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, December 7, 2026 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriffs Sale; provided, that if the sale is made on MONDAY, DECEMBER 7, 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, DECEMBER 8, 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, DECEMBER 14, 2026 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

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

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

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

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

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

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

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

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

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

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

Avalon

44. Lauren M. Hicks
GD-22-016213—$2,202.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story frame house being known as 517 Florence Avenue, Pittsburgh, PA 15202. Deed Book Volume 17447, Page 287. Block & Lot No. 159-C-7.

45. Ronald W. Klett
GD-25-012728—$2,581.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story frame house being known as 806 Jackman Avenue, Pittsburgh, PA 15202. Deed Book Volume 9408, Page 99. Block & Lot No. 159-H-100.

93. Melissa A. Valentine a/k/a Melissa A. Lacone and Joseph R. Valentine
MG-25-000633—$185,111.41
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 221 McKinley Avenue, Pittsburgh, PA 15202. Deed Book 17676, Page 270. Block and Lot Number 160-E-136.

Baldwin Borough

25. Bishnu P. Acharya and Rohit Acharya
GD-26-006567—$189,337.84
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known as 4817 East Willock Road, Pittsburgh, PA 15227. DBV 52945, Page 97, Block and Lot #247-D-272.

Bethel Park

5. Randall L. Rusch and Linda L. Rusch
GD-24-014919—$9,394.02
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a commercial building, known as 5420 Progress Boulevard, Bethel Park, PA 15102. Deed Book 11497, Page 83. Block and Lot Number 567-F-136.

Brentwood

55. Heritage Senior Holdings, LLC
GD-24-001298—$2,015,201.76
Amar A. Agrawal, Esq.
Eisenberg, Gold & Agrawal, P.C.
856-330-6200

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected a commercial building being known as 4220 Clairton Boulevard, Pittsburgh, PA 15227, Deed Book Volume 15747, Page 59. Block and Lot Number 248-D-128.

Carnegie

38. Renea S. Czaikowski
GD-25-013325—$2,418.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story frame house being known as 113 6th Avenue, Carnegie, PA 15106. Deed Book Volume 11323, Page 69. Block & Lot No. 103-K-44.

48. Carolyn Sue Patterson
GD-25-013285—$2,245.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story frame house being known as 639 Ridge Avenue, Carnegie, PA 15106. Deed Book Volume 10009, Page 454. Block & Lot No. 66-N-92.

75. Sarah Huehn
MG-25-000926—$130,753.70
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the Borough of Carnegie: Having erected thereon a dwelling commonly known as 821 Logan Street, Carnegie, PA 15106. Deed Book Volume 17986, Page 156, Block and Lot Number 102-E-046.

Castle Shannon

52. Lisa D. Sheehy
GD-25-010103—$3,648.18
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 brick house being known as 1303 McCully Road, Pittsburgh, PA 15234. Deed Book Volume 19217, Page 116. Block & Lot No. 250-F-150.

City of Clairton

18. Thomas E. Wade
MG-26-000191—$54,340.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Clairton: Parcel One: Having erected thereon a dwelling being known and numbered as 852 School Street Clairton, PA 15025. Deed Book Volume 9748, Page 176, Block and Lot Number 1001-A-126.

Parcel Two: Having thereon a res aux building (no house) being known and numbered as 852 School Street Clairton, PA 15025. Deed Book Volume 9748, Page 176, Block and Lot Number 1001-A-128.

Collier

43. Charles F. Hackett and Janice Hackett
GD-25-006502—$9,158.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a two-story brick house being known as 1111 Baxter Way, Presto, PA 15142. Deed Book Volume 15347, Page 335. Block & Lot No. 260-M-8.

78. Geraldine Victoria Elias
MG-25-000940—$139,499.29
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 789 Darlington Road, Carnegie, Pennsylvania 15106. Deed Book Volume 17146, Page 350, Block and Lot No. 0148-M-00042-0000-00.

Coraopolis

15. Candice L. Janeda
MG-26-000446—$108,704.64
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 911 School St., Coraopolis, PA 15108-1974. Deed Book Volume 15775, Page 487, Instrument# 2014-30221. Block and Lot Number 0342-N-00235-0000-00.

36. Alyssa Blumling
GD-22-009354—$2,972.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two-story four-family brick house being known as 641 5th Avenue, Coraopolis, PA 15108. Deed Book Volume 19310, Page 534. Block & Lot No. 419-C-345.

Dormont

54. Robert J. Wentzel
GD-17-002595—$5,324.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two-story brick house being known as 2836 Connecticut Avenue, Pittsburgh, PA 15216. Deed Book Volume 16076, Page 41, Block & Lot No. 63-L-7.

Etna

29. Brut, LLC
GD-26-003661—$124,147.50
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a single family residential dwelling being known and numbered as 7 Prospect Street, Pittsburgh, PA 15223. Deed Book Volume 19515, Page 313. Block and Lot Number 167-J-94.

Forward

73. Luck Michel
MG-26-000277—$180,494.20
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Forward Township: Having erected thereon a dwelling being known and numbered as 3419 Rainbow Run Road, Monongahela, PA 15063. Document Number 2024-14216, Deed Book Volume 19689, Page 568. Block and Lot Number 2272-F-00082-0000-00.

Hampton

20. Jeanette Brooks a/k/a Jeanette L. Brooks
MG-26-000027—$152,673.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 4025 Cole Avenue, Allison Park, PA 15101. Deed Book 17439, Page 419. Block and Lot Number 719-K-393.

21. Nicole L. Rubacky a/k/a Nicole L. Weid a/k/a Nicole L. Poole and Theodore A. Weid, Jr.
MG-26-000282—$73,669.72
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2473 Naomi Ter., Allison Park, PA 15101. Deed Book 17657, Page 262. Block and Lot Number 718-S-131.

40. Jill M. Egnacheski
GD-25-009530—$4,302.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one-story frame house being known as 2560 Lah Road, Gibsonia, PA 15044. Deed Book Volume 11565, Page 224. Block & Lot No. 1211-J-128.

Indiana

14. The United States of America and Lillian Santiago
MG-22-000592—$505,739.19
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Indiana: Having erected thereon a dwelling being known and numbered as 3303 Waterford Drive, Pittsburgh, PA 15238. Deed Book Volume 12655, Page 248. Block and Lot Number 0722-S-00001.

Ingram

42. Greicon Properties Company, LLC
GD-25-008826—$2,227.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of lngram: Having erected thereon a two-story commercial apartment building being known as 9 West Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 13155, Page 163. Block & Lot No. 70-S-252.

Town of McCandless

23. Argelis Candelario
MG-25-000542—$122,052.47
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8520 Wittmer Road, Pittsburgh, PA 15237. Deed Book 16656, Page 198. Block and Lot Number 713-S-282.

City of McKeesport

87. Yvonne L. Krason, Solely In Her Capacity as Heir of Sharyn A. Mahoney, Deceased, and Christopher S. Mahoney a/k/a Chris Mahoney, Solely in His Capacity as Heir of Sharyn A. Mahoney, Deceased
MG-26-000782—$42,444.25
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 410 Diehl Drive, McKeesport, PA 15132. Deed Book 5775, Page 710. Block and Lot Number 463-N-196.

McKees Rocks

39. Dominick Dinitto
GD-23-002527—$4,155.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two-story frame house being known as 119 Patterson Street, McKees Rocks, PA 15136. Deed Book Volume 15072, Page 538. Block & Lot No. 43-B-206.

100. Angela Michelle Blackman, II and Secretary of Housing and Urban Development
MG-25-000354—$173,604.49
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a single family residential dwelling being known and numbered as 110 Bruce Street, McKees Rocks, PA 15136. Deed Book Volume 19564, Page 58. Block and Lot Number 43-J-294.

102. Frank R. Jones
MG-26-000631—$75,606.02
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 124 Amelia Street, McKees Rocks, PA 15136. Deed Book Volume 12661, Page 374, Instrument #2005-39118. Block and Lot Number 0072-M-00258-0000-00.

Millvale

108. Skender Homes Group, LLC
GD-26-006631—$26,759.70
Mandi L. Culhane, Esq.
GRB Law
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a one and one half story frame house being known as 1042 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 19448, Page Number 487, Block and Lot Number 118-C-251.

Monroeville

4. Raymond Rhodes, Jr. and Sandra J. Rhodes
GD-18-013702—$55,808.25
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 625 Dahlia Drive, Monroeville, PA 15146. Deed Book 13083, Page 69. Block and Lot Number 742-G-216.

6. Desiree Winston and Terell Winston
GD-24-005570—$7,356.74
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 327 Coleman Drive, Monroeville, PA 15146. Deed Book 18236, Page 109. Block and Lot Number 859-M-73.

33. William P. Cowell
GD-24-007863—$11,050.40
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 605 Spring Run Drive, Monroeville, PA 15146. Deed Book 18865, Page 108. Block and Lot Number 857-P-231.

Mt. Lebanon

11. Mary A. Downs
GD-25-010657—$8,992.99
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling, known as 272 Magnolia Place, Pittsburgh, PA 15228. Deed Book 8357, Page 33. Block and Lot Number 142-M-176.

96. Tanya K. Frye and the United States of America
MG-26-000054—$637,417.07
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one-story residential dwelling known and numbered as 1216 Washington Rd., Pittsburgh, PA 15228. Deed Book Volume 10729, Page 70. Block & Lot No. 192-N-26.

Munhall

2. Devon Zitelli
GD-26-000866—$12,408.54
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick old style dwelling being known and numbered as 137 West Virginia Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 18658, Page 333, Block and Lot Number 132-R-58.

91. J Reweaver, LLC
GD-21-009220—$19,466.70
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 1312 Louise Street, Homestead, Pennsylvania 15120. Deed Book Volume 17129, Page 438, Block and Lot Number 130-S-278.

98. M. Carol Nadzam and Richard J. Nadzam
MG-24-000510—$111,994.37
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 2906 John Street, Homestead, PA 15120. Deed Book 7944, Page 603. Block and Lot Number 132-H-107.

104. Michael Seligman
GD-22-014165—$16,738.95
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate sltuate 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 906 Creek Street, Homestead, Pennsylvania 15120. Deed Book Volume 15700. Page 353. Block and Lot Number 179-J-320.

105. Vidcomm Fund 1, LLC
GD-25-010343—$14,157.38
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 1328 Margaret Street, Homestead, Pennsylvania 15120. Deed Book Volume 18142, Page 565, Block and Lot Number 131-D-240.

North Braddock

47. Charmette I. Miyares
GD-24-004917—$4,215.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two-story brick house being known as 823 Kirkpatrick Avenue, Braddock, PA 15104. Deed Book Volume 9272, Page 132. Block & Lot No. 302-B-293.

North Versailles

26. Avery Smith-Griffith
MG-26-000415—$114,601.53
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known and numbered as 3302 Fieldcrest Drive, North Versailles, PA 15137. DBV 18345, Page 522, B/L #459-B-261.

70. Antonio Falbo
GD-26-004312—$199,502.96
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 510 Arlington Avenue, North Versailles, PA 15137. Document Number 2023-4128, Deed Book Volume 19212, Page 177. Block and Lot Number 0459-D-00305-0000-00.

Penn Hills

1. Aisha D. Osonduagwuike
MG-25-000872—$167,545.97
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known as 318 Meadow Avenue, Pittsburgh, PA 15235, and designated as Block and Lot 633-H-382, Deed Book Volume 19539, Page 156.

13. Jontae C. Smith a/k/a Jontae Smith
MG-25-000727—$205,278.37
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 170 McKenzie Drive, Pittsburgh, PA 15235. Deed Book Volume 18743, Page 254. Instrument# 2022-269. Block and Lot Number 0540-C-00007-0000-00.

31. Estate of Donald L. Cisco, deceased mortgagor/last record owner; Jermaine D. Cisco, known heir of Donald L. Cisco, deceased mortgagor/last record owner; and Unknown heirs, devisees and personal representatives of Donald L. Cisco and his, her, their or any of their successors in right, title and interest
GD-25-012112—$38,011.01
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 235 Calmar Drive, Verona, PA 15147. Deed Book Volume 5859 Page 543. Block and Lot Number 0230-G-00133-0000-00.

Pitcairn

53. Sean R. Wright
GD-19-009802—$2,216.95
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two-story frame house being known as 321 Washington Avenue, Pitcairn, PA 15140. Deed Book Volume 13929, Page 460. Block & Lot No. 747-A-127.

Plum

7. Jorge A. Mejia
GD-24-000376—$7,008.39
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 126 Shepard Drive, Pittsburgh, PA 15239. Deed Book 18081, Page 44. Block and Lot Number 737-R-235.

8. Jason Vogler
GD-25-001431—$5,522.92
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 626 Harborview Drive, Pittsburgh, PA 15239. Deed Book 15977, Page 432. Block and Lot Number 1240-N-396.

16. Harwood H. Dorman a/k/a Harwood H. Dorman, Jr.
MG-24-000174—$132,702.29
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 328 Center New Texas Road, Pittsburgh, PA 15239. Deed Book Volume 4074, Page 113. Block and Lot Number 851-R-211.

U.S. BANKRUPTCY JUDGESHIP VACANCY

WESTERN DISTRICT OF PENNSYLVANIA (Pittsburgh).

Refer to www.ca3.uscourts.gov for detailed announcement.

Due date: November 25, 2026.

79. Maria A. Borrasso
MG-25-000648—$285,639.90
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 908 Key West Drive, Pittsburgh, PA 15239. Deed Book Volume 4890, Page 505. Block and Lot Number 1103-L-00177-0000-00.

88. Karen Meising Toth, Trustee of the Meising Revocable Living Trust
GD-26-001996—$12,514.66
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 126 Cherrywood Drive, New Kensington, PA 15068. Deed Book 19216, Page 102. Block and Lot Number 848-E-3.

Port Vue

19. Diane M. Borreggine
MG-26-000188—$85,361.18
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 715 Burbridge Street, McKeesport, PA 15133. Deed Book 19604, Page 556. Block and Lot Number 465-E-233.

Reserve

80. Jennifer L. Hummel and Shawn D. Hummel
MG-14-001273—$201,766.87
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family residential dwelling being known and numbered as 2361 East Beckert Avenue, Pittsburgh, PA 15212. Deed Book Volume 12344, Page 498. Block and Lot Number 79-N-172.

Ross

37. Norma Jean Sisko Burzynski
GD-25-006290—$2,926.63
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 303 Amity Road, Glenshaw, PA 15116. Deed Book Volume 10772, Page 398. Block & Lot No. 519-B-57.

77. Ranay L. Froats
GD-26-006104—$118,703.87
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 604 Bascom Avenue, Pittsburgh, Pennsylvania 15212. Deed Book Volume 15476, Page 568, Block and Lot Number 0114-B-00294-0000-00.

Scott

85. Chad B. Klutch, Known Heir of Joseph L. Klutch, Deceased; Brett J. Klutch, Known Heir of Joseph L. Klutch, Deceased; Derek J. Klutch, Known Heir of Joseph L. Klutch, Deceased; Clementine A. Klutch,

Known Heir of Joseph L. Klutch, Deceased; Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joseph L. Klutch, Deceased
MG-21-000230—$264,995.73
Danielle Johnson, Esq.
212-471-5100
In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 216 Oriole Drive, Pittsburgh, PA 15243. Deed Book Volume 11250, Page 184; et seq., Block and Lot Number 0143-G-00138-0000-00.

Sewickley

51. Michael D. Snyder, Nancy A. Snyder and Travis A. Snyder
GD-25-006158—$9,900.06
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a two-story frame house being known as 531 Centennial Avenue, Sewickley, PA 15143. Deed Book Volume 17895, Page 155. Block & Lot No. 421-B-134.

Shaler

27. Mark P. Frankovich
MG-26-000203—$57,291.45
Jeffrey R. Lalama, Esq.
Caitlin M. Williams, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling being known and numbered as 239 Elbe Drive, Pittsburgh, Pennsylvania 15209. Deed Book Volume 14240, Page 462. Block and Lot Number 0118-D-00052-0000-00.

50. Mathew Mark Taylor
GD-25-003866—$3,096.79
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story brick house being known as 188 Andrew Drive, Glenshaw, PA 15116. Deed Book Volume 18718, Page 177. Block & Lot No. 432-M-20.

South Fayette

3. Hunter Allen Dulaney
GD-26-005891—$140,720.00
Jeremy J. Kobeski, Esq.
Grenen & Birsic, P.C.
412-281-7650
In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling known and numbered as 265 Verner Street, Bridgeville, PA 15017. DBV 19690, PG. 454, B/L #256-N-6.

Stowe

76. Dana Becoate, Known Surviving Heir of Linda J. Dozier, Danielle Lazaro, Known Surviving Heir of Linda J. Dozier, Daniel Dozier, Jr., Known Surviving Heir of Linda J. Dozier, and Unknown Surviving Heirs of Linda J. Dozier
GD-26-002436—$17,860.04
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080
In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 821 7th Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 11849, Page 95, Block and Lot Number 0073-R-00201-0000-00.

82. Robyn L. Peterson, Individually; and Christine Bare, in Her Capacity as Known Heir of Shawn R. Peterson, Deceased; and the Unknown Heirs of Shawn R. Peterson, Deceased
MG-25-000976—$36,563.28
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178
In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 56 Harlem Avenue, McKees Rocks, PA 15136. Deed Book Volume 12179, Page 585. Block and Lot Number 73-M-172.

Swissvale

49. Elsie Caputo, with Notice to Heirs and Assigns
GD-25-009585—$3,731.79
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 7352 Denniston Avenue, Pittsburgh, PA 15218. Deed Book Volume 6347, Page 870. Block & Lot No. 178-G-170.

Upper St. Clair

12. 5372 Enterprise Group, LLC
GD-26-004712—$931,529.88
Joseph A. Fidler, Esq.
412-487-8173
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair. Having erected thereon an industrial / light manufacturing building being known and numbered as 1387 McLaughlin Run Road, Pittsburgh, PA 15241. Deed Book Volume 19010, Page 125, Block and Lot Number 254-P-161.

Verona

9. David J. Barr
GD-25-009819—$6,972.76
Elizabeth P. Sattler, Esq.
412-391-0160
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 700 Center Avenue, Verona, PA 15147. Deed Book 11860, Page 319. Block and Lot Number 364-M-257.

West Deer

34. Bairdford Road Holdings, LLC
GD-25-013304—$2,298.35
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a two-story frame house being known as 216 Bairdford Road, Gibsonia, PA 15044. Deed Book Volume 18171. Page 434. Block & Lot No. 1835-G-312.

86. Barbara L. Herr and Erle Patterson a/k/a Erle W. Patterson
MG-15-000748—$56,869.35
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 1022 Beechnut Street, Tarentum, PA 15084. Deed Book 16421, Page 76. Block and Lot Number 2197-N-17.

90. Robert Slazinski, Jr.
MG-25-001067—$62,982.53
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333
In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer. Having erected thereon a dwelling known as 1659 Saxonburg Boulevard, Tarentum, PA 15084, and designated as Block and Lot 1838-A-261, Deed Book Volume 11432, Page 649.
Parcel 2: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer. Being vacant land known as Saxonburg Boulevard, Tarentum, PA 15084, and designated as Block and Lot 1838-A-172, Deed Book Volume 11432, Page 649.

West Mifflin

83. Mark Bauerle
MG-25-000867—$75,532.15
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 820 Division St., West Mifflin, PA 15122. Deed Book Volume 16832, Page 539. Block and Lot Number 0237-P-00208-0000-00.

West View

84. Scott R. Harvey
MG-26-000272—$176,523.43
Nicole Francese, Esq.
212-471-5100
In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West View: Having erected thereon a dwelling being known and numbered as 336 Carlisle Avenue, Pittsburgh, PA 15229. Deed Book Volume VI-18974, Page 121. Block and Lot Number: 0279-K-00034-0000-00.

Whitaker

106. Scott Matthew Davis and Grace L. Kochick
GD-19-011774—$14,131.78
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 Whitaker. Having erected thereon a one-story frame dwelling being known and numbered as 233 Church Street, Homestead, Pennsylvania 15120. Deed Book Volume 16426, Page 361. Block and Lot Number 180-M-49.

Whitehall

46. Bonni S. Matuga
GD-25-010756—$2,825.92
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one-story brick house being known as 4866 Old Boston Road, Pittsburgh, PA 15227. Deed Book Volume 5193, Page 117. Block & Lot No. 248-J-98.

Wilkinsburg

24. Unknown Heirs of Joseph Evans, Deceased
MG-26-000515—$39,866.89
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1518 Montier Street, Pittsburgh, PA 15221. Deed Book 10730, Page 445. Block and Lot Number 232-R-19.

28. Scalior Properties, LLC
GD-26-007077—$388,930.96
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 329 Barnes Street, Pittsburgh, PA 15221. Deed Book Volume 19537, Page 379. Block and Lot Number 176-L-230.

56. The Unknown Heirs of Frances Horst, Deceased
GD-25-006091—$8,005.45
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1213 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 9001, Page 433. Block and Lot Number 233-K-129.

57. The Unknown Heirs of Marilyn Hemker Karpinski, Deceased
GD-25-006092—$13,148.17
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 816 South Avenue, Pittsburgh, PA 15221. Deed Book 7603, Page 151. Block and Lot Number 233-A-312.

58. The Unknown Heirs of Ruth C. Davis, Deceased
GD-25-006084—$12,763.26
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1214 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 7978, Page 314. Block and Lot Number 233-K-147.

59. Anthony Cruz and Dorada Hodgelero
GD-25-006080—$8,036.89
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 941 James Street, Pittsburgh, PA 15221. Deed Book 12128, Page 77. Block and Lot Number 232-K-161.

60. Wildev Properties, LLC
GD-25-006437—$8,734.24
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 718 Whitney Avenue, Pittsburgh, PA 15221. Deed Book 12222, Page 244. Block and Lot Number 176-M-217.

61. The Unknown Heirs of Charles R. Wilkinson, Deceased
GD-25-006436—$18,563.93
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1212 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 4501, Page 664. Block and Lot Number 233-K-148.

62. Lester D. Williams
GD-26-006007—$11,561.87
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1920 Laketon Road, Pittsburgh, PA 15221. Deed Book 13777, Page 456. Block and Lot Number 297-E-216.

63. Marva Lamar and Monica Lamar
GD-25-006087—$18,801.18
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 925 James Street, Pittsburgh, PA 15221. Deed Book 11040, Page 227. Block and Lot Number 232-K-59.

64. The Unknown Heirs of Arizona J. Wall, Deceased
GD-25-006433—$17,993.69
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 933 James Street, Pittsburgh, PA 15221. Deed Book 4401, Page 233. Block and Lot Number 232-K-157.

65. Unitquest, LLC
GD-25-006431—$9,515.06
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 814 Coal Street, Pittsburgh, PA 15221. Deed Book 10892, Page 269. Block and Lot Number 233-A-213.

66. Debra L. Russell
GD-25-006441—$17,336.56
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1208 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 10729, Page 270. Block and Lot Number 233-K-150.

67. Kwi Ock Yi
GD-25-006459—$8,422.05
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 820 South Avenue, Pittsburgh, PA 15221. Deed Book 12381, Page 145. Block and Lot Number 233-A-310.

68. Center Street Associates, #3, LP
GD-25-006078—$20,200.51
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 815 Coal Street, Pittsburgh, PA 15221. Deed Book 11591, Page 597. Block and Lot Number 233-A-217.

69. The Unknown Heirs of Donna L. Hermann, Deceased
GD-25-006090—$20,783.92
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 1206 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 4820, Page 581. Block and Lot Number 233-K-151.

92. The Unknown Heirs of Charles Georgoulakos, III, Deceased
GD-25-006089—$8,911.39
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 904 South Avenue, Pittsburgh, PA 15221. Deed Book 11957, Page 191. Block and Lot Number 233-E-47.

111. The Unknown Heirs of Edward J. Fedor, Deceased
GD-26-006008—$1,366.33
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a rowhouse dwelling being known and numbered as 947 Ramsey Street, Pittsburgh, PA 15221. Deed Book 8692, Page 146. Block and Lot Number 233-J-44.

Pittsburgh—4th Ward

30. Eli Tisdale Designs, LLC
GD-25-013826—$748,037.94
Danielle Johnson, Esq.
212-471-5100
In the Commonwealth of Pennsylvania, County of Allegheny, and the 4th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 127 Robinson Street, Pittsburgh, PA 15213. Deed Book Volume 19622, Page 395. Block and Lot Number 0028-E-00253-0000-00.

Pittsburgh—13th Ward

81. William Session a/k/a William Sessions, Individually as owner and in his capacity as known heir of Beulah Session a/k/a Beulah Sessions, deceased
MG-25-000152—$38,249.79
Stern & Eisenberg, PC
215-572-8111
In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7111 Mt. Vernon Street, Pittsburgh, PA 15208. Deed Book Volume 19613, Page 352, Instrument# 2024-7139. Block and Lot Number 0174-A-00039-0000-00.

Pittsburgh—14th Ward

71. Kees Polderman
MG-26-000580—$1,220,175.27
MDK Legal
614-220-5611
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 14: Having erected thereon a dwelling being known and numbered as 1265 Beechwood Boulevard, Pittsburgh, PA 15206. Document Number 2021-37429, Deed Book Volume 18666, Page 316. Block and Lot Number 0085-M-00216-0000-00.

Pittsburgh—15th Ward

74. Therese B. Coluccio a/k/a T Bonnie Coluccio
MG-26-000670—$69,289.43
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650
In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a two-story frame dwelling commonly known as 556 Frayne Street, Pittsburgh, PA 15207. Deed Book Volume 12199, Page 270, Block and Lot Number 55-M-203.

Pittsburgh—17th Ward

107. Richard T. Foley
MG-26-000528—$19,382.34
Lois M. Vitti, Esq.
412-281-1725
In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family dwelling being known and numbered as 17 Nusser St., Pittsburgh, PA 15203, Deed Book 10943, Page 612. Block and Lot 3-S-123.

Pittsburgh—18th Ward

99. A + Childcare, LLC
MG-26-000541—$142,995.93
James McNally, Esq.
412-434-5530
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 18th Ward: Having erected thereon a two-story frame house and store known as 705 East Warrington Avenue, Pittsburgh, Pennsylvania 15210. Deed Book Volume 11553 Page 312. Block and Lot Number 14-A-327.

Pittsburgh—20th Ward

32. Annette Gibson
MG-26-000656—$78,762.49
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333
In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh. Having erected thereon a dwelling known as 1004 Moyer Street, Pittsburgh, PA 15204, and designated as Block and Lot 42-E-81, Deed Book Volume 19472, Page 514.

97. Aaron Brown
MG-24-000645—$101,131.76
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a two-story residential dwelling known and numbered as 2932 Zephyr Ave., Pittsburgh, PA 15204 Deed Book Volume 19287, Page 557. Block & Lot No. 42-M-35.

109. Maria Garcia, Jason Royal Smith and the Secretary of Housing and Urban Development
MG-25-000936—$271,937.82
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178
In the Commonwealth of Pennsylvania, County of Allegheny, Twentieth Ward of the City of Pittsburgh: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 1253 Lakewood Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-80;

Parcel No. 2: Being a vacant lot of land known and numbered as Nittany Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-84.

Parcel No. 3: Being a vacant lot of land known and numbered as 1253 Lakewood Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-83;

Parcel No. 4: Being a vacant lot of land known and numbered as Lakewood Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-86.

Pittsburgh—23rd Ward

72. Walter H. Flanigan
MG-26-000477—$45,101.60
MDK Legal
614-220-5611
In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 23: Having erected thereon a dwelling being known and numbered as 827 Spring Garden Avenue, Pittsburgh, PA 15212. Document Number 037813, Deed Book Volume 11274, Page 474. Block and Lot Number 0024-J-00257-0000-00.

Pittsburgh—24th Ward

94. Think Big Campaigns, LLC d/b/a Think Big Real Estate
GD-26-006077—$168,386.49
Christopher S. Winkler, Esq.
Louis A. DePaul, Esq.
Eckert Seamans Cherin & Mellott, LLC
412-566-6000
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Ward 24, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2051 Veronica Street, Pittsburgh, Pennsylvania 15212. Deed Book Volume Number 19005, Page 205, Block and Lot No.: 0048-E-00158-0000-00.

101. Morenos Enterprises, LLC, a Pennsylvania Limited Liability Company
GD-26-004861—$234,129.79
Stern & Eisenberg, PC
215-572-8111
In the Commonwealth of Pennsylvania, County of Allegheny, and 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1136 Brabec St., Pittsburgh, PA 15212. Deed Book Volume 19187, Page 84, Instrument# 2023-1742. Block and Lot Number 0024-G-00104-0000-00.

Pittsburgh—25th Ward

103. Lee Bruder and Susan Bruder
GD-25-001427—$124,274.83
Andrew M. Gross, Esq.
Patrick D. Scully, Esq.
Cafardi Ferguson + Wyrick
412-515-8900
In the Commonwealth of Pennsylvania, County of Allegheny, and the 25th Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling known as 1525 Buena Vista Street, Pittsburgh, PA 15212, Deed Book Volume 6380, Page 129. Block and Lot Number 23-E-291.

Pittsburgh—26th Ward

22. Curtis Barlow
MG-26-000453—$145,311.16
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 621 Dornestic Street, Pittsburgh, PA 15214. Deed Book 18454, Page 20. Block and Lot Number 162-P-145.

110. Mr. Michael Holloway a/k/a Michael G. Holloway
MG-26-000599—$209,655.00
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the 26th Ward, City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 124 Hawkins Avenue, Pittsburgh, PA 15214. At DBV 17925, PG. 82. Block/Lot 077-N-00278.

Pittsburgh—28th Ward

17. Christine Fisher
GD-26-006217—$67,848.14
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1468 Rydal Street, Pittsburgh, PA 15205. Deed Book 13258, Page 539. Block and Lot Number 40-R-284.

Pittsburgh—29th Ward

95. Theresa E. Cocuzzi
MG-26-000305—$44,302.60
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 29th Ward: Having erected thereon a two and one-half story residential dwelling known and numbered as 2706 Churchview Ave., Pittsburgh, PA 15227. Deed Book Volume 5987, Page 535. Block & Lot No. 94-P-238.

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518
Lawyer Referral Services
412-261-5555
Neighborhood Legal Services
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Nov 12, 2026
Nov 13, 20, 25, 2026

Looking to hire an attorney, paralegal, legal assistant, legal secretary or legal administrator?

Post your employment opportunity on *jobs.acba.org.*

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:

Conners, Richard, deceased, of Pittsburgh, PA. No. 07147 of 2026. Keith Conners, Extr., c/o Reganne M. McMichael, Esq., Jones, Gregg, Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
26-02311w Nov 13, 20, 25, 2026

DeMonaco, Lawrence J., deceased, of Fox Chapel, PA. No. 06946 of 2026. Monique Y. DeMonaco, Extr., 311 Olde Chapel Trail, Pittsburgh, PA 15238 or to Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
26-02308w Nov 13, 20, 25, 2026

Lovey, John E., deceased, of Indiana, PA. No. 06635 of 2026. Denise Lovey Payne, Extr., 6874 Willoughby Court, Westerville, OH 43082 or to Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
26-02309w Nov 13, 20, 25, 2026

McBurney, Virginia Ann, deceased, of Pittsburgh, PA. No. 06941 of 2026. Joyce A. DeFont, Extrx., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
26-03788 Nov 13, 20, 25, 2026

Meadows, Marjorie A., deceased, of Pittsburgh, PA. No. 07129 of 2026. Antoinette Ricci, Extrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
26-02307w Nov 13, 20, 25, 2026

Morgan, Gary Dwayne, deceased, of Pittsburgh, PA. No. 06720 of 2026. Damon Nickolas Morgan, Admr., c/o Matthew A. Bole, Esq., Fiffik Law Group, P.C., 661 Andersen Drive, Foster Plaza 7, Suite 315, Pittsburgh, PA 15220.
26-03803 Nov 13, 20, 25, 2026

Ogrosky, Frank W., deceased, of Pittsburgh, PA. No. 06561 of 2026. Daniel T. Ogrosky, Extr., c/o Ashlyn R. Hoesch, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
26-03780 Nov 13, 20, 25, 2026

Russell, Renee M., deceased, of McKeesport, PA. No. 06805 of 2026. Vanessa L. Cordell, Extrx., 2623 Lawyers Road, Chambersburg, PA 17201 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
26-02312w Nov 13, 20, 25, 2026

Whalen, Ruth, deceased, of Verona, PA. No. 3058 of 2026. Christopher Whalen, Extr., 999 Jefferson Heights Road, Pittsburgh, PA 15235 or to Joseph DiPaolo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
26-02313w Nov 13, 20, 25, 2026

Brantley, Sr., Bernard A., deceased, of Clairton, PA. No. 07053 of 2026. Ryan J. Cook, Admr., c/o Gianni Floro, Esq., Gianni Floro, P.C., 1108 Ohio River Boulevard, Suite 801, Sewickley, PA 15143.
26-02284w Nov 6, 13, 20, 2026

Bullock, William Robert, deceased, of Pittsburgh, PA. No. 06839 of 2026. Anne Green, Admrx., c/o Reganne M. McMichael, Esq., Jones, Gregg, Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
26-02267w Nov 6, 13, 20, 2026

Bushmen, Joyce, deceased, of Pittsburgh, PA. No. 06982 of 2026. David Bushmen, Extr., c/o Andrew G. Sykes, Esq., Sechler Law Firm, LLC, 500 Commonwealth Drive, Warrendale, PA 15086.
26-02278w Nov 6, 13, 20, 2026

Cringle, Christopher H., deceased, of Plum, PA. No. 06971 of 2026. Mary E. Madden, Admrx., 105 Conneaut Drive, Pittsburgh, PA 15239 or to Joseph P. Nigro, Esq., Nigro & Associates, LLC, 1330 Old Freeport Road, Suite 3BF, Pittsburgh, PA 15238.
26-02269w Nov 6, 13, 20, 2026

Elliott, Susan A., deceased, of Pittsburgh, PA. No. 06575 of 2026. Jack W. Elliott, Extr., c/o Kayla N. Huston, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152.
26-03729 Nov 6, 13, 20, 2026

Fitzgerald, Patricia, deceased, of Pittsburgh, PA. No. 07940 of 2024. Kathleen Haigh, Admrx., 187 W. Farm Rd., Marienville, PA 16239 or to Douglas L. Price, Esq., Price Legal Group, 227 Tech Road, Pittsburgh, PA 15205.
26-02285w Nov 6, 13, 20, 2026

Fulks, Mary Ann Baker a/k/a Mary Ann B. Fulks a/k/a Mary Ann Fulks, deceased, of Pittsburgh, PA. No. 06663 of 2026. Barry Fulks, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
26-02274w Nov 6, 13, 20, 2026

Garvey, John F., deceased, of Cheswick, PA. No. 6723 of 2026. Shandell Garvey Quinlan, Extrx., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
26-02277w Nov 6, 13, 20, 2026

Golupski, David A., deceased, of Presto, PA. No. 02435 of 2026. Maureen Y. Golupski, Extrx., 5101 Carnoustie Drive, Presto, PA 15142 or to John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.
26-03727 Nov 6, 13, 20, 2026

Hunter, John D., deceased, of Coraopolis, PA. No. 06953 of 2026. Scott Robert Hunter, Extr., 135 Fern Hollow Rd., Apt. 402, Coraopolis, PA 15108 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.
26-02279w Nov 6, 13, 20, 2026

Kiefer, James M. a/k/a James Matthew Kiefer, deceased, of Jefferson Hills, PA. No. 02554 of 2026. Russ A. Kiefer, Extr., 167 Robinson Drive, Pittsburgh, PA 15236 or to Mary Frances Dean, Esq., 1634 King James Dr., Pittsburgh, PA 15237.
26-02266w Nov 6, 13, 20, 2026

Krise, Doris A. a/k/a Doris Krise, deceased, of Dravosburg Borough, PA. No. 06761 of 2026. Diane L. McKelvey, Extrx., 30 Elizabeth Street, Dravosburg, PA 15034 or to Linda C. Plum, Esq., 1714 Lincoln Way, White Oak, PA 15131.
26-03730 Nov 6, 13, 20, 2026

Mann, Kelly Ingrid, deceased, of Clairton, PA. No. 05741 of 2026. Brian J. Mann, Admr., c/o Tracy L. Zihmer, Esq., Zihmer

Law Firm, LLC, 333 Technology Drive, Suite 255, Canonsburg, PA 15317.

26-02268w Nov 6, 13, 20, 2026

McFetridge, James R. a/k/a James Russell McFetridge, deceased, of Pittsburgh, PA. No. 6634 of 2026. Robert G. McFetridge, Admr. c.t.a., c/o Brock A. Meanor, Esq., 234 Beaver Street, Suite 2, Sewickley, PA 15143.

26-03728 Nov 6, 13, 20, 2026

Orr, Thomas L. a/k/a Thomas Lee Orr, deceased, of Pittsburgh, PA. No. 06681 of 2026. Stanley A. Orr, Extr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

26-03725 Nov 6, 13, 20, 2026

Rohal, Gloria Eileen, deceased, of Pittsburgh, PA. No. 06571 of 2026. Christine M. Marincic, Admrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

26-03726 Nov 6, 13, 20, 2026

Senik, Marilyn H., deceased, of Sewickley, PA. No. 06973 of 2026. Andrew Powell, Extr., c/o Carly Cummings, Esq., Fenchel Law Offices, 472 Constitution Blvd., New Brighton, PA 15066.

26-02283w Nov 6, 13, 20, 2026

Sirochman, Michael, deceased, of Bethel Park, PA. No. 06531 of 2026. Roseanne Furrick, Extrx., c/o Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Suite 106, Canonsburg, PA 15317.

26-03731 Nov 6, 13, 20, 2026

Wolfe, Harvey, deceased, of Monroeville, PA. No. 07012 of 2026. Andrew L. Wolfe, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, One Monroeville Center, Suite 1075, 3824 Northern Pike, Monroeville, PA 15146.

26-02270w Nov 6, 13, 20, 2026

Yelenic, Mary Jo, deceased, of West Mifflin, PA. No. 06776 of 2026. Antoinette M. Raimondi, Admrx., c/o F. Christopher Spina, Esq., and Briana C. Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

26-02271w Nov 6, 13, 20, 2026

Eshelman, Margaret M., deceased, of Glenshaw, PA. No. 03889 of 2026. Christine M. Bodnar, Admrx., 205 Drake Circle, Cranberry Township, PA 16066 or to Glenn A. Smith, Esq., 1150 Old Pond Road, Bridgeville, PA 15017.

26-03666 Oct 30; Nov 6, 13, 2026

Ferranti, Deborah J., deceased, of Pittsburgh, PA. No. 06701 of 2026. Michael A. Ferranti, Extr., 4109 Edge Road, Pittsburgh, PA 15227.

26-03669 Oct 30; Nov 6, 13, 2026

Fettes, Linda Marie a/k/a Linda Fettes, deceased, of Coraopolis, PA. No. 06542 of 2026. Jason John Lucas, Admr., 1831 Sandhills Crane Drive, Fort Pierce, FL 34982 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

26-03667 Oct 30; Nov 6, 13, 2026

Finegold, Lessa, deceased, of Pittsburgh, PA. No. 05977 of 2026. Ellen Bregman, Extrx., #1 Blind Brook North, Westport, CT 06880 or to Joseph R. West, Esq., West & Zuberbuhler, P.C., 2200 Georgetown Drive, Suite 202, Sewickley, PA 15143.

26-03664 Oct 30; Nov 6, 13, 2026

Ghilani, Ronald F., deceased, of Bethel Park, PA. No. 01892 of 2026. Renee R. Ghilani, Admrx., 1126 Mohawk Rd., McDonald, PA 15057 or to Matthew A. Fiscus, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.

26-03665 Oct 30; Nov 6, 13, 2026

Harchick, Carolyn D., deceased, of Plum, PA. No. 06588 of 2026. Richard A. Harchick, Jr., Co-Extr. and Douglas S. Harchick, Sr., Co-Extr., c/o G. Robert Cooper, Esq., Bresnahan, Finnegan, Cooper & Bresnahan, PC, 504 Allegheny River Blvd., P.O. Box 416, Oakmont, PA 15139.

26-03670 Oct 30; Nov 6, 13, 2026

Johnson, Jeanne Marie a/k/a Jeanne M. Johnson, deceased, of Bethel Park, PA. No. 06585 of 2026. Pamela Tiano, Extrx., 208 Hardwood Drive, Venetia, PA 15367 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

26-02222w Oct 30; Nov 6, 13, 2026

Mikesell, Raymond Anthony, deceased, of McDonald, PA. No. 06388 of 2026. Raymond Scott Mikesell, Jr., Admr., 307 Pointview Drive, McDonald, PA 15057 or to Timothy J. Chiappetta, Esq., Dickie McCamey, Four Gateway Center, 444 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222.

26-03668 Oct 30; Nov 6, 13, 2026

Paladino, Samuel D., deceased, of Pittsburgh, PA. No. 00996 of 2025. Judy Ellgass, Admrx., 200 White Hampton Lane, Apt. 112, Pittsburgh, PA 15236 or to Mark A. Smith, Esq., Lupetin & Unatin, LLC, 310 Grant Street, Suite 3204, Pittsburgh, PA 15219.

26-02218w Oct 30; Nov 6, 13, 2026

Sadler, James, deceased, of Pittsburgh, PA. No. 06841 of 2026. James M. Sadler, Extr., 1720 Kiralfy Avenue, Pittsburgh, PA 15216 or to Branden A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-02216w Oct 30; Nov 6, 13, 2026

Articles of Incorporation
Nonprofit Corporation

Charter: Nonprofit Corporation

Notice Is Hereby Given that Articles of Incorporation have been filed in the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania.

(1) The name of the corporation is: Friends of Hunt Armory Inc.

(2) The corporation has been incorporated under the Nonprofit Corporation Law of 1988.

(3) The Corporation is incorporated under the NCL, and the Corporation is organized exclusively for charitable purposes (the "Charitable Purposes") within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and in furtherance of these Charitable Purposes but not in limitation thereof:

(a) to promote the educational, charitable, recreational, athletic, and community development interests of the residents of the Pittsburgh region, particularly youth and underserved populations, through programs and initiatives that expand access to physical activity, personal development, educational enrichment, and community engagement; and

(b) to advance educational and charitable purposes by providing access, teaching, mentorship, and personal development opportunities through skating, hockey, recreational, educational, and community-based programs, including programs conducted in partnership with schools, educational institutions, civic organizations, and community groups;

(c) to solicit and receive contributions, whether unrestricted or for designated purposes, consistent with the Charitable Purposes of the Corporation set forth herein, and if designated or restricted, hold the same for such designated Charitable Purposes or subject to such conditions as may be specified in the terms of the gift or grant; and

(d) to otherwise operate exclusively for the Charitable Purposes set forth herein and, without otherwise limiting its powers, exercise all rights and powers conferred by the laws of the Commonwealth of Pennsylvania upon nonprofit corporations.

(4) The corporation's Articles of Incorporation were filed on July 29, 2026.

Kevin Acklin, Stevens & Lee, 1 PPG Place, Suite 1640, Pittsburgh, PA 15222.

26-03820 Nov 13, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-009916. In re: Petition of Hunter Brenton Wood, for change of name to Hunter Brenton Aiello. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 2, 2026, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

26-02310w Nov 13, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-9388. In re: Petition of Tyler Jordan Vicari and Denali Helen Davis, for change of names to Tyler Jordan DaVicari and Denali Helen DaVicari. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 2, 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.

26-02314w Nov 13, 2026

Estate Notice

Estate of Matthew Thomas Remaly a/k/a Matthew T. Remaly, of McCandless Twp., Allegheny County, No. 02-26-4072 Letters Testamentary on said estate were granted to Robert K. Tunney, Sr., on June 26, 2026. As the Decedent has no spouse, children, parents or siblings his heirs are determined by Chapter 21 Title 20 Pennsylvania, Probate, Estates and Fiduciaries Code. Any person who is a lineal, bloodline descendent is to make themselves known by writing and calling Rebecca A. Auld, Esquire, Auld Brothers Law Group, LLC, at 5349 William Flynn Highway, Gibsonia, PA 15044 and (412) 487-8668.

26-03782 Nov 13, 20, 25, 2026

Notice of Trust Administration

The Trustee named below gives notice of the death of Dolores I. Russell, late of Pittsburgh, Allegheny County, Pennsylvania, who died on September 19, 2026. During her lifetime, the said Decedent established The Guy C. Russell and Dolores I. Russell Trust Dated August 6, 2012 and The Guy C. Russell and Dolores I. Russell Real Estate Trust Dated August 6, 2012. The Trustee requests all persons having claims against the Decedent to make known the same in writing to him or his attorney, and all persons indebted to the Decedent to make payment to him without delay:

Steven Zinger
1737 Cavaillon Drive
Waxhaw, NC 28173

Deborah L. Lesko, Esquire, The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Road, Pittsburgh, PA 15243, (412) 276-4200.

26-03789 Nov 13, 20, 25, 2026

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-25-009912. Notice is hereby given to Bairdford Road Holdings LLC, and all other parties of interest, that a tax sale has been initiated against the property located at 216 Bairdford Road, Gibsonia, Allegheny County, Pennsylvania, 15044, known as lot/block 1835-G-312. This notice acts as service of the Praecipe for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the October 14, 2026 Order of Court.

26-03793 Nov 13, 2026

Voluntary Dissolution
Nonprofit Corporation

Notice is hereby given by Pennsylvania Salon Spa Business Network, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit 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.

26-03784 Nov 6, 13, 2026