

## 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, July 6, 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, JULY 6, 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, JULY 7, 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, JULY 13, 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."

## Aleppo

## 67. Advent Holdings, LLC

GD-23-008988—\$14,708.92

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Aleppo: Having erected thereon a one-story commercial garage known as 685 Glen Mitchell Road, Sewickley, PA 15143. Deed Book Volume 18379, Page 87. Block & Lot No. 422-E-201.

**Baldwin Borough**

**8. Victoria Dodds, in Her Capacity as Heir of Fredrick M. Dodds; Brian Dodds, in His Capacity as Heir of Fredrick M. Dodds; Jeffrey Dodds, in His Capacity as Heir of Fredrick M. Dodds; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Frederick M. Dodds; Joseph DelleDonne, in His Capacity as Heir of Nicole M. Dodds; Morgan Goldie, in Her Capacity as Heir of Nicole M. Dodds; Maddison Dodds, in Her Capacity as Heir of Nicole M. Dodds; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Nicole M. Dodds**

MG-25-000761—\$150,171.34

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 1721 Elderslee Road, Pittsburgh, PA 15227. Deed Book Volume 17930, Page 432. Block and Lot Number 0246-L-00040-0000-00.

**Bellevue**

**68. David J. Meyer and Mary Ruth Yarrison**  
GD-25-000660—\$2,957.64  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story frame house known as 159 Washington Avenue, Pittsburgh, PA 15202. Deed Book Volume 11291, Page 513. Block & Lot 113-D-222.

**75. Jasmine Renee Cook-Bey**  
GD-24-008215—\$2,018.96  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story masonry frame house known as 560 Forest Avenue, Pittsburgh, PA 15202. Deed Book Volume 17616, Page 488. Block & Lot 160-C-7.

**Bethel Park**

**35. Jarren R. O'Hara**  
MG-26-000150—\$156,813.15  
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 2814 Walnut Street, Bethel Park, PA 15102. Deed Book 18373, Page 481. Block and Lot Number 476-S-10.

**90. Ronald W. Clark and Richard H. Clark**  
GD-25-013715—\$90,700.18  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park (formerly the Township of Bethel): Having erected thereon a dwelling known as 4502 Mollenaer Street, Bethel Park, PA 15102. DBV 17802, PG. 460, B/L #317-F-158.

**Brackenridge**

**76. Jordan Eugene Tressler**  
GD-25-001974—\$2,646.72  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story frame house being known as 817 Cleveland Avenue, Brackenridge, PA 15014. Deed Book Volume 18984, Page 70. Block & Lot No. 1224-A-97.

**Brentwood**

**39. Richard J. Fontana, Trish A. Fontana and 3130 Glendale Avenue Land Trust**  
MG-25-000800—\$104,116.09  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 3130 Glendale Avenue, Pittsburgh, PA 15227. Deed Book Volume 12009, Page 383. Block and Lot Number 0137-G-00300-0000-00.

**Bridgeville**

**45. Pittsburg Luxe, LLC and Jill Hubbell**  
GD-26-000759—\$128,202.85  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Parcel 1: Having erected thereon a residential dwelling being known and numbered as 342 Terrace Street, Bridgeville, PA 15017. Deed Book Volume 19598, Page 492. Block and Lot Number 255-G-130.

Parcel 2: Being vacant land being known as Terrace Street, Bridgeville, PA 15017. Deed Book Volume 19598, Page 492. Block and Lot Number 255-G-127.

Parcel 3: Being vacant land being known as Terrace Street, Bridgeville, PA 15017. Deed Book Volume 19598, Page 492. Block and Lot Number 255-G-132.

**69. Katherine M. Rivera**  
GD-25-007769—\$3,175.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a two-story frame house being known as 910 Laurel Street, Bridgeville, PA 15017. Deed Book Volume 9508, Page 9. Block & Lot No. 322-C-297.

**Castle Shannon**

**4. Marissa A. McGill and John R. Longo, III**  
MG-26-000089—\$154,794.45  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 912 Maple Avenue, Pittsburgh, Pennsylvania 15234. Deed Book Volume 18303, Page 178, Instrument 2021-2022, Block and Lot Number 191-M-70.

**Churchill**

**58. Callawe Bey**  
GD-25-007511—\$2,654.69  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a one-story brick house being known as 2340 Greensburg Pike, Pittsburgh, PA 15221. Deed Book Volume 18771, Page 294. Block & Lot No. 298-C-126.

**66. Roseann K. Kaplan Thiem**  
GD-25-006159—\$8,024.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Churchill: Having erected thereon a two-story brick house being known as 2013 Garrick Drive, Pittsburgh, PA 15235. Deed Book Volume 13457, Page 387. Block & Lot No. 371-P-2.

**City of Clairton**

**30. Kimberly D. Nodd a/k/a Kimberly D. Tinta; and Robert R. Jenkins**  
MG-26-000028—\$25,571.67  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 717 East Drive, Clairton, PA 15025. Document Number 2025-28739, Deed Book Volume 20219, Page 109. Block and Lot Number 0879-R-00272-0000-00.

**113. David A. Niklas, Jr. and Kristan Niklas**  
GD-24-009514—\$3,074.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a one-story brick house being known as 1102 Gary Avenue, Clairton, PA 15025. Deed Book Volume 16042, Page 175. Block & Lot No. 879-J-111.

**Collier**

**64. John P. Mulholland**  
GD-25-008110—\$2,664.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one-story frame house being known as 544 Prestley Street, Carnegie, PA 15106. Deed Book Volume 6607, Page 195. Block & Lot No. 148-S-24.

**Coraopolis**

**13. Sloan Mark Simuro**  
GD-25-005303—\$9,982.00  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a residential dwelling known and numbered as 1029 Main Street, Coraopolis, Pennsylvania 15108, Deed Book Volume 11033, Page 543. Block and Lot 419-M-197.

**Crafton**

**114. Regis B. Patton, with Notice to Heirs and Assigns**  
GD-25-009147—\$3,993.50  
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 known as 255 Clearview Avenue, Pittsburgh, PA 15205. Deed Book Volume 9212, Page 450. Block & Lot No. 40-P-144.

**Dravosburg**

**33. Latoi Gentilcore**  
GD-24-014477—\$32,979.82  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Parcel One: Having erected thereon a dwelling being known and numbered as 17 Charles Street, Dravosburg,

PA 15034. Deed Book 17798, Page 490. Block and Lot Number 309-G-128.

Parcel Two: Having erected thereon a dwelling being known and numbered as 15 Charles Street, Dravosburg, PA 15034. Deed Book 16989, Page 303. Block And Lot Number 309-G-130.

Parcel Three: Having erected thereon a dwelling being known and numbered as 13 Christina Street, Dravosburg, PA 15034. Deed Book 17798, Page 496. Block And Lot Number 309-G-134.

**55. Hometown Rooter, LLC**  
GD-22-000338—\$3,241.34  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story commercial building being known as 314 Washington Avenue, Dravosburg, PA 15034. Deed Book Volume 17406, Page 187. Block & Lot No. 309-M-188.

**Elizabeth Township**

**37. Austin A. Heaton a/k/a Austin Heaton and Joseph Heaton, Jr.**  
MG-25-000810—\$156,432.37  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1707 Scenery Drive, Elizabeth, PA 15037. Deed Book 18391, Page 482. Block and Lot Number 1417-H-201.

**109. Cara E. Porco and Jacob A. Samudovsky**  
MG-25-001011—\$127,187.52  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 210 Boston Hollow Rd., Elizabeth, PA 15037. Deed Book Volume 17235, Page 351. Block and Lot Number 0999-C-00180-0000-00.

**115. Mary Jane Detwiler, with Notice to Heirs and Assigns**  
GD-19-011837—\$7,013.73  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story frame house being known as 404 Park Avenue, Elizabeth, PA 15037. Deed Book Volume 13434, Page 251, Block & Lot No. 1132-L-254.

**Emsworth**

**81. Clayton Lee McCue**  
MG-25-000037—\$209,850.84  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Emsworth: Having erected thereon a single-family residential dwelling being known and numbered as 112 Maple Avenue, Pittsburgh, PA 15202. Deed Book Volume 19433, Page 350. Block and Lot Number 0213-A-00088-0000-00.

**97. Peter D. Stahl, Leeanne J. Ward and Secretary of Housing and Urban Development**  
MG-25-001040—\$206,489.59  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Emsworth: Having erected thereon a single-family residential dwelling being known and numbered as 324 Plummer Avenue, Pittsburgh, PA 15202 a/k/a 324 Plummer Avenue, Emsworth, PA 15202. Deed Book

Volume 18759, Page 356. Block and Lot Number 0276-L-00075-0000-00.

**Etna**

**12. Michele Dusenberry and the United States of America**

MG-24-000084—\$199,743.49  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Etna: Having erected thereon a dwelling being known and numbered as 147 Sherman Avenue, Pittsburgh, PA 15223 a/k/a 147 Sherman Street, Pittsburgh, PA 15223. Deed Book Volume 6248, Page 452. Block and Lot Number 166-R-115.

**100. Sparkling Alaina, LLC, Pennsylvania Limited Liability Company**

GD-26-000615—\$42,111.77  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Parcel 1: Having erected thereon a commercial building known and numbered as 333 Butler Street, Pittsburgh, Pennsylvania 15223, Deed Book Volume 17121, Page 134, Block and Lot 167-K-15.

Parcel 2: Commercial vacant land, known and numbered as 333 Butler Street, Pittsburgh, Pennsylvania 15223, Deed Book Volume 17121, Page 134, Block and Lot 167-K-16.

Parcel 3: Commercial vacant land, known and numbered as 333 Butler Street, Pittsburgh, Pennsylvania 15223, Deed Book Volume 17121, Page 134, Block and Lot 167-K-17.

**Findlay**

**15. Sabrina M. Green and the Secretary of Housing and Urban Development**

MG-25-000719—\$239,775.52  
Leon P. Haller, Esq.  
Purcell and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a dwelling being known and numbered as 304 Pappan Drive, Imperial, PA 15126. Deed Book Volume 17338, Page 240. Block and Lot Number 801-L-034.

**Forest Hills**

**10. Catherine Hester, Known Heir of Rosemarie Friel, Deceased, Jim Kennedy, Known Heir of Rosemarie Friel, Deceased, Mary Ellen Friel, Known Heir of Rosemarie Friel, Deceased, Raymond Freyvogel, III, Known Heir of Rosemarie Friel, Deceased, Rosemarie Reznik, Known Heir of Rosemarie Friel, Deceased, Christopher N. Noel, Jr. Known Heir of Rosemarie Friel, Deceased, Julius B. Noel, Known Heir of Rosemarie Friel, Deceased, Marcus M. Noel, Known Heir of Rosemarie Friel, Deceased, Unknown Surviving Heirs of Traci Noel a/k/a Traci Freyvogel, Deceased and Unknown Heirs of the Estate of Kathleen Freyvogel, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Rosemarie Friel, Deceased**

MG-21-000216—\$106,049.43  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a single family residential dwelling being known and numbered as 321 Avenue F, Pittsburgh, PA 15221. Deed Book Volume 11427, Page 636. Block and Lot Number 373-P-91.

**Franklin Park**

**23. The Unknown Heirs of Ruth E. Jackson, Deceased**

GD-20-007646—\$50,598.20  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a single family dwelling being known and numbered as 1521 King John Drive, Pittsburgh, PA 15237. Deed Book 4065, Page 178. Block and Lot Number 712-M-28.

**Glassport**

**25. Hampton Estates, LLC**

GD-21-011196—\$20,184.59  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a two family dwelling being known and numbered as 822 Delaware Ave., Glassport, PA 15045. Deed Book 16105, Page 307. Block and Lot Number 558-G-8.

**47. Latoi Gentilcore**

GD-25-011019—\$16,714.69  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 433 Euclid Ave., Glassport, PA 15045. Deed Book 17846, Page 202. Block and Lot Number 467-R-288; and

Parcel 2: Having erected thereon a single family dwelling being known and numbered as 843 Delaware Ave., Rear, Glassport, PA 15045. Deed Book 18072, Page 291. Block and Lot Number 558-M-12.

**Green Tree**

**24. Marc D. Daffner**

GD-25-010102—\$27,993.23  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a single family dwelling being known and numbered as 1120 Greenridge Ln., Pittsburgh, PA 15220. Deed Book 13762, Page 21. Block and Lot Number 37-H-158.

**Homestead**

**7. Patricia Johnson as Administratrix c.t.a. of the Estate of Bruce Johnson**

MG-24-000560—\$41,218.34  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a dwelling being known and numbered as 107 West 14th Ave., Homestead, PA 15120. Deed Book Volume 12670, Page 11. Block and Lot Number 0131-B-00248-0000-00.

**Ingram**

**65. Myron D. Skrabut and Betty Jean Skrabut**

GD-23-005035—\$6,477.31  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two-story masonry frame house being known as 78 Ingram Avenue,

Pittsburgh, PA 15205. Deed Book Volume 5695, Page 407. Block & Lot No. 70-S-162.

**Jefferson Hills**

**1. Janet S. Carpman**

AR-25-008146—\$8,611.07  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a Jefferson Ridge Community Services Association Inc. dwelling being known and numbered as 337 Joan of Arc Court, Clairton, PA 15025. Deed Book 7589, Page 498. Block and Lot Number 1006-C-00041.

**104. The Unknown Successor Trustee(s) of the Helen Ankney Living Trust dated January 17, 2002**

GD-25-005344—\$3,440.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a commercial mobile home park being known as 3100 Stillely Street, Clairton, PA 15025. Deed Book Volume 15219, Page 155. Block & Lot No. 1134-P-170.

**Liberty**

**31. Michael Spargal**

MG-24-000387—\$78,184.18  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 2708 E Street, McKeesport, PA 15133. Document Number 2010-20872, Deed Book Volume 14342, Page 260. Block and Lot Number 0465-R-00309-0000-00.

**McKees Rocks**

**38. The RumRunner, LLC**

GD-25-002137—\$615,196.91  
Timothy A. Cirino, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a commercial building being known and numbered as 1112-1118 Chartiers Avenue, McKees Rocks, PA 15136. Deed Book 18735, Page 333. Block and Lot Number 0072-M-00211-0000-00.

**44. Pittsburgh Luxe, LLC and Jill Hubbell**

GD-26-001210—\$134,479.33  
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 404 Broadway Avenue, McKees Rocks, PA 15136. Deed Book Volume 19599, Page 565. Block and Lot Number 0072-H-00139-0000-00.

**Millvale**

**51. Edward Schmitt**

GD-25-007832—\$2,709.84  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a two-story frame house being known as 125 Shoup Street, Pittsburgh, PA 15209. Deed Book Volume 15972, Page 399, Block & Lot No. 79-L-144.

**98. Blane Unlimited, Inc.**

GD-22-001794—\$90,282.57  
JSDC Law Offices  
717-533-3280

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Millvale: Having erected thereon a commercial small detached retail building being known and numbered as 394 Charles Street, Pittsburgh, Pennsylvania 15209. Deed Book Volume 15770, Page 144. Block and Lot Number 0118-L-00317-0000-00.

**Monroeville**

**95. Stephen Francis Kolos**

MG-25-000636—\$181,800.22  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 336 Woodhaven Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 18147, Page 32, Instrument 2020-24755, Block and Lot Number 855-E-184.

**Moon**

**54. 109 Gatehouse Drive, LLC**

GD-25-003642—\$7,218.45  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story brick house being known as 109 Gatehouse Drive, Coraopolis, PA 15108. Deed Book Volume 17974, Page 429. Block & Lot No. 337-A-14.

**91. Dana K. Greathouse, Cynthia K. Greathouse and the United States of America**

GD-25-012922—\$587,559.06  
Kristine M. Anthon, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected a dwelling known as 4120 Duckhorn Drive, Coraopolis, PA 15108. Deed Book Volume 15662, Page 403, Block and Lot Number 338-J-8.

**Mt. Lebanon**

**27. Melinda Mautz**

MG-24-000939—\$23,979.79  
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 and a half story residential dwelling known and numbered as 719 Vallevista Ave., Pittsburgh, PA 15234. Deed Book Volume 7783, Page 467. Block & Lot No. 251-D-125.

**46. Martin G. Whaley and Randi S. Whaley**

MG-26-000026—\$275,596.10  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a residential dwelling being known and numbered as 1303 Craigview Drive, Pittsburgh, PA 15243. Deed Book Volume 10365, Page 275. Block and Lot Number 0194-C-00131-0000-00.

**78. Suzanne C. Colella**

GD-25-010654—\$11,422.38  
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 712 Rockwood Avenue, Pittsburgh, PA 15234. Deed Book 14689, Page 302. Block and Lot Number 251-D-152.

**79. Edward Christian Duerr**  
GD-25-010658—\$7,370.92  
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 832 Florida Avenue, Pittsburgh, PA 15228. Deed Book 14367, Page 379. Block and Lot Number 141-N-159.

**80. Stevenson Williams Co.**  
GD-25-010679—\$70,516.12  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a commercial building, known as 664-668 Washington Road, Pittsburgh, PA 15228. Deed Book 2344, Page 245. Block and Lot Number 141-F-40.

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### Mt. Oliver

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**112. Christopher Bradley and Nadia Bey**  
GD-08-003414—\$2,577.07  
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 commercial building being known as 737 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 12609, Page 562, Block & Lot No. 33-L-13.

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### Munhall

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**71. Shirley A. Bost-Thompson and Arnold R. Thompson, Co-Executors of the Estate of Arnold R. Thompson, Deceased**  
GD-23-014364—\$2,716.79  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story two-family frame house being known as 174 West Larkspur Street, Homestead, PA 15120. Deed Book Volume 16729, Page 176. Block & Lot No. 180-B-142.

**72. Theresa Willie**  
GD-24-007323—\$2,436.48  
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 as 150 East Virginia Avenue, Homestead, PA 15120. Deed Book Volume 18060, Page 302. Block & Lot No. 132-S-194.

**102. Mark E. Bost**  
GD-17-005225—\$8,672.28  
Jeffrey D. Ries, Esq.  
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 510 West Miller Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 11004, Page 18, Block and Lot Number 132-L-213.

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### North Versailles

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**9. Joseph K. Moore and Lynnette Moore**  
MG-25-000583—\$159,396.90  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a single family residential dwelling being known and numbered as 1301 Walnut Avenue, North Versailles, PA 15137. Deed Book Volume 11352, Page 269. Block and Lot Number 547-S-287.

**16. Immanuel E. Murin**  
MG-19-000614—\$66,147.26  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 123 Thomas Avenue, North Versailles, PA 15137. Deed Book Volume 14098, Page 488. Block and Lot Number 547-K-326.

**59. Jesse Scott Zubasic**  
GD-25-008194—\$2,266.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two-story brick house being known as 516 Vincent Street, North Versailles, PA 15137. Deed Book Volume 19167, Page 524. Block & Lot No. 456-L-234.

**107. Marc R. Strednak and Karen M. Strednak**  
MG-25-001008—\$91,339.89  
Matthew G. Brushwood, Esq.  
Barley Snyder  
610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3017 Denning Way, North Versailles, PA 15137. Deed Book Volume 6005, Page 639. Block and Lot Number 646-B-164.

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### Oakmont

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**20. The Unknown Heirs of William H. Lang, Deceased**  
GD-25-013447—\$41,452.87  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Being all that vacant land known and numbered as 631 Valley Street, Oakmont, PA 15139. Deed Book 4061, Page 492. Block and Lot Number 363-R-115.

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### Penn Hills

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**48. The Unknown Heirs of John G. Tiscione, Deceased**  
GD-16-023255—\$13,187.60  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 14 Pennoak Manor Dr., Pittsburgh, PA 15235. Deed Book 10965, Page 578. Block and Lot Number 369-C-206.

**52. Clement Okoye**  
GD-24-011196—\$2,209.52  
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 two-family house being known as 6618 Verona Road, Verona, PA 15147. Deed Book Volume 16280, Page 151, Block & Lot No. 365-H-358.

**63. M & W Developments, LLC**  
GD-24-010284—\$2,620.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story frame house being known as 8539 Dersam Street, Pittsburgh, PA 15235. Deed Book Volume 13591, Page 26, Block & Lot No. 231-C-153.

**94. Paul Harris**  
GD-22-008427—\$8,937.36  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 8909 Upland Ter., Pittsburgh, PA 15235. Deed Book 15288, Page 75. Block and Lot Number 231-D-337.

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### Pitcairn

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**40. Elaine Lamont a/k/a Mary E. Lamont**  
MG-25-000971—\$55,354.06  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

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

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### Plum

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**14. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; Sheena Swanger in Her Capacity as Heir of Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; Mandy Swanger a/k/a Amanda Swanger, in Her Capacity as Heir of Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; Zach Swanger a/k/a Zachary Swanger, in His Capacity as Heir of Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; and All Persons, Firms or Associations Claiming Right or Interest From or Under Daniel J. Swanger III, Deceased**  
MG-24-000120—\$142,207.05  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 4908 Sardis Road, New Kensington, PA 15068. Deed Book Volume 17630, Page 23. Block and Lot Number 0968-K-00261-0000-00.

**36. Carol L. Schneider and John R. Schneider**  
MG-25-000342—\$267,253.95  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 609 Glengarry Court, Pittsburgh, PA 15239. Deed Book 17974, Page 156. Block and Lot Number 849-L-61.

**88. Robert A. Miller and Melissa M. Snyder**  
MG-25-000982—\$273,703.00  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 5 High Ridge Ct., New Kensington, PA 15068. Deed Book Volume 16781, Page 209. Block and Lot Number 0629-S-00024-0000-00 a/k/a 0629-S-024.

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### Reserve

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**6. Jill M. Kimmel**  
MG-22-000676—\$112,972.94  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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

**99. Jayant Arulraj**  
GD-25-004769—\$43,868.36  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a residential dwelling known and numbered as 1939 Pittview Avenue, Pittsburgh, Pennsylvania 15212. Deed Book Volume 12753, Page 437, Block and Lot 47-H-335.

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### Robinson

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**60. Michael J. Homer**  
GD-25-007787—\$4,431.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a two-story commercial building being known as 4231 Steubenville Pike, Pittsburgh, PA 15205. Deed Book Volume 12954, Page 342. Block & Lot No. 106-G-379.

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### Ross

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**53. Chase M. Clarke**  
GD-24-001528—\$22,459.07  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two-story frame townhouse being known as 150 Curtis Court, Pittsburgh, PA 15237. Deed Book Volume 18823, Page 214. Block & Lot No. 515-M-42.

**96. Daniel J. Miller**  
MG-23-000717—\$204,622.44  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, and Ross Township: Having erected thereon a dwelling being known and numbered as 105 Donmor Drive, Pittsburgh, PA 15237. Deed Book Volume 15219, Page 122. Block and Lot Number 0281-S-00144-0000-00.

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### Scott

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**49. Nicholas J. Pruss**  
GD-24-000557—\$7,296.54  
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 534 Magazine Street, Carnegie, PA 15106. Deed Book 15676, Page 64. Block and Lot Number 102-J-122.

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### Shaler

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**57. Marki Lyn Mulig and Michael Joseph Magliocco**  
GD-24-009676—\$2,622.05  
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 521 Davis Avenue, Pittsburgh, PA 15209. Deed Book Volume 17567, Page 145. Block & Lot No. 166-J-352.

**89. Brennan M. Prokopec; Cailey Coyne; and the Secretary of Housing and Urban Development**

MG-25-000543—\$127,593.97  
Carolyne Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 151 Skylark Dr., Glenshaw, PA 15116. Deed Book Volume 15769, Page 374. Block and Lot Number 0615-N-00092-0000-00 a/k/a 615-N-92.

**101. Joan E. Frey**

GD-25-007171—\$20,152.85  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 147 Peters Drive, Glenshaw, Pennsylvania 15116, Deed Book Volume 19354, Page 247, Block and Lot 615-P-265.

**South Park**

**19. Wilson Farm Builders, Inc.**

GD-25-008086—\$62,217.40  
Salvatore Bittner, Esq.  
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Being known as vacant land, Ridgevue Drive, Pittsburgh, PA 15236. Deed Book Volume 3591, Page 749, Block and Lot 564-S-174.

**28. John G. Nickoloff and Unknown Heirs of Justin J. Nickoloff**

GD-25-007151—\$140,993.90  
Salvatore Bittner, Esq.  
412-243-9700  
Jeffrey P. Myers, Esq.  
724-778-8800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one-story frame house being known as 2001 Sleepy Hollow Road, South Park, PA 15129. Deed Book Volume 10314, Page 144, Block and Lot 771-B-84.

**Stowe**

**61. Gregory Hogan and Beatrice Hogan**

GD-24-008441—\$3,403.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story frame house being known as 792 13th Street, McKees Rocks, PA 15136. Deed Book Volume 13791, Page 230. Block & Lot No. 73-J-295.

**Swissvale**

**84. Eric James Hayes, Trustee of the 1911 Delaware Trust dated February 13, 2023, a Pennsylvania trust**

GD-25-007118—\$149,723.82  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 1911 Delaware Avenue, Pittsburgh, PA 15218-1801. Deed Book Volume 19324, Page 416. Block and Lot Number 177-S-92.

**Tarentum**

**32. Melvin L. Bouch, Jr. and Kara Brumbaugh**

MG-25-000555—\$31,916.36  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 424 West 9th Avenue, Tarentum, PA 15084. Document Number 2018-29745, Deed Book Volume 17367, Page 170. Block and Lot Number 1222-S-00243-0000-00.

**Turtle Creek**

**2. Dean W. Allenbaugh Jr. Known Heir of Dean W. Allenbaugh, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Dean W. Allenbaugh, Deceased, Patricia Marie Fulmer Shoffstall Known Heir of Kathleen Marie Allenbaugh a/k/a Kathleen Marie Fulmer Allenbaugh, Deceased, Kimberly D. Fulmer Known Heir of Kathleen Marie Allenbaugh a/k/a Kathleen Marie Fulmer Allenbaugh, Deceased, Kelly Fulmer Crane Known Heir of Kathleen Marie Allenbaugh a/k/a Kathleen Marie Fulmer Allenbaugh, Deceased, Joseph Justin Shoffstall Known Heir of Kathleen Marie Allenbaugh a/k/a Kathleen Marie Fulmer Allenbaugh, Deceased, Joshua Jacob Battin Known Heir of Kathleen Marie Allenbaugh a/k/a Kathleen Marie Fulmer Allenbaugh, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Kathleen Marie Allenbaugh a/k/a Kathleen Marie Fulmer Allenbaugh, Deceased**

MG-24-000099—\$44,474.44  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek (formally Patton Township): Parcel 1: Having erected thereon a dwelling being known and numbered as 820 Church Street Ext., Turtle Creek, PA 15145. Deed Book Volume 9804, Page 72. Block and Lot Number 0454-R-00112-0000-00.

Parcel 2: Being vacant land being known on 820 Church Street Ext., Turtle Creek, PA 15145 n/k/a Church Street Ext., Turtle Creek, PA 15145. Deed Book Volume 9804, Page 72. Block and Lot Number 0454-R-00112-0001-00.

**43. Pittsburg Luxe, LLC and Jill Hubbell**

GD-25-012610—\$193,988.69  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a single-family residential building being known and numbered as 1013 Oak Avenue, Turtle Creek, PA 15145. Deed Book Volume 19598, Page 476. Block and Lot Number 0455-R-00050-0000-00.

**Upper St. Clair**

**29. Srinivasa Dokku**

GD-26-000351—\$330,729.27  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Upper St. Clair Township: Having erected thereon a dwelling being known and numbered as 2503 Willowbrook Road, Pittsburgh, PA 15241. Document Number 2023-22688, Deed Book Volume 19408, Page 309. Block and Lot Number 0668-G-00072-0000-00.

**Verona**

**26. Joshua Nathan Walsh**

GD-25-004061—\$33,610.20  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family dwelling being known and numbered as 458 Ridge Avenue, Verona, PA 15147. Deed Book 12649, Page 377. Block and Lot Number 364-C-47.

**Versailles**

**11. Randall K. Irwin a/k/a Randall Irwin**

MG-25-000993—\$54,493.15  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Versailles: Having erected thereon a dwelling being known and numbered as 4605 Elm St, McKeesport, PA 15132. Deed Book Volume 16047, Page 70. Block and Lot Number 554-J-273.

**77. Patricia L. Deak, with Notice to Heirs and Assigns**

GD-19-013077—\$3,089.46  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a two-story frame house being known as 424 Linden Street, McKeesport, PA 15132. Deed Book Volume 4662, Page 424. Block & Lot No. 653-B-278.

**West Deer**

**41. Caleb Baumgardner and Ashley Edwards**

MG-25-000205—\$343,975.67  
Eric Rochkind, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 36 Hunter Road, Gibsonia, Pennsylvania 15044. Deed Book Volume 19061, Page 491. Block and Lot Number 2010-E-00268-0000-00.

**87. Correy A. Johnson and Jennifer Lee Johnson**

MG-25-000858—\$174,584.58  
Carolyne Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, West Deer Township: Having erected thereon a dwelling being known and numbered as 468 Bairdford Rd., Bairdford, PA 15006. Deed Book Volume 18488, Page 224. Block and Lot Number 1669-K-00360-0000-00 a/k/a 1669-K-360.

**West Mifflin**

**103. Eric Von Dorsch**

GD-25-014097—\$148,102.63  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel One: Having erected thereon a dwelling being known and numbered as 612 Corbin Street, West Mifflin, PA 15122. Deed Book Volume 18096, Page 433, Block and Lot Number 238-P-43.

Parcel Two: Having thereon a vacant land being known as Corbin Street, West Mifflin, PA 15122. Deed Book Volume 18096, Page 433, Block and Lot Number 238-P-46.

**West View**

**70. William C. Craig**

GD-25-006103—\$2,381.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a one-story three family brick house being known as 336 Center Avenue, Pittsburgh, PA 15229. Deed Book Volume 11843, Page 93. Block & Lot No. 280-L-260.

**White Oak**

**110. Estate of Thomas J. Toner, Deceased and Any and All Unknown Heirs of the Estate of Thomas J. Toner, Deceased**

GD-25-008089—\$170,273.43  
Matthew G. Brushwood, Esq.  
Barley Snyder  
610-372-3500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1103 Summit Street, McKeesport, PA 15131. Deed Book Volume 8776, Page 47. Block and Lot Number 461-F-191.

**Whitehall**

**50. David M. Bowers**

GD-25-000929—\$2,787.70  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story industrial warehouse being known as 4720 Clairton Boulevard, Pittsburgh, PA 15236. Deed Book Volume 15021, Page 42. Block & Lot No. 314-A-82.

**Wilkins**

**42. Michael Turner a/k/a Michael E. Turner**

MG-25-000801—\$226,325.06  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 288 Cline Street, East Pittsburgh, Pennsylvania 15112. Deed Book Volume 18779, Page 345, Block and Lot Number 0373-M-00326-0000-00.

**108. Unknown Heirs of Charlene Simqu, deceased**

MG-24-000116—\$103,134.22  
Roger Fay, Esq.  
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, and Wilkins Township: Having erected thereon a dwelling being known and numbered as 158 Gilmore Drive, Pittsburgh, PA 15235. Deed Book Volume 4589, Page 585. Block and Lot Number 0541-N-00016-0000-00.

**Wilkinsburg**

**21. Tamera Monikue Miller a/k/a Tamera M. Miller**

GD-23-009938—\$28,854.12  
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 1501 Foliage Street, Pittsburgh, PA 15221. Deed Book 19931, Page 545. Block and Lot Number 232-E-344.

**22. The Unknown Heirs of Oliver Coleman, Deceased**

GD-24-009467—\$37,928.29  
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 2721 Graham Blvd., Pittsburgh, PA 15235. Deed Book 15050, Page 307. Block and Lot Number 296-F-95.

**34. Unknown Heirs of Shirley E. Miller Surviving Trustee of the Miller Family Trust, Dated March 14, 2001**

MG-25-001046—\$22,937.25  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a dwelling being known and numbered as 2047 Boggs Avenue, Pittsburgh, PA 15221. Deed Book 14586, Page 391. Block and Lot Number 297-F-80.

**93. The Unknown Heirs of Beatrice Deiley, Deceased**

GD-25-013402—\$17,948.32  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Being all that vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 6072, Page 355. Block and Lot Number 233-F-321.

**Pittsburgh—7th Ward****111. Eric C. Mendelson**

MG-25-000304—\$231,994.21  
Jeffrey R. Lalama, Esq.  
Jaden Rankin-Wahlers, Esq.  
Meyer, Unkovic & Scott, LLP  
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward in the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 5884 Ellsworth Avenue, Pittsburgh, Pennsylvania 15232, Deed Book Volume 6850, Page 121. Block and Lot Number 0084-F-00335-0000-00.

**Pittsburgh—10th Ward****3. Michael Bullian, Individually and as Administrator of the Estate of Linda Bullian a/k/a Linda A. Bullian, Deceased**

MG-25-000838—\$34,009.33  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Tenth Ward (formerly 18th) of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5416 Harrison Street, Pittsburgh, PA 15201, Deed Book Volume 18743, Page 165, Et Seq. Block and Lot Number 0119-S-00227-0000-00.

**Pittsburgh—12th Ward****18. Annette Pryor, Solely in her capacity as Heir of Henrietta Pryor, Deceased and the Unknown Heirs of Henrietta Pryor, Deceased**

GD-24-012563—\$19,525.74  
Shnyder Law Firm, LLC  
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 617 Thompson Street, Pittsburgh, PA 15206. Deed Book Volume 6301, Page 33. Block and Lot Number 124-K-120.

**106. Miles Slayton Known Heir of Terrell L. Slayton, Deceased; Unknown Heirs Successors Assigns and All Persons Firms or Associations Claiming Right, Title or Interest From or Under Terrell L. Slayton, Deceased**

MG-25-000175—\$29,174.59  
Nicole Francese, Esq.  
212-471-5100

All the certain lot or piece of ground situate in the Commonwealth of Pennsylvania, County of Allegheny, and 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7159 Ross Garden Road, Pittsburgh, PA 15206. Deed Book Volume 12102, Page 277. Block and Lot Number 0173-B-00286-0000-00.

**Pittsburgh—13th Ward****83. Mary Esther Hill**

MG-25-000670—\$30,872.22  
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 1504 North Murtland Street, Pittsburgh, PA 15208. Deed Book Volume 8697, Page 403. Block and Lot Number 0173-N-00288-000A-00.

**Pittsburgh—19th Ward****86. Carol A. Spencer**

MG-23-000444—\$51,816.37  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1630 Alverado Avenue, Pittsburgh, PA 15216. Deed Book Volume 5240, Page 581. Block and Lot Number: 0035-F-00002-0000-00.

**Pittsburgh—20th Ward****5. Anthony Proctor**

MG-26-000064—\$116,980.24  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 20th Ward: Having erected thereon a dwelling being known and numbered as 3124 Universal St., Pittsburgh, PA 15204. Deed Book Volume 19539, Page 118. Block and Lot Number 0042-P-00053-0000-00.

**Pittsburgh—22nd Ward****85. 1221 Boyle St PA, LLC**

MG-23-000945—\$330,044.06  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Twenty-Second (22nd) Ward of the City of Pittsburgh (formerly the Third Ward of the City of Allegheny): Having erected thereon a dwelling being known and numbered as 1221 Boyle Street, Pittsburgh, PA 15212 more fully described in Deed Book Volume DE 18602, Page 142. Lot and Block: 0023-L-00155-0000-00.

**AMENDED NOTICE**

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

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

Allegheny County Bar Association  
412-261-0518

Lawyer Referral Services  
412-261-5555

Neighborhood Legal Services  
412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Jun 11, 2026

Jun 12, 18, 26, 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:

Cindric, Charles R., deceased, of Lincoln Borough, PA. No. 3351 of 2026. Thomas Cindric, Extr., 205 Heritage Farm Drive, Mount Airy, MD 21771 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

26-02092 Jun 18, 25; Jul 2, 2026

DeMatty, Alice C., deceased, of Pittsburgh, PA. No. 02839 of 2026. David C. DeMatty, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

26-02087 Jun 18, 25; Jul 2, 2026

Doherty, Patricia, deceased, of Aleppo Township, PA. No. 3810 of 2026. Michael Doherty, Extr., 224 Beaver Street, Sewickley, PA 15143 or to John Edson, Esq., 100 Hazel Lane, Suite 300, Sewickley, PA 15143.

26-01240w Jun 18, 25; Jul 2, 2026

Edwards, Lillian, deceased, of Pittsburgh, PA. No. 0631 of 2024. Alesha Jenkins, Admrx., c/o Franklin L. Robinson, Jr., Esq., 5907 Penn Ave., Ste. 200, Pittsburgh, PA 15206.

26-02083 Jun 18, 25; Jul 2, 2026

Falcone, Caryn S., deceased, of South Fayette Twp., PA. No. 03520 of 2026. Alex J. Gentile, Admrx., c/o Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.

26-02086 Jun 18, 25; Jul 2, 2026

Hart, Leroy G. a/k/a Leroy Gregory Hart, deceased, of Pittsburgh, PA. No. 03278 of 2026. Georgina M. Machen, Extr., 411 Lowell Street, Apt. C, Vandergrift, PA 15690 or to Michael J. Pawk, Esq., Lutz Pawk & Black, 101 East Diamond Street, Suite 102, Butler, PA 16001.

26-02082 Jun 18, 25; Jul 2, 2026

Manns, Lindsey, deceased, of Forest Hills, PA. No. 03524 of 2026. Gary W. Manns, Admrx., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

26-02085 Jun 18, 25; Jul 2, 2026

Martin, Doneka, deceased, of Monroeville, PA. No. 03777 of 2026. Sharlene L. Collins, Admrx., 2450 Bracey Drive, Pittsburgh, PA 15221 or to Michaela Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-01234w Jun 18, 25; Jul 2, 2026

Maugle, Kathleen G., deceased, of Penn Hills, PA. No. 3685 of 2026. Dallas L. Maugle, Jr., Admrx., c/o Eric J. Beinhart, Esq., GRB Law, 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139.

26-01233w Jun 18, 25; Jul 2, 2026

McManus, Mary Louise, deceased, of Verona, PA. No. 342 of 2026. Brendan McManus, Extr., 632 Poplar Court, Pittsburgh, PA 15238 or to John Edson, Esq., 100 Hazel Lane, Suite 300, Sewickley, PA 15143.

26-01241w Jun 18, 25; Jul 2, 2026

Odell, Carol L. a/k/a Carol O'Dell a/k/a Carol L. O'Dell a/k/a Carol Lee O'Dell a/k/a Carol Lee Odell, deceased, of Allison Park, PA. No. 03497 of 2026. Colleen Wetmore, Extr., 1737 Madison Avenue, Bethlehem, PA 18017 or to Gregory C. Moore, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601.

26-02091 Jun 18, 25; Jul 2, 2026

Ostrowski, Ronald E. a/k/a Ronald Edward a/k/a Ronald, deceased, of Russellton, PA. No. 02807 of 2026. Marshall W. Grubb, Extr., 302 Anthon Drive, Pittsburgh, PA 15235 or to April M. Schachtner, Esq., Ward & Christner, P.C., 15 North Main Street, Greensburg, PA 15601.

26-01236w Jun 18, 25; Jul 2, 2026

Placke, Lois J., deceased, of Pittsburgh, PA. No. 1651 of 2026. Janet Pailthorp, Extr., 3315 Laceywood Road, Tampa, FL 33618 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

26-02186 Jun 18, 25; Jul 2, 2026

Ponteri, Jr., Richard J., deceased, of Harrison Township, PA. No. 02754 of 2026. Tamara Ponteri, Admrx., 1422 Union Avenue, Natrona Heights, PA 15065 or to Michael J. Pater, Esq., Charlton Law, 101 East Diamond St., Ste. 202, Butler, PA 16001.

26-02089 Jun 18, 25; Jul 2, 2026

Robbins, Gail A. a/k/a Gail Robbins, deceased, of Borough of White Oak, PA. No. 03489 of 2026. Mark P. Robbins, Extr., 5116 Duncan Street, Pittsburgh, PA 15201 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.

26-02084 Jun 18, 25; Jul 2, 2026

Russell, Angelina L. a/k/a Angeline L. Russell, deceased, of Borough of Port Vue, PA. No. 05461 of 2021. John W. Russell, Admrx., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

26-02088 Jun 18, 25; Jul 2, 2026

Vertullo, Daryl L., deceased, of Pittsburgh, PA. No. 02052 of 2026. Michael L. Vertullo, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

26-02090 Jun 18, 25; Jul 2, 2026

West, Irene J., deceased, of Bridgeville, PA. No. 02958 of 2026. Catherine Noga, Extr., 1756 Oberon St., Pittsburgh, PA 15204.

26-02081 Jun 18, 25; Jul 2, 2026

Weston, Judith A. a/k/a Judith Weston, deceased, of Braddock Hills, PA. No. 03784 of 2026. Julia M. Weston, Extr., 531 Pacific Avenue, Pittsburgh, PA 15221 or to Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-01237w Jun 18, 25; Jul 2, 2026

Yellig, Candice D. a/k/a Candice Diane Yellig, deceased, of South Fayette, PA. No. 03465 of 2026. Tracy Lynn Yellig, Co-Extr., 137 Greenwood Drive, Apt. 7, Bridgeville, PA 15017 and Susan Yellig-Wolski, Co-Extr., 2459 Brookledge Road, Apt. B33, Bridgeville, PA 15017 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

26-02080 Jun 18, 25; Jul 2, 2026

Anderson, II, Willard L., deceased, of Pittsburgh, PA. No. 03466 of 2026. Sherlonda Johnson, Extr., c/o John Viard Moore, Esq., 200 Fleet Street, Suite 6101, Pittsburgh, PA 15220.

26-01199w Jun 12, 18, 25, 2026

Busch, James, deceased, of White Oak, PA. No. 1810 of 2026. Jesse Busch, Extr., 562 Briarwood Avenue, Pittsburgh, PA 15228 or to Jonathan B. Reichman, Esq., 2853 Beechwood Blvd., Pittsburgh, PA 15217.

26-01193w Jun 12, 18, 25, 2026

Campano, David P., deceased, of Carnegie, PA. No. 03491 of 2026. Frank J. Shaffer, III, Co-Extr., 37 Tanager Drive, McKees Rocks, PA 15136 and Desirae J. Sauline, Co-Extr., 273 Sexton Street, Struthers, OH 44471 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

26-02002 Jun 12, 18, 25, 2026

D'Ambrosio, Patrick, deceased, of Pittsburgh, PA. No. 6263 of 2025. Jordan D'Ambrosio, Admrx., 3619 McCrady Road, Pittsburgh, PA 15235 or to Jonathan B. Reichman, Esq., 2853 Beechwood Blvd., Pittsburgh, PA 15217.

26-01192w Jun 12, 18, 25, 2026

Eirhart, Joanna D., deceased, of Pittsburgh, PA. No. 03472 of 2026. Linda Eirhart-Reutzell, Extr., 200 Ciocco Court, Irwin, PA 15642 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

26-02008 Jun 12, 18, 25, 2026

Fulton, Joanne G., deceased, of Pittsburgh, PA. No. 03447 of 2026. Lynn F. Phillips, Extr., 1501 Mt. Royal Blvd., Glenshaw, PA 15116 or to Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-01209w Jun 12, 18, 25, 2026

Gross, Margaret A. a/k/a Margaret Ann Gross, deceased, of Wexford, PA. No. 03410 of 2026. Michael G. Gross, Extr., 1501 Mt. Royal Blvd., Glenshaw, PA 15116 or to Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-01208w Jun 12, 18, 25, 2026

Hickey, Pennell J., deceased, of McCandless Twp., PA. No. 03287 of 2026. Estelle E. Varner, Extr., 605 Westchester Drive, Wexford, PA 15090 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

26-02006 Jun 12, 18, 25, 2026

Homer, Rosemary Mell, deceased, of McKees Rocks, PA. No. 03651 of 2026. Sharyn M. Duerr, Extr., 1137 12th Street, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

26-01210w Jun 12, 18, 25, 2026

Jones, MaryAnn, deceased, of McKees Rocks, PA. No. 02421 of 2026. Murray Jones, Admrx., c/o Natasha Alejandro, Esq., Bononi & Company, PC, 437 Grant Street, Suite 417, Pittsburgh, PA 15219.

26-01202w Jun 12, 18, 25, 2026

Kocak, Jr., Albert J., deceased, of Monroeville, PA. No. 03475 of 2026. Justin Kocak, Extr., 3937 Eliot Street, Apt. 5, Denver, CO 80211 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

26-02009 Jun 12, 18, 25, 2026

Komondor, Thomas, deceased, of Glassport, PA. No. 02812 of 2026. Bradley Case, Admrx., 728 Maryland Avenue, Glassport, PA 15045 or to Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Road, Jefferson Hills, PA 15025.

26-02007 Jun 12, 18, 25, 2026

Kozusko, Joseph, deceased, of Monroeville, PA. No. 3022 of 2026. Kaitlyn Heisel, Admrx., 1257 Northwestern Dr., Monroeville, PA 15146 or to Jonathan B. Reichman, Esq., 2853 Beechwood Blvd., Pittsburgh, PA 15217.

26-01194w Jun 12, 18, 25, 2026

Lazar, Susan E., deceased, of Pittsburgh, PA. No. 03482 of 2026. Kevin Dougherty, Extr., c/o Douglas L. Price, Esq., Price Legal Group, 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

26-01201w Jun 12, 18, 25, 2026

Likovich, Randolph S., deceased, of Forest Hills, PA. No. 02393 of 2026. Rebecca Gaida, Admrx., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.

26-02001 Jun 12, 18, 25, 2026

Marasco, Sr., Domenic, deceased, of Pittsburgh, PA. No. 03463 of 2026. Kimberly A. Kushon, Co-Extr., 9545 Fox Road, Pittsburgh, PA 15237 and Jennifer E. Marasco, Co-Extr., 1142 Duffield Street, Pittsburgh, PA 15206 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Boulevard, Suite 200, Oakmont, PA 15139.

26-01198w Jun 12, 18, 25, 2026

Michalski, Ada Jean, deceased, of Baldwin Borough, PA. No. 01345 of 2026. Aligned Partners Trust Company, Extr., 1606 Carmody Court, Ste. 300, Sewickley, PA 15143 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

26-02005 Jun 12, 18, 25, 2026

Rollason, Margaret, deceased, of North Versailles, PA. No. 1809 of 2026. Rachael Morgan, Admrx., 612 Bayne St., McKeesport, PA 15132 or to Jonathan B. Reichman, Esq., 2853 Beechwood Blvd., Pittsburgh, PA 15217.

26-01195w Jun 12, 18, 25, 2026

Rollason, Robert, deceased, of North Versailles, PA. No. 5790 of 2025. Rachael Morgan, Admrx., 612 Bayne St., McKeesport, PA 15132 or to Jonathan B. Reichman, Esq., 2853 Beechwood Blvd., Pittsburgh, PA 15217.

26-01196w Jun 12, 18, 25, 2026

Sillins, Terry M., deceased, of Pittsburgh, PA. No. 03286 of 2026. Anthony Thomas Mologne, Admrx. c.t.a., 7510 Trevanion Avenue, Pittsburgh, PA 15218 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

26-02004 Jun 12, 18, 25, 2026

Smetanka, Mary M. a/k/a Mary Monica Smetanka, deceased, of Warrendale, PA. No. 03348 of 2026. Leslie A. Steratore, Admrx., 1501 Mt. Royal Blvd., Glenshaw, PA 15116 or to Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-01207w Jun 12, 18, 25, 2026

Watson, Douglas, deceased, of Coraopolis, PA. No. 6945 of 2025. Jonathan B. Reichman, Admrx. and Atty., 2853 Beechwood Blvd., Pittsburgh, PA 15217.

26-01191w Jun 12, 18, 25, 2026

Zak, Leory N., deceased, of West Mifflin, PA. No. 05406 of 2026. Christine Zak, Extr., 2515 Poinsettia Drive, White Oak, PA 15131 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

26-01205w Jun 12, 18, 25, 2026

Abbondanza, Sr., Fernando a/k/a Fernando Abbondanza, deceased, of Dormont, PA. No. 3333 of 2026. Rita Abbondanza McClafferty, Co-Extr. and Fernando Abbondanza, Jr., Co-Extr., c/o Ashley M. Elias, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Drive, Suite 101, Aliquippa, PA 15001.

26-01998 Jun 11, 18, 25, 2026

Baldini, Norma J. a/k/a Norma Jean Baldini, deceased, of Wexford, PA. No. 03471 of 2026. Robert C. Baldini, Extr., 718 Highpoint Drive, Wexford, PA 15090 or to Lawrence D. Brudy, Esq., Lawrence D. Brudy & Associates, Inc., 1404 Torrey Pine Drive, Mars, PA 16046.

26-01989 Jun 11, 18, 25, 2026

Bonacci, Olga Aiello a/k/a Olga Bonacci, deceased, of South Park Township, PA. No. 3020 of 2026. Theresa Bonacci Costanzo, Extr., 650 Hidden Ridge Court, Apt. 302, South Park, PA 15129 or to Paul W. Stefano, Esq., 429 Fourth Avenue, Suite 300F, Pittsburgh, PA 15219.

26-01993 Jun 11, 18, 25, 2026

Brazin, Andrew R., deceased, of Pittsburgh, PA. No. 5802 of 2025. Christina Anderson, Admrx., 4343 McCaslin Street, Pittsburgh, PA 15217 or to John F. Morris, Esq., Voelker & Morris, LLC, Grant Building, 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219-2202.

26-01188w Jun 11, 18, 25, 2026

Brula, Mary L., deceased, of Pittsburgh, PA. No. 3626 of 2026. Marian Lynn Smyth, Extr., 7091 Baptist Rd., Bethel Park, PA 15102 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

26-01185w Jun 11, 18, 25, 2026

Helsel, Paula a/k/a Paula Ann Helsel, deceased, of Pittsburgh, PA. No. 03602 of 2026. Elisabeth Bennington, Extr., c/o Amanda J. McCracken Raber, Esq., Bennington Law Firm, LLC, 5854 Ellsworth Avenue, Pittsburgh, PA 15232.

26-01187w Jun 11, 18, 25, 2026

Krause, Barbara A. a/k/a Barbara Ann Krause, deceased, of Verona, PA. No. 3175 of 2026. Katherine K. Berman, Extr., c/o Jeanine M. Francisus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

26-01997 Jun 11, 18, 25, 2026

Logan, John Patrick, deceased, of Bellevue, PA. No. 03320 of 2026. Donna J. Logan, Admrx., 532 1st Street, Ellwood City, PA 16117 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.

26-01994 Jun 11, 18, 25, 2026

Malecki, John a/k/a John Malecki, Jr., deceased, of Harrison Township, PA. No. 03355 of 2026. Sandra J. Slagel, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

26-01999 Jun 11, 18, 25, 2026

Moxson, Gloria, deceased, of North Versailles, PA. No. 03584 of 2026. James F. Moxson, Extr., c/o Amanda E. McMillen, Esq., 1928 Ardmore Blvd., Pittsburgh, PA 15221.

26-01189w Jun 11, 18, 25, 2026

Murray, Kenneth David, deceased, of West Mifflin, PA. No. 03341 of 2026. Gerald Berger, Admrx., 1713 Iowa Ave., West Mifflin, PA 15122.

26-01995 Jun 11, 18, 25, 2026

Platz, Alice C., deceased, of Upper St. Clair, PA. No. 03458 of 2026. Daniel M. Flynn, Extr. and Atty., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

26-01988 Jun 11, 18, 25, 2026

Robinson, Helen S., deceased, of Pittsburgh, PA. No. 01284 of 2026. Debra Otey, Extr., c/o Reganne McMichael, Esq., Anderson Law Firm, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

26-01190w Jun 11, 18, 25, 2026

Salopek, Dorothy Jean, deceased, of McKeesport, PA. No. 02604 of 2026. Caroline Rizzo, Admrx., 405 Cowan Drive, Elizabeth, PA 15037 or to Margaret Allison, Esq., 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

26-02000 Jun 11, 18, 25, 2026

Stump, Catherine M., deceased, of White Oak, PA. No. 02169 of 2026. Jacklyn M. Troff, Extr., 2270 Lancelot Drive, North Huntingdon, PA 15642.

26-01990 Jun 11, 18, 25, 2026

Chisick, Joseph A., deceased, of Jefferson Hills, PA. No. 02982 of 2026. Christine Biery, Extr., 114 Lamar Road, Pittsburgh, PA 15241 or to LaRoss C. Campbell, Esq., 187 Hinkel Rd., Pittsburgh, PA 15229.

26-01934 Jun 5, 12, 18, 2026

Higgins, Patrick M. a/k/a Patrick Michael Higgins, deceased, of Pittsburgh, PA. No. 03530 of 2026. Betty T. Smith, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-01154w Jun 5, 12, 18, 2026

Littell, Mary Beth, deceased, of Pittsburgh, PA. No. 3252 of 2026. Kirk A. Littell, Extr., 2511 Mulberry Way, #202, Pittsburgh, PA 15222 or to Jay R. Hagerman, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-01153w Jun 5, 12, 18, 2026

Miller, Seth P., deceased, of Pittsburgh, PA. No. 06149 of 2025. Seth Jacob Miller, Admr., 4112 Hampstead Lane, Woodbridge, VA 22192 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.

26-01935 Jun 5, 12, 18, 2026

Nowinski, Anthony C., deceased, of Pittsburgh, PA. No. 3523 of 2026. Anthony R. Nowinski, Co-Extr. and Lori A. Hiles, Co-Extr., 1849 Fallowfield Avenue, Pittsburgh, PA 15216 or to Charles P. Voelker, Esq., Voelker & Morris, LLC, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.

26-01146w Jun 5, 12, 18, 2026

Occhipinti, John C. a/k/a John Occhipinti, deceased, of Pittsburgh, PA. No. 03525 of 2026. Scott V. Daly, Extr., c/o Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

26-01150w Jun 5, 12, 18, 2026

Phillips, Margaret G., deceased, of Bethel Park, PA. No. 08143 of 2025. William R. Phillips, Extr., 322 Abbey Park Lane, Venetia, PA 15367 or to J. Dustin Barr, Esq., Law Office of J. Dustin Barr, 300 North Market Street, Ligonier, PA 15658.

26-01152w Jun 5, 12, 18, 2026

Szymanski, Julienne, deceased, of Bridgeville, PA. No. 03225 of 2026. Henry J. Szymanski, Jr., Admr., 125 Oak Ridge Drive, Venetia, PA 15367.

26-01148w Jun 5, 12, 18, 2026

Walter, Sr., David G., deceased, of Pittsburgh, PA. No. 06109 of 2025. Michele Wazny, Admrx., 125 Ruth Street, Apt. 211,

Pittsburgh, PA 15211 or to Daniel McIntyre, Esq., P.O. Box 12600, Pittsburgh, PA 15241-0600.

26-01147w Jun 5, 12, 18, 2026

Adams, Robert William, deceased, of McKeesport, PA. No. 03208 of 2026. Wayne T. Adams, Admr., 201 Oberdick Drive, McKeesport, PA 15135 or to Amanda L. DePaulis, Esq., 1711 Lincoln Way, White Oak, PA 15131.

26-01874 Jun 4, 11, 18, 2026

Boehm, Patrick G., deceased, of Pittsburgh, PA. No. 03195 of 2026. Sean P. Boehm, Admr., 2967 Voelkel Avenue, Pittsburgh, PA 15216 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

26-01840 Jun 4, 11, 18, 2026

Bondi, Donald F. a/k/a Francis Bondi, deceased, of McKeesport, PA. No. 4336 of 2023. Kimberly Ann Bondi, Extr., 15126 Willowdale Road, Tampa, FL 33625 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, 600 Grant Street, 50th Fl., Pittsburgh, PA 15219.

26-01843 Jun 4, 11, 18, 2026

Carretta, Frank A. a/k/a Frank Anthony Carretta, deceased, of Turtle Creek, PA. No. 03219 of 2026. Janice M. Carretta, Extr., 105 A Rodger Place, North Versailles, PA 15137 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

26-01847 Jun 4, 11, 18, 2026

Choby, Pamela, deceased, of Pittsburgh, PA. No. 01184 of 2026. Lawrence Choby, Admr., 183 Spring Grove, Pittsburgh, PA 15235.

26-01144w Jun 4, 11, 18, 2026

Dadey, Michael J. a/k/a Michael Dadey a/k/a Michael John Dadey, deceased, of Glassport, PA. No. 02526 of 2026. Ronna L. Dadey, Admrx., 830 Indiana Avenue, Glassport, PA 15045 or to Jerome L. Tierney, Esq., 10531 Center Hwy., N. Huntingdon, PA 15642.

26-01873 Jun 4, 11, 18, 2026

Daley, Catherine T., deceased, of Pittsburgh, PA. No. 03098 of 2026. John M. Daley, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

26-01841 Jun 4, 11, 18, 2026

DeCatur, Darryl J., deceased, of Pittsburgh, PA. No. 03427 of 2026. Zachary Wisniewski, Admr., 617 Tobblecreek Court, Henderson, NV 89011 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 424 South 27th Street, Suite 230, Pittsburgh, PA 15203.

26-01140w Jun 4, 11, 18, 2026

Demare, Irene C. a/k/a Irene C. Daube, deceased, of Pittsburgh, PA. No. 02809 of 2026. Randal W. Daube, Extr., 14 Lodge Street, Pittsburgh, PA 15227 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

26-01876 Jun 4, 11, 18, 2026

DiLulio, Earl M., deceased, of McCandless Township, PA. No. 03437 of 2026. Anthony M. DiLulio, Extr., 619 Park Place, Pittsburgh, PA 15237 or to Daniel L. Sautel, Esq., 4710 Brownsville Road, Pittsburgh, PA 15236.

26-01139w Jun 4, 11, 18, 2026

Dzvonik, Evelyn M. a/k/a Evelyn Dzvonik, deceased, of Glassport, PA. No. 03179 of 2026. Carol Ann Hart, Extr., 205 Monongahela Avenue, Glassport, PA 15045 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

26-01872 Jun 4, 11, 18, 2026

Fried, Suzanne R., deceased, of Pittsburgh, PA. No. 02545 of 2026. Linda Fried, Extr., 123 Shadow Ridge Drive, Pittsburgh, PA 15238 or to Margaret Allison, Esq., 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222.

26-01846 Jun 4, 11, 18, 2026

Hoellein, Eric R., deceased, of South Park, PA. No. 02784 of 2026. William A. Hoellein, Jr., Extr., 6366 Helen Street, South Park, PA 15129 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

26-01871 Jun 4, 11, 18, 2026

Klink, Kelly, deceased, of Munhall, PA. No. 02637 of 2026. Shannon VanKirk, Admrx., 1837 Tilton Drive, Pittsburgh, PA 15241.

26-01138w Jun 4, 11, 18, 2026

Ludwick, Laura R., deceased, of Elizabeth Township, PA. No. 3490 of 2026. Denise H. Lieberman, Extr., 8379 Delaware Avenue, Irwin, PA 15642 or to Daniel P. Beisler, Esq., 41 Robbins Station Road, North Huntingdon, PA 15642.

26-01142w Jun 4, 11, 18, 2026

Magistri, Nancy J., deceased, of Cheswick, PA. No. 00730 of 2026. Kathleen A. Magistri, Admrx., 109 Elizabeth Street, Cheswick, PA 15024 or to Charles J. Grudowski, Esq., Grudowski Law, P.C., 3925 Reed Blvd., Suite 201, Murrysville, PA 15668.

26-01849 Jun 4, 11, 18, 2026

Migliozzi, Dorothy J., deceased, of Plum Borough, PA. No. 00503 of 2026. Anna Marie Rettger, Admrx., 1400 Greendale Drive, Pittsburgh, PA 15239 or to Robert A. Zunich, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

26-01845 Jun 4, 11, 18, 2026

O'Brien, William T., deceased, of Duquesne, PA. No. 03217 of 2026. Victoria A. Garrison, Admrx., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

26-01844 Jun 4, 11, 18, 2026

Overlingas, Michael J., deceased, of Pittsburgh, PA. No. 03130 of 2026. Dana L. Wiley, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

26-01842 Jun 4, 11, 18, 2026

Robertson, Myrna a/k/a Myrna Louise Robertson, deceased, of Turtle Creek, PA. No. 03324 of 2026. Rhonda L. Robertson, Admrx., 507 Larimer Avenue, Turtle Creek, PA 15145 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

26-01875 Jun 4, 11, 18, 2026

Rosella, Michael D. a/k/a Michael Daniel Rosella a/k/a Michael Daniel Rosella, DDS, deceased, of Verona, PA. No. 00533 of 2026. Aligned Partners Trust Company, Extr., 1606 Carmody Court, Suite 300, Sewickley, PA 15143 or to Carolyn A.W. Whitworth, Esq., Eckert Seamans Cherin & Mellott, LLC, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

26-01848 Jun 4, 11, 18, 2026

Santeufemio, Violet a/k/a Violet M. Santeufemio, deceased, of Coraopolis, PA. No. 3274 of 2026. Dominick R. Santeufemio, III, Extr., 101 Loch Shin Drive, Moon Township, PA 15108 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.

26-01143w Jun 4, 11, 18, 2026

Schulte, Duane G., deceased, of Homestead, PA. No. 02978 of 2026. Margaret Jean Schulte, Extr., 208 E. 14th Street, Homestead, PA 15120 or to Melina I.

Georgiades, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017.

26-011839 Jun 4, 11, 18, 2026

Shane, David, deceased, of Bethel Park, PA. No. 05779 of 2012. Wendy J. Ashby, Admrx. and Atty., Ashby Law Offices, 314 West Broad Street, Suite 118, Quakertown, PA 18951.

26-01137w Jun 4, 11, 18, 2026

Uddstrom, John E., deceased, of Pittsburgh, PA. No. 03242 of 2026. Valerie Vogel, Extr., c/o Reganne McMichael, Esq., Anderson Law Firm, LLC, 429 Fourth Avenue, Suite 602, Pittsburgh, PA 15219.

26-01141w Jun 4, 11, 18, 2026

#### Trust Notice

Joanne K. Gasper a/k/a Kathryn Joanne Gasper No. 02-26-00349, late of Pittsburgh, Allegheny County, Pennsylvania, now deceased, having created the Joanne K. Gasper Revocable Trust, dated August 30, 2019 and any amendments thereto, and having appointed Julianne M. Chiesa, Trustee, wish her personal address not to be published. Notice is hereby given to all persons indebted to said Trust to make immediate payment, and to those having claims against the same to present them to: Ashley R. Bozewski, Esquire, Sherrard, German and Kelly, P.C., 535 Smithfield Street, Ste. 300, Pittsburgh, PA 15222.

26-02003 Jun 12, 18, 25, 2026

#### Notice of Trust

The following Trustee requests all persons having claims against the estate of the decedent to make known the same in writing to them or their attorney, and all persons indebted to the decedent to make payment to them without delay.

Pauline Napolitano, deceased of Monroeville, Allegheny County, PA. Ann Zuberbuhler West, Trustee of the Frank Napolitano and Pauline Napolitano Joint Revocable Deed of Trust, dated July 19, 1996, as Amended, or to Joseph R. "Jay" West, Esquire, West & Zuberbuhler, P.C., 2200 Georgetown Drive, Suite 202, Sewickley, Pennsylvania 15143.

26-01870 Jun 4, 11, 18, 2026