of Pittsburgh: Having erected thereon a two-family dwelling known and numbered as 1010 Hampshire Avenue, Pittsburgh, PA 15216. Deed Book Volume 18628, Page 204. Block & Lot #35-F-229.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling known and numbered as 125 W. 13th Avenue, Homestead, PA 15120. Deed Book Volume 18672, Page 473. Block & Lot #131-B-182.

**Pittsburgh—20th Ward**

**31. Giap V. Phung**

MG-25-001004—\$149,753.71  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1204 Tweed Street, Pittsburgh, Pennsylvania 15204. Deed Book Volume 17565, Page 590. Block & Lot Number 0042-J-00236-0000-00.

**Pittsburgh—25th Ward**

**47. Essie Humphries**

MG-24-000785—\$28,123.10  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 525 Chautauqua Street, Pittsburgh, PA 15214. Deed Book Volume 18134, Page 530. Block & Lot# 46-N-35.

**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  
Apr 9, 2026  
Apr 10, 17, 24, 2026

**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:

Anderson-Haight, Sherrie, deceased, of Gibsonia, PA. No. 01692 of 2026. Diana Shane, Extrx., 3700 W. Stag Dr., Gibsonia, PA 15044.  
26-00771w Apr 17, 24; May 1, 2026

Auel, Lisa B., deceased, of Pittsburgh, PA. No. 01022 of 2026. Thomas D. Saunders, Extr., c/o Julie I. Kline, Esq., Strassburger McKenna Gutnick & Gefsky, Four Gateway Center, 444 Liberty Ave., Ste. 2200, Pittsburgh, PA 15222.  
26-00762w Apr 17, 24; May 1, 2026

Carroll, Joan A., deceased, of Whitehall, PA. No. 1361 of 2026. Mary Joyce Byrne, Extrx., 3633 Provost Road, Pittsburgh, PA 15227 or to Douglas L. Price, Esq., Price Legal Group, 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
26-00763w Apr 17, 24; May 1, 2026

Dencler, John A., deceased, of Pittsburgh, PA. No. 01592 of 2026. Jennifer Dencler, Extrx., c/o Elizabeth K. Eisenhauer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
26-01213 Apr 17, 24; May 1, 2026

Dilling, John L., deceased, of Pleasant Hills, PA. No. 02356 of 2026. Alisha D. Wolford, Extrx., 5799 Glen Hill Drive, Bethel Park, PA 15102 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.  
26-00779w Apr 17, 24; May 1, 2026

Dingeldine, Jean L., deceased, of Bethel Park, PA. No. 01993 of 2026. James M. Dingeldine, Extr., 3907 Duncan Street, Columbia, SC 29205 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
26-01211 Apr 17, 24; May 1, 2026

Donaldson, David L., deceased, of Mars, PA. No. 01549 of 2026. Holland H. Donaldson, IV, Admr., 10969 Founders Place, Mechanicsville, VA 23116 or to Stephen J. Taczak, Esq., Taczak Law Office, 12 N. Jefferson Ave., Canonsburg, PA 15317.  
26-00764w Apr 17, 24; May 1, 2026

Firth, Herbert W., deceased, of Pittsburgh, PA. No. 01363 of 2026. Colin Morgan, Admr., c/o Elizabeth K. Eisenhauer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.  
26-01212 Apr 17, 24; May 1, 2026

Gallo, Lawrence, deceased, of Verona, PA. No. 1372 of 2026. Robert Gallo, Extr., 5000 Baker School Road, Trafford, PA 15085 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.  
26-00766w Apr 17, 24; May 1, 2026

Grosky, Helen I., deceased, of O'Hara Township, PA. No. 02128 of 2026. Barbara McMaster, Extrx., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.  
26-01214 Apr 17, 24; May 1, 2026

Hawkins, Patricia M. a/k/a Patricia Hawkins, deceased, of Pittsburgh, PA. No. 02014 of 2026. William E. Murray, Extr., 1277 Star Ridge Drive, Pittsburgh, PA 15241 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.  
26-01217 Apr 17, 24; May 1, 2026

Herrle, Mark R., deceased, of Pittsburgh, PA. No. 2133 of 2026. Michael F. Herrle, Extr., 611 Penn Street, Pittsburgh, PA 15227 or to Douglas L. Price, Esq., Price Legal Group, 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.  
26-00765w Apr 17, 24; May 1, 2026

Pantarella, Sallie W. a/k/a Sallie Ann Walters Pantarella, deceased, of South Park Township, PA. No. 02110 of 2026. Gemma P. Wodzinski, Extrx., c/o Andrew M. Kuzma, Esq., 4848 Clairton Boulevard, Pittsburgh, PA 15236.  
26-01216 Apr 17, 24; May 1, 2026

Postol, Barbara Jane, deceased, of Baldwin, PA. No. 02378 of 2026. Barbara Ann Postol, Co-Extrx., 628 Calvert Avenue, Pittsburgh, PA 15227 and Linda Marie Postol, Co-Extrx., 2410 Michael Drive, Pittsburgh, PA 15227 or to Addison L. Walter, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
26-00770w Apr 17, 24; May 1, 2026

Quinn, Regis Lawrence, deceased, of Pittsburgh, PA. No. 02127 of 2026. Regis Mark Quinn, Admr., 269 Headley Rd., Washington, PA 15301.  
26-00775w Apr 17, 24; May 1, 2026

Schniekert, Karen Lee, deceased, of Monroeville, PA. No. 02278 of 2026. Renee Huff, Extrx., 7906 E. 91st Street, Kansas City, MO 64138 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.  
26-00773w Apr 17, 24; May 1, 2026

Shoas, Mary Louise, deceased, of Whitehall, PA. No. 1731 of 2026. Daniel A. Mundy, Extr., 2544 Crooked Trail Rd., Chula Vista, CA 91914 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.  
26-01215 Apr 17, 24; May 1, 2026

Shoemaker, David a/k/a Ronald David Shoemaker, deceased, of Monroeville, PA. No. 01600 of 2026. Stacey Meghan Budd, Admr., 306 Penn Lear Court, Monroeville, PA 15146 or to Taylor J. Johns, Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.  
26-00769w Apr 17, 24; May 1, 2026

Simpson, Bernice R., deceased, of Pittsburgh, PA. No. 01754 of 2026. Joyce A. Willson, Extrx., 175 Urquhart Road, Scenery Hill, PA 15360 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.  
26-00778w Apr 17, 24; May 1, 2026

Spivak, Mary E., deceased, of McKees Rocks, PA. No. 2386 of 2026. Carol A. Hilldorfer, Extrx., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.  
26-00761w Apr 17, 24; May 1, 2026

Thompson, Donald Charles a/k/a Donald C. Thompson, deceased, of Pittsburgh, PA. No. 02417 of 2026. Peter Hall Thompson, Extr., 221 Barth Avenue, Pittsburgh, PA 15228 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.  
26-00777w Apr 17, 24; May 1, 2026

Abbott, Albert A., deceased, of Pittsburgh, PA. No. 08231 of 2025. Arnell Abbott, Admr., 778 Beacon Rd., Pittsburgh, PA 15205.  
26-00701w Apr 10, 17, 24, 2026

Abbott, Margaret A., deceased, of Pittsburgh, PA. No. 08225 of 2025. Arnell Abbott, Admr., 778 Beacon Rd., Pittsburgh, PA 15205.  
26-00702w Apr 10, 17, 24, 2026

Decker, Helen M., deceased, of West Deer Twp., PA. No. 01944 of 2026. Diane Galbraith, Extrx., 108 Oakwood Circle, Gibsonia, PA 15044 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.  
26-01176 Apr 10, 17, 24, 2026

Dufek, Carol Ann, deceased, of Munhall, PA. No. 01429 of 2026. Constance A. Garrison, Extrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.  
26-01169 Apr 10, 17, 24, 2026

Henderson, Preston A. a/k/a Preston Allen Heanderson, deceased, of Pittsburgh, PA. No. 01936 of 2026. Latisha Henderson, Extrx., 352 W. 13th Ave., Homestead, PA 15120.  
26-01167 Apr 10, 17, 24, 2026

Hoff, Sr., Terry W. a/k/a Terry W. Hoff a/k/a Terry Wayne Hoff a/k/a Terry Wayne Hoff, Sr., deceased, of Brentwood, PA. No. 01713 of 2026. William J. Walter, Jr., Extr., 2349 Railroad Street, Apt. 1510, Pittsburgh, PA 15222 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.  
26-01171 Apr 10, 17, 24, 2026

Ingram, Lucy Rose a/k/a Lucy Cowell Ingram, deceased, of Scott Township, PA. No. 01717 of 2026. Edwin P. Garrigan, Jr., Extr., 1366 Hounslow Drive, Manakin Sabot, VA 23103 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.  
26-01170 Apr 10, 17, 24, 2026

James, Nancy C., deceased, of Monroeville, PA. No. 2309 of 2025. Keith B. Wright, Admr., 2108 Church St., Claridge, PA 15623 or to Matthew A. Fiscus, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.  
26-00707w Apr 10, 17, 24, 2026

Kendler, Hope Sue a/k/a Hope Sue Adler, deceased, of Ithaca, NY. No. 01726 of 2026. Lee Howard Adler, Extr., c/o Pernille Hoffman, Esq., Lieber Hammer Huber Paul & Hoffman, P.C., 1722 Murray Ave., 2nd Fl., Pittsburgh, PA 15217.  
26-01162 Apr 10, 17, 24, 2026

Lackey, Kyle Anthony, deceased, of Pittsburgh, PA. No. 02238 of 2026. Shannon L. Lackey, Admr., 4923 Twain Avenue, San Diego, CA 92120 or to Michaela Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
26-00704w Apr 10, 17, 24, 2026

Nasiadka, Beatrice Dolores, deceased, of Pittsburgh, PA. No. 01950 of 2026. LaRoss Campbell, Admr., 187 Hinkel Road, Pittsburgh, PA 15229.  
26-01174 Apr 10, 17, 24, 2026

Nutter, Andrea Dee, deceased, of Plum, PA. No. 02051 of 2026. Jeffrey P. Nutter, Extr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.  
26-01175 Apr 10, 17, 24, 2026

Parrish, James E. a/k/a James Edward Parrish, deceased, of Pittsburgh, PA. No. 01423 of 2026. Christiane M. F. Siewers, Extr., 935 Beech Avenue, Pittsburgh, PA 15233 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.  
26-01173 Apr 10, 17, 24, 2026

Powderly, Katherine B. a/k/a Katherine Byrnes Powderly, deceased, of Forest Hills, PA. No. 01989 of 2026. Robert B. Powderly, Co-Extr., 136 Radcliff Drive, Pittsburgh, PA 15237 and Karen P. Sisler, Co-Extr., 325 Zimmer Lane, Waynesburg, PA 15370 or to Mary Caroline Tritschler, Esq., Lovett Bookman Harmon Marks, LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222.  
26-01168 Apr 10, 17, 24, 2026

Ramsden, Esther L., deceased, of Pine, PA. No. 02224 of 2026. Heather R. Brown, Co-Extr., 306 McCutcheon Court, Gibsonia, PA 15044 and Holli A. Wilson, Co-Extr., 122 Bradford Square Drive, Trafford, PA 15085 or to Addison L. Walter, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.  
26-00708w Apr 10, 17, 24, 2026

Remey, Sally L., deceased, of McCandless Township, PA. No. 01710 of 2026. Theodore L. Remey, Admr., 2802 South Columbus Street, #A1, Arlington, VA 22206 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.  
26-01172 Apr 10, 17, 24, 2026

**Articles of Incorporation  
Business Corporation**

Alex W. Thomson, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is OTD Closeco, Inc.  
26-01219 Apr 17, 2026

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-003576. In re: Petition of William Hasek and Monet Hasek, parent(s) and natural guardian(s) of Calliope Adalia Sulkowski-Hasek and Adlai James Sulkowski-Hasek for change of names to Calliope Adalia Hasek and Adlai James Hasek. 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 names should not be changed as prayed for. Curtis M. Corson, Jr., Ruppert Law Firm, LLC, 20 Cedar Boulevard, Suite 203, Pittsburgh, PA 15228, Ph: 412-206-9474, Attorney for Petitioner.  
26-01261 Apr 17, 2026

**Fictitious Name Registration**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of WS Building Materials, with its principal office or place of business at 600 Delwar Road, Pittsburgh, PA 15236. The names and addresses of all persons who are parties to the registration are: Snavelly Forest Products, Inc., 600 Delwar Road, Pittsburgh, PA 15236.

26-01240 Apr 17, 2026

**Fictitious Name Registration**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Powell Advisory Group, with its principal office or place of business at 4055 Monroeville Blvd., Ste. 430, Monroeville, PA 15146. The names and addresses of all persons who are parties to the registration are: Ralph G. Powell, III, 26 High Point Circle, Harrison City, PA 15636.

26-01245 Apr 17, 2026

**Notice of Revocable Trust Pursuant to 20 Pa.C.S. §7755(c)**

Notice is hereby given of the administration of the Revocable Intervivos Trust of W. Foster Walker dated January 24, 1996, Restatement dated November 4, 2020. W. Foster Walker, Settlor of the Trust, of Bethel Park, County of Allegheny, Commonwealth of Pennsylvania, died on July 28, 2025. Notice is hereby given to all persons indebted to W. Foster Walker to make immediate payment, and to those having claims against the same to present them to Laurel Hager, Trustee, C/O John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222, duly authenticated for settlement.

26-01220 Apr 17, 24; May 1, 2026

**Notice**

To Neal Bayne, Mary Lou Bayne, their Heirs, Lienholders, and Parties in Interest, a petition for the appointment of a conservator has been filed by Pennsylvania Affordable Housing Corporation under the Blighted and Abandoned Properties Act in the Allegheny Court of Common Pleas under Case No. CS-25-000063. This is formal notice pursuant to Act 135 68 P.S. §§ 1101-1111. Failure to defend these claims may result in a conservatorship placed on entered the subject matter property involved.

26-01221 Apr 17, 2026

**Statement of Registration  
Foreign Business Corporation**

Notice is hereby given that Flucta, Inc., a foreign business corporation, has applied 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 5015 Whitney Ct., Santa Barbara, CA 93111, 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 to be located in Allegheny County.

26-01239 Apr 17, 2026

**Voluntary Dissolution  
Business Corporation**

Jonathan T. Krassenstein, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222. Notice is hereby given by NRP Consulting, 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.

26-00767w Apr 17, 24, 2026