

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, April 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 Sheriff's Sale; provided, that if the sale is made on MONDAY, APRIL 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, APRIL, 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, APRIL 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 of 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

84. Kevin R. Rao a/k/a Kevin Richard Rao
MG-24-000743—\$116,005.01
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Avalon: Having erected thereon a dwelling known and numbered as 707 Sylvan Avenue, Pittsburgh, PA 15202. DBV 17060, Page 231, B/L #215-N-11.

Baldwin Borough**2. Paul Delgreco**

GD-21-004568—\$5,105.33
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 Baldwin. Having erected thereon a two-story colonial style dwelling being known and numbered as 627 Brinwood Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 14589, Page 316, Block and Lot Number 59-R-160.

52. Eric Knobel

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

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

56. Brandon Huggins

GD-25-000931—\$3,643.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story brick house being known as 123 Revo Road, Pittsburgh, PA 15236. Deed Book Volume 17163, Page 324. Block & Lot No. 135-B-21.

80. Nancy J. Marchwinski

MG-23-000626—\$69,283.06
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 3053 Harmening Avenue, Pittsburgh, PA 15227. Deed Book Volume 12552, Page 141. Block and Lot Number 94-M-34.

Bellevue**26. Christina Cosacco, Heir of the Estate of Alfredo Cosacco, Deceased, Jeffrey Cosacco, Heir of the Estate of Alfredo Cosacco, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Alfredo Cosacco, Deceased, and the United States of America**

MG-25-000362—\$233,892.07
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two and one half story residential dwelling known and numbered as 238 N. Balph Ave., Pittsburgh, PA 15202, Deed Book Volume 11830, Page 330. Block & Lot No. 215-S-76.

Brackenridge**72. Paul Racioppo**

GD-25-011255—\$47,774.53
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1016 Virginia Way, Brackenridge, PA 15014. Deed Book Volume 12204, Page 64. Block and Lot Number 1224-C-222.

Brentwood**48. Clara Martin**

MG-25-000689—\$38,665.30
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two story brick veneer dwelling being known and numbered as 321 Lawnwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 4059, Page 525. Block and Lot Number 136-N-84.

98. Forward Brentwood Properties, LLC, a Pennsylvania Limited Liability Company

GD-24-010122—\$768,874.46
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon commercial apartment buildings (A thru G) known and numbered as 3045 Pyramid Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 12165, Page 292 and Deed Book Volume 15989, Page 81, Block and Lot 137-G-75.

Carnegie**61. Mary S. Schott, Trustee of the Mary S. Schott Revocable Trust dated January 4, 2010**

GD-25-001944—\$4,770.71
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 townhouse being known as 131 Cathedral Court, Carnegie, PA 15106. Deed Book Volume 14650, Page 101. Block & Lot No. 103-E-260-0A9A.

Castle Shannon**75. Donald J. Redinger and Jacqueline A. Redinger**

MG-25-000842—\$194,957.21
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3359 Mary Place, Pittsburgh, PA 15234. Deed Book Volume 10125, Page 033. Block and Lot Number 249-C-139.

Cheswick**27. Lauren Harmon a/k/a Lauren Birkmeyer, known heir of Brenda Lee Juris and all of the Unknown heirs of Brenda Lee Juris**

GD-25-005054—\$61,965.31
J. Michael McCague, Esq.
412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Cheswick: Having erected thereon a residential dwelling being known and numbered as 616 Pillow Avenue, Cheswick, PA 15024. Deed Book Volume 14715, Page 76, Block and Lot Number 530-C-164.

City of Clairton**77. Estate of James E. Holzer and Sandy Stokes, known heir of James E. Holzer**

MG-24-000836—\$116,183.18
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward of the City of Clairton: Having erected thereon a dwelling

being known and numbered as 725 East Drive, Clairton, PA 15025. Deed Book Volume 13376, Page 55, Instrument # 2007-29733. Block and Lot Number 879-R-268.

95. Norma Hairston and Leah Clifford Ogletree

MG-22-000510—\$37,894.10
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Second Ward in the City of Clairton: Having erected thereon a dwelling being known and numbered as 708 Henry Street, Clairton, PA 15025-1624. Deed Book Volume 13325, Page 515. Block and Lot Number 878-P-26.

Collier**13. Shawn W. McVay**

MG-25-000942—\$88,043.18
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Collier Township: Having erected thereon a dwelling being known and numbered as 210 Brook Street, Carnegie, PA 15106 a/k/a 12 Main Street, Carnegie, PA 15106. Deed Book Volume 12480, Page 230. Block and Lot Number 147-E-2. Alternate Parcel ID. 9905-X-572.

89. Abu Bekir B. Binaliev

AR-24-002646—\$8,227.21
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Collier Township: Having erected thereon a Centennial Pointe Community Services Association dwelling being known and numbered as 623 Freedom Drive, Carnegie, PA 15106. Deed Book 19059, Page 422. Block and Lot Number 202-A-00085.

Crafton**69. Alicia Rae McFarland**

GD-25-006407—\$4,751.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two-story frame house being known as 428 Mueller Avenue, Pittsburgh, PA 15205. Deed Book Volume 18072, Page 151. Block & Lot No. 39-B-61.

Dormont**68. Pgh Laundry, LLC**

GD-24-014582—\$3,075.91
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a one-story commercial dry cleaning building being known as 1608 Potomac Avenue, Pittsburgh, PA 15216. Deed Book Volume 19044, Page 148. Block & Lot No. 63-M-78.

East McKeesport**78. Jill Hubbell and Pittsburg Luxe, LLC**

MG-25-000972—\$132,017.16
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a single family residential dwelling being known and numbered as 1228 McClure Avenue, East McKeesport, PA 15035. Deed Book Volume 19617, Page 203. Block and Lot Number 547-F-47.

Elizabeth Township**24. Dustin C. Pierce**

MG-25-000549—\$82,839.17
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1201 Greenock Buena Vista Road, McKeesport, Pennsylvania 15135. Deed Book Volume 14850, Page 23, Block and Lot Number 0652-G-00009-0000-00.

Emsworth**12. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Lois A. Rusak a/k/a Lois Ann Rusak, Deceased**

GD-25-010359—\$81,335.23
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Having erected thereon a one and one-half brick dwelling being known and numbered as 25 Herron Avenue, Pittsburgh, PA 15202. Deed Book Volume 7899, Page 360. Block and Lot Number 213-G-187.

66. Lance Hilyard and Courtney B. Carpenter

GD-24-013106—\$2,397.25
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Having erected thereon a one-story brick house being known as 98 Locust Street, Pittsburgh, PA 15202. Deed Book Volume 15770, Page 356, Block & Lot No. 213-B-90.

Frazier**28. Linda A. Lyons, Individually and as Sole Remaining Joint Tenant of Sandra L. Lyons, Deceased**

GD-24-012548—\$13,326.13
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazier: Parcel One: Having erected thereon a dwelling being known and numbered as 813 Baileys Run Road, Tarentum, PA 15084. Deed Book 17227, Page 222. Block and Lot Number 1221-L-365.

Parcel Two: Having erected thereon vacant land being known and numbered as 813 Baileys Run Road, Tarentum, PA 15084. Deed Book 17227, Page 222. Block and Lot Number 1221-L-362.

Glassport**39. Unknown Surviving Heir of Mary Capp a/k/a Mary M. Capp**

MG-24-000283—\$38,573.96
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Parcel 1: Having erected thereon a dwelling being known and numbered as 833 Ohio Avenue, Glassport, Pennsylvania 15045. Deed Book Volume 8061, Page 74. Block and Lot Number 0558-L-00075-0000-00.

Parcel 2: Being vacant land being known as Ohio Avenue, Glassport, Pennsylvania 15045. Deed Book Volume 8061, Page 74. Block and Lot Number 0558-L-00074-0000-00.
Parcel 3: Being vacant land being known as Michigan Avenue, Glassport, Pennsylvania 15045. Deed Book Volume 8061, Page 74. Block and Lot Number 0558-L-00073-0000-00.

Green Tree**86. Justin R. Moorcroft**

MG-22-000463—\$211,091.05
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1156 Greenridge Lane, Pittsburgh, PA 15220. Document Number 2018-14233, Deed Book Volume 17211, Page 394. Block and Lot Number 0037-M-00028-0000-00.

Harmar**97. Heather Obringer, as Administratrix of the Estate of Daniel Showalter, Deceased**

GD-25-006231—\$61,100.48
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a one-story residential dwelling known and numbered as 514 Meadowvale Dr., Cheswick, PA 15024. Deed Book Volume 11420, Page 571. Block & Lot No. 621-H-24.

Harrison**22. Daneli G. Arreola**

MG-25-000897—\$185,284.75
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 710 Jefferson Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 19796, Page 214. Block and Lot Number 1679-K-00206-0000-00.

58. Theresa Dlugopolski

GD-23-011763—\$3,398.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one-story brick house being known as 1429 Pacific Avenue, Natrona Heights, PA 15065. Deed Book Volume 17919, Page 145. Block & Lot No. 1368-B-3.

102. Deborah L. Fajbik, solely in her capacity as known heir of Dolores L. Szuch, deceased and Michelle E. Szuch, solely in her capacity as known heir of Dolores L. Szuch, deceased and Leslie R. Kunselman, solely in her capacity as known heir of Dolores L. Szuch, deceased and James J. Szuch Jr., solely in his capacity as known heir of Dolores L. Szuch, deceased and the Unknown Heirs of Pamela Leipertz and the Unknown Heirs of Dolores L. Szuch

GD-24-011604—\$220,985.89
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harrison: Having erected thereon a dwelling being known and numbered as 201 Banbury Lane, Natrona Heights, PA 15065. Deed Book Volume 5375, Page 201. Block and Lot Number 2203-D-66.

Homestead**90. Garrick W. Reed; and the Secretary of Housing and Urban Development**

MG-25-000551—\$47,308.00
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Homestead: Having erected thereon a dwelling being known and numbered as 336 W. 11th Ave., Homestead, PA 15120. Deed Book Volume 15912, Page 588. Block and Lot Number 0131-A-00381-0000-00 a/k/a 0131-A-00381.

Indiana**42. Douglas M. Grimsley and Paula A. Grimsley**

GD-25-011355—\$167,240.15
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Indiana Township: Having erected thereon a dwelling being known and numbered as 214 Burwick Court, Pittsburgh, PA 15238. Deed Book Volume 14081, Page 348. Block and Lot Number 0835-A-00001-0000-00.

Jefferson Hills**65. Michael H. Pasko**

GD-25-004260—\$2,471.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a one-story frame house being known as 120 Reed Drive, Clairton, PA 15025. Deed Book Volume 17720, Page 548. Block & Lot No. 659-B-43.

Leet**1. Samantha Jolene Orwig a/k/a Samantha Jolene Fogle and Kirk Vincent Orwig, Sr.**

MG-23-000867—\$140,830.76
Jared M. Greenberg, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, Leet Township: A single family dwelling being known and numbered as 186 Oak Street, Ambridge, PA 15003. Deed Book Volume 18897, Page 355. Block and Lot Number 815-A-228.

50. Dane Riley Birks

MG-24-000772—\$206,854.30
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a dwelling being known and numbered as 120 Short Street, Ambridge, PA 15003. Deed Book Volume 17925, Page 334. Block and Lot 0934-K-00105-0000-00.

City of McKeesport**6. Lisa M. Roma**

GD-23-008962—\$25,804.73
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 933 Fawcett Avenue, McKeesport, PA 15132. Deed Book 16256, Page 429. Block and Lot Number 461-B-363.

33. PI Properties 22, LLC

GD-25-008154—\$387,975.41
Andrew J. Soven, Esq.
215-267-3018

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a commercial building being known and numbered as 2725 Walnut Street, McKeesport, PA 15132. Deed Book Volume 19471, Page 478. Block and Lot Number 464-E-55.

35. Michael E. Floris

MG-25-000974—\$19,725.54
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 3904 Anderson Avenue, McKeesport, PA 15132 a/k/a 3904 Anderson Street, McKeesport, PA 15132. Document Number 2024-2802, Deed Book Volume 19567, Page 337. Block and Lot Number 0461-E-00325-0000-00.

101. Javier Gonzalez Otano, solely in capacity as heir of Carlos Gonzalez a/k/a Carlos Gonzalez Otano a/k/a Carlos J. Gonzalez Otano, Deceased, Carlos Jose Gonzalez, Sr., solely in capacity as heir of Carlos Gonzalez a/k/a Carlos Gonzalez Otano, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carlos Gonzalez a/k/a Carlos Gonzalez Otano a/k/a Carlos J. Gonzalez Otano, Deceased

MG-25-000604—\$121,000.81
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1220 Ravine Street, McKeesport, Pennsylvania 15132. Deed Book Volume 19526, Page 1, Instrument Number 2023-33644, Block and Lot Number 382-D-274.

Millvale**32. Jeanne Marie Peitz**

GD-24-005645—\$12,709.58
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 22 Friday Road, Pittsburgh, PA 15209. Deed Book 11440, Page 332. Block and Lot Number 118-L-316.

99. Joseph Konzier

GD-25-008540—\$28,455.50
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a commercial building known and numbered as 701 Evergreen Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 17137, Page 206, Block and Lot 118-G-114.

Monroeville**18. Keith A. Sims and Sherry A. Smith**

MG-25-000475—\$292,903.92
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 4611 Northern Pike, Monroeville, PA 15146. Deed Book Volume 18776, Page 335. Block and Lot Number 1107-E-207.

30. Lehretta J. Wilson-Hale

GD-25-007755—\$29,251.41
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 223 Summers Drive,

Monroeville, PA 15146. Deed Book 8162, Page 571. Block and Lot Number 638-L-116.

40. Kimberly D. Andrews a/k/a Kim Andrews

MG-22-001017—\$118,040.35
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 614 Brightberry Rd., Monroeville, PA 15146. Deed Book Volume 16835, Page 418. Block and Lot Number 0637-G-00017-0000-00.

Moon**81. Lynne J. Boley**

MG-24-000907—\$94,001.77
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Moon Township: Parcel 1: Having erected thereon a dwelling being known and numbered as 834 Royal Avenue, Coraopolis, PA 15108. Deed Book Volume 9776; Page 420. Block and Lot Number 0418-C-00203-0000-00.

Parcel 2: Being vacant land being known as Royal Avenue, Coraopolis, PA 15108. Deed Book Volume 9776, Page 420. Block and Lot Number 0418-C-00207-0000-00.

Mt. Lebanon**59. Mario Silipigni**

GD-25-004854—\$9,939.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two-story brick house being known as 232 Sleepy Hollow Road, Pittsburgh, PA 15216. Deed Book Volume 16649, Page 48. Block & Lot No. 140-A-32.

Mt. Oliver**44. Dominique Jonte Johnson**

MG-24-000790—\$60,592.46
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 609 Hays Avenue, Pittsburgh, PA 15210. Deed Book Volume 13605, Page 578. Block and Lot Number 33-L-345.

Munhall**3. Marjorie Krisek n/k/a Marjorie Kylloran**

GD-18-007616—\$17,161.24
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 226 East 19th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 4189, Page 31, Block and Lot Number 131-H-154.

15. Kimberly Wilson

GD-23-013184—\$39,538.08
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 1253 Ravine Street, Homestead, Pennsylvania 15120. Deed Book Volume 14525, Page 115, Block and Lot Number 180-E-148.

16. David W. Santiago, Known Heir of Joyce A. Santiago, Deceased

GD-24-006829—\$12,308.54
 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, colonial-style, brick dwelling, known and numbered as 4135 Davis Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 7145, Page 121, Block and Lot Number 133-L-117.

17. Busy Bee Enterprises

GD-24-011874—\$19,616.31
 Jeffrey D. Ries, Esq.
 412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two story, old-style frame dwelling, known and numbered as 700 East 14th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 12002, Page 347, Block and Lot Number 130-S-256.

53. Michael Coffey a/k/a Michael Boyd Coffey

MG-25-000787—\$161,310.83
 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 3519 Forest Avenue, Homestead, PA 15120. Deed Book 17616, Page 483. Block and Lot Number 132-P-23.

93. Todd E. Yura and Elizabeth L. Yura

MG-25-000767—\$87,372.55
 Carolyn Treglia, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3645 Sunset Drive, Homestead, PA 15120 a/k/a 3645 Sunset Drive, Munhall, PA 15120. Deed Book Volume 17276, Page 330. Block and Lot Number 0133-B-00122-0000-00 a/k/a 0133B00122000000.

North Braddock**76. Kelly L. Thompson, Rebecca M. Thompson and Daniel F. Thompson**

MG-25-000587—\$54,689.53
 Emmanuel J. Argenti, Esq.
 856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 1204 Ridge Avenue, Braddock, PA 15104. Deed Book Volume 8541, Page 616. Block and Lot Number 374-K-233.

North Fayette**5. Micheline N. Lyscik and Louis M. Darnley**

MG-24-000683—\$113,150.83
 Danielle Johnson, Esq.
 212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette: Having erected thereon a dwelling being known and numbered as 206 Chestershire Drive, Oakdale, PA 15071. Deed Book Volume 12972, Page 164. Block and Lot Number 0589-G-00007-000-00.

North Versailles**51. Kelsey Castriota and Conner Bischak a/k/a Conner Bishak**

MG-24-000831—\$155,621.16
 LOGS Legal Group LLP
 610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 327 Foster Road, North Versailles, PA 15137. Deed Book Volume 18981, Page 360, Block and Lot 0548-H-00123-0000-00.

57. Thomas P. Magar

GD-24-007794—\$3,432.97
 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 1120 Jacks Run Road, North Versailles, PA 15137. Deed Book Volume 11244, Page 231. Block & Lot No. 645-S-97.

O'Hara**87. Michael J. Selwood; and the United States of America, Department of Treasury, Internal Revenue Service**

MG-25-000537—\$271,863.49
 MDK Legal
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 124 Crofton Drive, Pittsburgh, PA 15238. Document Number 2011-4557, Deed Book Volume 14514, Page 187. Block and Lot Number 0289-M-00058-0000-00.

Penn Hills**4. Brooke M. Spencer and Gary L. Collins, III**

GD-25-003674—\$209,643.47
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 323 Morrow Dr., Pittsburgh, PA 15235. Deed Book Volume 18152, Page 154. Block and Lot Number 0450-H-00332-0000-00.

19. Sharon M. Kelly, Individually, and in Her Capacity as Administratrix of the Estate of Lee W. Kelly

MG-25-000786—\$32,935.50
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 325 Poe Drive, Pittsburgh, PA 15235. Deed Book Volume 15747, Page 344. Block and Lot Number 0450-M-00205-0000-00.

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

GD-25-005609—\$153,835.47
 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 7214 Travella Boulevard, Pittsburgh, PA 15235-1158 a/k/a 7214 Travella Boulevard, Penn Hills, PA 15235-1158. Deed Book Volume 19383, Page 541. Block and Lot Number 173-D-342.

41. Rebecca E. Worth, Individually, and in Her Capacity as Heir of Frances J. Worth; Roberta Worth, Individually, and in Her Capacity as Heir of Frances J. Worth; John F. Worth, Jr., in His Capacity as Heir of Frances J. Worth; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Frances J. Worth

MG-25-000621—\$33,075.05
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 556 Jefferson Road, Pittsburgh, PA 15235. Deed Book Volume 8156, Page 482. Block and Lot Number 0450-H-00110-0000-00.

46. Christopher A. Sauer, Sandra K. Sauer and the Secretary of Housing and Urban Development

MG-25-000737—\$50,942.72
 Leon P. Haller, Esq.
 Purcell, Krug and Haller
 717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 269 Lansdowne Drive, Verona, PA 15147. Deed Book Volume 14119, Page 272. Block and Lot Number 447-E-369.

55. C. Edward Eckert, Jr.

GD-25-003694—\$11,420.63
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story industrial building being known as 1600 Hulton Road, Verona, PA 15147. Deed Book Volume 9863, Page 189, Block & Lot No. 533-S-225.

88. Brian J. Ellis

MG-24-000112—\$232,758.03
 Eric Rochkind, Esq.
 McCabe, Weisberg & Conway, LLC
 856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 815 Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441. Block and Lot Number 0369-N-00356-0000-00. Parcel 2: Being vacant land being known as Churchill Avenue, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16737, Page 441. Block and Lot Number 0369-N-00305-0000-00.

94. Joseph B. Whiteford and Gwenn C. Whiteford

GD-25-000506—\$192,412.62
 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 1188 Hamil Road, Verona, PA 15147. Deed Book Volume 16913, Page 544. Block and Lot Number 0534-R-00239.

Port Vue**62. Julian Thomas and Stephanie Thomas**

GD-19-004622—\$4,366.32
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one-story brick house being known as 1012 Bellair Road, McKeesport, PA 15133. Deed Book Volume 18797, Page 263. Block & Lot No. 383-N-357.

Ross**54. Erwin F. Hamel, Jr.**

GD-22-000343—\$43,230.63
 Lisa M. Burkhart, Esq.
 412-532-4110

All the following described real estate situated in the Commonwealth of

Pennsylvania, County of Allegheny, and Township of Ross. Having erected thereon a condominium unit being known and numbered as 351 Hawthorn Court, Pittsburgh, Pennsylvania 15237. Deed Book 8634, Page 403. Block and Lot 0517-M-00351-0000-00.

60. Traci L. Frankovich

GD-24-012419—\$2,788.16
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two-story masonry frame house being known as 107 Congalton Road, Pittsburgh, PA 15237. Deed Book Volume 14848, Page 328. Block & Lot No. 353-P-93.

70. Ryan OKeefe

GD-25-008022—\$5,309.23
 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 118 Brunner Drive, Pittsburgh, PA 15214. Deed Book Volume 11941, Page 1. Block & Lot No. 162-E-118.

Scott**11. Jason Rionda**

MG-25-000909—\$182,310.57
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 116 Knox Street, Bridgeville, PA 15017. Deed Book 18968, Page 585. Block and Lot Number 144-P-266.

Shaler

10. Angela Conroy Solely in Her Capacity as Heir of Larry W. Conroy a/k/a Lawrence W. Conroy, Deceased, Jamal Conroy Solely in his Capacity as Heir of Larry W. Conroy a/k/a Lawrence W. Conroy, Deceased, the Unknown Heirs of Larry W. Conroy a/k/a Lawrence W. Conroy, Deceased

MG-25-000172—\$132,244.14
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 109 Elfinwild Road, Allison Park, PA 15101. Deed Book 19996, Page 261. Block and Lot Number 615-M-95.

14. All Unknown Heirs, Executors, Assigns and All Persons, Firms or Associations Claiming Right, Title, or Interest From or Under Frederick C. Reinheimer, Deceased

GD-24-011615—\$42,472.89
 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 111 Fall Run Road, Glenshaw, Pennsylvania 15116, Deed Book Volume 13793, Page 279, Block and Lot 356-E-333.

49. Allan Lynn Cosby, Individually and as Personal Representative of the Estate of Laurence Gilbert Cosby a/k/a Laurence G. Cosby a/k/a Laurence G. Cosby, Sr., Deceased

MG-23-000687—\$135,459.31
 The Law Office of Gregory Javardian, LLC
 215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 221 South

Magnolia Drive, Glenshaw, PA 15116. Deed Book Volume 14868, Page 443. Block and Lot Number 285-B-265.

63. Mark P. Frankovich

GD-25-003341—\$2,314.12
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 239 Elbe Drive, Pittsburgh, PA 15209. Deed Book Volume 14240, Page 462. Block & Lot No. 118-D-52.

South Park

8. Mary L. Forsythe

MG-25-000652—\$255,842.33
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 4035 Crown Drive, South Park, PA 15129. Deed Book 18402, Page 292. Block and Lot Number 886-N-85.

Stowe

34. Gina M. Gerwell, as believed Heir to the Estate of Janet K. Gerwell; Unknown Heirs, to the Estate of Janet K. Gerwell; Unknown Administrators, to the Estate of Janet K. Gerwell

MG-25-000843—\$61,340.58
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 118 Euclid Avenue, McKees Rocks, PA 15136. Document Number 2003-32790, Deed Book Volume 11792, Page 154. Block and Lot Number 0111-M-00310-0000-00.

36. Jeanne McKivitz a/k/a Jeanne M. McKivitz

GD-25-010632—\$62,741.85
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 1119 Charles Street, McKees Rocks, PA 15136. Document Number 200813, Deed Book Volume 10348, Page 412. Block and Lot Number 0072-G-00350-0000-00.

Turtle Creek

7. Debbie A. Gdovic

MG-25-000533—\$104,759.24
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 408 Charles Street, Turtle Creek, PA 15145. Deed Book 16850, Page 85. Block and Lot Number 455-L-307.

Upper St. Clair

31. David P. Mitchell, Trustee of the Mitchell Living Trust

GD-24-012930—\$31,037.86
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 1713 Pinetree Drive, Pittsburgh, PA 15241. Deed Book 16221, Page 59. Block and Lot Number 669-P-32.

73. Lindsay Salapow

MG-22-000040—\$278,289.67
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 312 Fort Couch Road, Pittsburgh, PA 15241 a/k/a 312 Fort Couch Road, Upper St. Clair, PA 15241. Deed Book Volume 18282, Page 534. Block and Lot Number 319-R-203.

Verona

100. 415 West Warrington Avenue Associates LP

GD-25-009814—\$24,800.55
Megan M. Turnbull, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon an industrial building, known as 20 River Road, Verona, PA 15147. Deed Book 12663, Page 375. Block and Lot Number 364-F-230.

Whitehall

83. Celeste Dewald, as Administratrix and Heir of the Estate of Joshua D. Dewald, deceased

MG-25-000947—\$189,837.73
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 3331 Reiland Street, Pittsburgh, PA 15227. Deed Book 19855, Page 109. Block and Lot 189-N-165.

Wilkinsburg

9. Mallard Wilson and Christopher Brian Wilson

MG-25-000615—\$14,499.83
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 1302 Coal Street, Pittsburgh, PA 15221. Deed Book 10706, Page 438. Block and Lot Number 232-P-214.

103. Luanne Tramber

GD-25-011768—\$15,889.42
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Ella Street, Pittsburgh, PA 15221. Deed Book 10548, Page 15. Block And Lot Number 233-K-73.

104. Harold R. Christian

GD-25-011761—\$21,542.10
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Taft Way, Pittsburgh, PA 15221. Deed Book 8540, Page 383. Block and Lot Number 232-P-154.

105. Monica Bryant

GD-25-011771—\$15,648.44
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as 58 Labelle Avenue, Pittsburgh, PA 15221. Deed Book 8705, Page 646. Block and Lot Number 232-S-106.

106. Darius Pop

GD-25-011773—\$9,475.40
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 13022, Page 572. Block and Lot Number 233-F-276.

107. Sarah Farmer Gudger a/k/a Sarah Farmer

GD-25-011774—\$10,060.16
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Swissvale Avenue, Pittsburgh, PA 15221. Deed Book 6110, Page 935. Block and Lot Number 232-P-99.

108. Greg Roberts

GD-25-011775—\$12,448.92
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as 1050 Montier Street, Pittsburgh, PA 15221. Deed Book 6257, Page 441. Block and Lot Number 233-B-159.

109. Mabel L. Jackson

GD-25-011757—\$16,992.18
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Sherman Street, Pittsburgh, PA 15221. Deed Book 4478, Page 51. Block and Lot Number 232-L-11.

110. Sherman Street Associates

GD-25-011750—\$16,077.33
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Sherman Street, Pittsburgh, PA 15221. Deed Book 11125, Page 200. Block and Lot Number 232-L-52.

111. SWG Associates, LP 1116

GD-25-011772—\$26,036.82
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as 1116 Wood Street, Pittsburgh, PA 15221. Deed Book 9121, Page 215. Block and Lot Number 175-S-278.

112. Thomas Parson

GD-25-011752—\$6,782.33
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as 1028 Hill Avenue, Pittsburgh, PA 15221. Deed Book 11790, Page 293. Block and Lot Number 232-P-151.

113. Raymond W. Reed

GD-25-011753—\$15,454.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as 1891 Fairlawn Street, Pittsburgh, PA 15221. Deed Book 8343, Page 54. Block and Lot Number 232-G-33.

114. Earl Alonzo Simmons

GD-25-011756—\$21,674.12
Jennifer L. Cerce, Esq.
412-242-4400

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

Wilkinsburg: Being vacant land known and numbered as 810 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 8781, Page 430. Block and Lot Number 232-J-317.

Pittsburgh—5th Ward

21. Markell Carter, in His Capacity as Heir of Brenda Carter; & Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Brenda Carter

MG-25-000730—\$142,664.45
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 5th Ward: Having erected thereon a dwelling being known and numbered as 7 Davenport St., Pittsburgh, PA 15219. Deed Book Volume 10379, Page 376. Block and Lot Number 0010-N-00036-0000-00.

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

GD-25-005477—\$162,021.50
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Fifth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2904 White Street, Pittsburgh, PA 15219-3948. Deed Book Volume DE 18634, Page 287. Block and Lot Number 25-S-173-A.

Pittsburgh—10th Ward

45. Tonya M. Dowdy

MG-25-000920—\$23,370.74
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1603 Morningside Avenue Pittsburgh, PA 15206. Deed Book Volume 11030, Page 113. Block and Lot Number 121-N-81.

Pittsburgh—13th Ward

92. Albert Humphries; Essie Humphries; Ethel Louise Mitchell, Heir in Her Capacity to the Estate of Lewis R. Mitchell, Sr., Deceased; Lewis Mitchell, Jr., Heir in His Capacity to the Estate of Lewis R. Mitchell, Sr., Deceased; Anthony Mitchell, Heir in His Capacity to the Estate of Lewis R. Mitchell, Sr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Lewis R. Mitchell, Sr., Deceased

MG-23-000523—\$34,172.12
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7926 Inglenook Pl., Pittsburgh, PA 15208. Deed Book Volume 15773, Page 358. Block and Lot Number 0175-D-00163-0000-00.

Pittsburgh—17th Ward

29. Thomas Joseph O'Connor a/k/a Thomas O'Connor

GD-25-000683—\$172,519.14
Nicholas J. Kiger, Esq.
412-350-1025

In the Commonwealth of Pennsylvania, County of Allegheny, and City of Pittsburgh

17th Ward: Having erected thereon a residential single-family dwelling being known and numbered as 17 Saint Leo St., Pittsburgh, PA 15203; Deed Instrument No. 2023-27898; which has a Block and Lot of 13-A-27.

Pittsburgh—19th Ward

43. Christian J. Pistorius, Solely in His Capacity as Administrator of the Estate of James M. Pistorius

MG-24-000311—\$20,655.97

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a dwelling being known and numbered as 2710 Pioneer Ave., Pittsburgh, PA 15226. Deed Book Volume 10146, Page 342. Block and Lot Number 0062-P-00220-0000-00.

47. Jennifer L. Tuttle and the Secretary of Housing and Urban Development

MG-25-000836—\$33,560.08

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1307 Rutherford Avenue, Pittsburgh, PA 15216. Deed Book Volume 11551, Page 145. Block and Lot Number 16-P-161.

Pittsburgh—20th Ward

20. Debra Jo Anderson

GD-25-010770—\$118,645.38

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 324-328 Minton Street, Pittsburgh, PA 15204. Deed Book Volume 17714, Page 122. Block and Lot Number 0042-H-00148-0000-00.

Pittsburgh—22nd Ward

115. FDPITT, LLC

MS-25-002613—\$4,847,319.31

Raymond A. Quaglia, Esq.
Heath Khan, Esq.
215-665-8500

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 22nd Ward of the City of Pittsburgh: Parcel One: Having erected thereon a commercial building and other improvements being known and numbered as 1215 Brighton Road, Pittsburgh, PA 15233. Deed Book Volume 16926, Page 211. Block and Lot Number 23-N-10.

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Parcel Two:

Having erected thereon a commercial building and other improvements being known and numbered as 8184 Frankstown Avenue Pittsburgh, PA 15221. Deed Book Volume 16926, Page 216. Block and Lot Number 231-N-17.

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Parcel Three: Having erected thereon a commercial building and other improvements being known and numbered as 2928 Sheraden Boulevard, Pittsburgh, PA 15204. Deed Book Volume 16926, Page 220. Block and Lot Number 42-R-304.

Parcel Four: Having erected thereon a commercial building and other improvements being known and numbered as 2928 Sheraden Boulevard, Pittsburgh, PA 15204. Deed Book Volume 16926, Page 220. Block and Lot Number 42-R-312.

Parcel Five: Being vacant land known and numbered as 2928 Sheraden Boulevard, Pittsburgh, PA 15204. Deed Book Volume 16926, Page 220. Block and Lot Number 42-R-314.

Pittsburgh—25th Ward

82. Roy Lee Smith, Sr.

GD-24-008973—\$14,518.29

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a dwelling being known and numbered as 107 E. Jefferson Street, Pittsburgh, PA 15212. Deed Book Volume 14543, Page 493. Block and Lot Number 0023-F-00182-0000-00.

Pittsburgh—27th Ward

25. Jessica M. Johnson

MG-25-000886—\$32,179.16

Eric Rokchind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3022 Wadlow Street, Pittsburgh, Pennsylvania 15212. Deed Book Volume 16397, Page 586, Block and Lot Number 0076-N-00304-0000-00.

Pittsburgh—29th Ward

96. Sonja Jean Price, solely in her capacity as known heir of Morris B. Pohland, deceased

GD-25-010452—\$145,232.56

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Twenty-ninth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2255 Almont St., Pittsburgh, PA 15210-4506. Deed Book Volume 1098, Page 427. Block and Lot Number 95-L-119.

Pittsburgh—30th Ward

23. Jeff J. Cullens and Maxine A. Cullens

MG-25-000733—\$15,062.98

Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 212 Charles Street, Pittsburgh, Pennsylvania 15210. Deed Book Volume 6451, Page 29. Block and Lot Number 0014-K-00310-0000-00.

Pittsburgh—31st Ward

79. Shelby Milbee

MG-24-000609—\$54,956.42

Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Parcel No. 1: Being vacant land known and numbered as Muldowney Avenue, Pittsburgh, PA 15207. Deed Book Volume 15090, Page 497. Block and Lot Number 184-J-220.

Parcel No. 2: Having erected thereon a single family residential dwelling being known and numbered as 1400 Muldowney Avenue, Pittsburgh, PA 15207. Deed Book Volume 15090, Page 497. Block and Lot Number 184-J-222.

Parcel No. 3: Being vacant land known and numbered as Muldowney Avenue, Pittsburgh, PA 15207. Deed Book Volume 15090, Page 497. Block and Lot Number 184-J-223.

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.sheriffallegheycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Mar 12, 2026

Mar 13, 20, 27, 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:

Bade, Monique, deceased, of Munhall, PA. No. 01680 of 2026. Elaina Skiba, Extr., 715 Delaware Avenue, Glassport, PA 15045 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236.

26-00564w Mar 20, 27; Apr 2, 2026

Baginski, Dolores J., deceased, of Pittsburgh, PA. No. 01603 of 2026. Jason C. Baginski, Extr. and Atty., 630 Foxhurst Road, Pittsburgh, PA 15238.

26-00567w Mar 20, 27; Apr 2, 2026

Calabrese, Raymond J. a/k/a Raymond Joseph Calabrese, deceased, of Pittsburgh, PA. No. 01699 of 2026. Shawn Wanner, Admr., c/o Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

26-00571w Mar 20, 27; Apr 2, 2026

Carter, George T., deceased, of Pittsburgh, PA. No. 01622 of 2026. Edith C. Suzensky, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

26-00561w Mar 20, 27; Apr 2, 2026

Gabig, Jr., Frank F., deceased, of Pittsburgh, PA. No. 01693 of 2026. Jennifer L. Monahan, Extr., 1070 Summer Place, Pittsburgh, PA 15243 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

26-00563w Mar 20, 27; Apr 2, 2026

McDonald, Jr., Richard L., deceased, of Whitehall, PA. No. 07840 of 2025. Ann Elizabeth Pitassi, Extr., 117 Village Lane, Finleyville, PA 15332 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 108 W. McMurray Rd., Canonsburg, PA 15317.

26-00560w Mar 20, 27; Apr 2, 2026

Moon Stallings, Elizabeth Josette, deceased, of Pittsburgh, PA. No. 01291 of 2026. Tamara Moon-Dixon, Extr., 2405 Marbury Road, Pittsburgh, PA 15221 or to Michael E. Hooper, Esq., Obermayer Rebmann Maxwell & Hippel, LLP, 525 William Penn Place, Suite 1710, Pittsburgh, PA 15219.

26-00827 Mar 20, 27; Apr 2, 2026

Preskar, Susan M., deceased, of Pittsburgh, PA. No. 1614 of 2026. Michael E. Preskar, Extr., 4292 Neilltown Rd., Pleasantville, PA 16341 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

26-00570w Mar 20, 27; Apr 2, 2026

Regan, Patricia A., deceased, of Jefferson Hills, PA. No. 01116 of 2026. Jennifer McHugh, Extr., 418 Lexie Way, Jefferson Hills, PA 15025 or to R. Damien Schorr, Esq., 1015 Irwin Drive, Pittsburgh, PA 15236.

26-00565w Mar 20, 27; Apr 2, 2026

Looking to hire an attorney, paralegal, legal assistant, legal secretary or legal administrator?
Post your employment opportunity on jobs.acba.org.

Sanders, Martin R. a/k/a Martin Robert Sanders, deceased, of Pittsburgh, PA. No. 01530 of 2026. Stephen W. Eggar, Extr., 441 East Garden Road, Pittsburgh, PA 15227 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 108 W. McMurray Rd., Canonsburg, PA 15317.

26-00568w Mar 20, 27; Apr 2, 2026

Stone, Susette G., deceased, of Plum, PA. No. 01665 of 2026. Jeffrey D. Stone, Extr., 90 Adalia Avenue, Tampa, FL 33606 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

26-00569w Mar 20, 27; Apr 2, 2026

Thornton-Hemby, Kim Levette, deceased, of Pittsburgh, PA. No. 01624 of 2026. Sharise Nance, Admrx., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd., 2nd Floor, Suite 2, Pittsburgh, PA 15235.

26-00562w Mar 20, 27; Apr 2, 2026

Anania, Mary Ellen, deceased, of Moon Township, PA. No. 05882 of 2025. Mark J. Calabro, Extr., 530 Greendale Avenue, Pittsburgh, PA 15218 or to Brooke B. McMorrow, Esq., McMorrow Law, LLC, 10475 Perry Hwy., Ste. 204, Wexford, PA 15090.

26-00786 Mar 13, 20, 27, 2026

Bittner, James E., deceased, of Bethel Park, PA. No. 08257 of 2025. Linda Morris, Extr., 9 Windsor Place, Bethel Park, PA 15102 or to Christopher P. Buda, Esq., Buda Law, 1330 Arrowood Drive, Pittsburgh, PA 15243.

26-00513w Mar 13, 20, 27, 2026

Charlton, III, Charles P., deceased, of Pittsburgh, PA. No. 00548 of 2026. Carol Slopek, Admrx., 616 Water View Drive, Cranberry Twp., PA 16066 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

26-00514w Mar 13, 20, 27, 2026

Lersch, Barbara A., deceased, of Pittsburgh, PA. No. 01317 of 2026. Jeffrey J. Lersch, Extr., 2820 Timothy Avenue, Redondo Beach, CA 90278 or to Carl B. Zacharia, Esq., Zacharia Brown P.C., 108 West McMurray Road, McMurray, PA 15317.

26-00511w Mar 13, 20, 27, 2026

McGurgan, Robert J., deceased, of Pittsburgh, PA. No. 135 of 2026. Colleen M. McGurgan, 3810 Prospect Ave., Pittsburgh, PA 15234 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.

26-00787 Mar 13, 20, 27, 2026

Miller, Betty Jane, deceased, of McKeesport, PA. No. 00806 of 2026. James W. Miller, Extr., 3213 Orchard Street, McKeesport, PA 15132 or to Colin B. May, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

26-00504w Mar 13, 20, 27, 2026

Nadzam, Kimberly a/k/a Kimberly A. Nadzam, deceased, of South Park, PA. No. 01205 of 2026. Carole Aiello, Admrx., c/o Vincent J. Roskovensky, II, Esq., 9 Court Street, Uniontown, PA 15401.

26-00785 Mar 13, 20, 27, 2026

Otway, Michele, deceased, of Pittsburgh, PA. No. 01466 of 2026. Sarah V. Otway, Extr., 693 Oxford Blvd., Pittsburgh, PA 15243 or to Michael D. Seymour, Esq., Law Offices of Michael D. Seymour, 5074 West Library Avenue, Suite 300, Bethel Park, PA 15102.

26-00505w Mar 13, 20, 27, 2026

Pendel, Anita M., deceased, of Kennedy Township, PA. No. 01182 of 2026. John R. Pendel, Extr., 22 Green Oak Dr., Coraopolis,

PA 15108 or to John Linkosky, Esq., John Linkosky, 715 Washington Ave., Carnegie, PA 15106.

26-00512w Mar 13, 20, 27, 2026

Siranovich, Mary Ann, deceased, of Allison Park, PA. No. 07837 of 2025. Lisa Siranovich, Admrx., 2166 S. Villa Drive, Gibsonia, PA 15044.

26-00510w Mar 13, 20, 27, 2026

Thomas, Carissa, deceased, of Homestead, PA. No. 1471 of 2026. Logan Thomas, Admrx., c/o Todd T. Zwikl, Esq., Zwikl Law Offices, PLLC, 301 Grant Street, Suite 270, Pittsburgh, PA 15219.

26-00515w Mar 13, 20, 27, 2026

Baily, Robert Thomas a/k/a Robert T. Baily, deceased, of Plum, PA. No. 01036 of 2026. Janice B. Albright, Admrx., 73 Clark Road, Wells, ME 04090 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

26-00709 Mar 6, 13, 20, 2026

Bartok, Linda E., deceased, of Pittsburgh, PA. No. 6342 of 2025. John A. Bartok, II, Admrx., 3717 Haven Street, Pittsburgh, PA 15204 or to Dennis A. Uram, Esq., 342 Forest Grove Rd., Coraopolis, PA 15108.

26-00436w Mar 6, 13, 20, 2026

Bummer, Kathleen L., deceased, of Allison Park, PA. No. 00997 of 2026. Karen A. Banko, Extr., 742 Spencer Woods Drive, Glenshaw, PA 15116 or to James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.

26-00713 Mar 6, 13, 20, 2026

Dee, Robert W. a/k/a Robert William Dee, deceased, of Leetsdale, PA. No. 01133 of 2026. Matthew Robert Dee, Admrx., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

26-00707 Mar 6, 13, 20, 2026

Hamler, Russell, deceased, of Pittsburgh, PA. No. 00906 of 2026. Jeffrey Hamler, Extr., 2810 Queensboro Avenue, Pittsburgh, PA 15226 or to Justin D. Okun, Esq., Farrell Weaver & Okun, 1428 Banksville Road, Pittsburgh, PA 15216.

26-00710 Mar 6, 13, 20, 2026

Leabscher, Michael R., deceased, of Pittsburgh, PA. No. 00953 of 2026. James Harbaugh, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

26-00706 Mar 6, 13, 20, 2026

Matisko, Thomas J., deceased, of Springdale Borough, PA. No. 00975 of 2026. Daniel N. Matisko, Extr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

26-00711 Mar 6, 13, 20, 2026

McCurdy, Charles W., deceased, of Pittsburgh, PA. No. 01114 of 2026. Beth A. Miller, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

26-00432w Mar 6, 13, 20, 2026

Phares, Ronald Bryant a/k/a Ronald B. Phares, deceased, of Glassport, PA. No. 00872 of 2026. Scott B. Phares, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

26-00705 Mar 6, 13, 20, 2026

Stellitano, Jr., Paul A., deceased, of Penn Hills, PA. No. 00609 of 2026. Cecilia M. Herbig, Extr., 302 Dunbar Drive, Pittsburgh, PA 15235-5403 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

26-00708 Mar 6, 13, 20, 2026

Szymanski, Loretta Nancy a/k/a Loretta N. Szymanski, deceased, of Pittsburgh, PA. No. 01004 of 2026. Ethel Sofranko, Extr., 650 Camp Meeting Road, Sewickley, PA 15143 or to Melina I. Georgiades, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017.

26-00712 Mar 6, 13, 20, 2026

Wylie, Joan Z., deceased, of Pittsburgh, PA. No. 01113 of 2026. Stephen P. Wylie, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

26-00430w Mar 6, 13, 20, 2026

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
GD-25-007364

Bank of America, N.A., Plaintiff vs Financeamerica Cons. Disc. Co., Defendant
To: Finance America Cons. Disc. Co.

You are hereby notified that Plaintiff, Bank of America, N.A. filed an Action to Quiet Title for the property with a Parcel ID # 0051-K-00052-0000-00 currently deeded to Jackey Leong, endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to GD-25-007364, seeking to quiet the title of the real estate with a Parcel ID # 0051-K-00052-0000-00, seeking an Order of the Court (a) to forever bar you, and all persons claiming under you, from asserting any right, lien, title or interest in the aforesaid property by virtue of mortgage dated 08/27/1984 and recorded 08/28/1984 in the Allegheny County, Pennsylvania Recorder's Office in Volume 7887 at Page 145, et seq., (b) to establish that you assigned the aforesaid mortgage to The First National Bank of Chicago, and (c) to discharge the aforesaid mortgage of record. A copy of the Action to Quiet Title will be sent to you upon request to the Plaintiff's Attorney, Tina Nielsen Amodeo, Esq., Law Office of Tina Nielsen Amodeo, L.L.C., 11 Church Street, Mullica Hill NJ 08062, 609-617-5584.

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

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

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

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

26-00815 Mar 20, 2026

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is KPM Fitness Inc.

26-00559w Mar 20, 2026

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on March 17, 2026, with respect to a proposed nonprofit corporation, Life's Journey Mental Health & Education Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

26-00572w Mar 20, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-001938. In re: Petition of John Neal Hilton, for change of name to John Neal Lambert. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, April 15, 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. Rebecca A. Auld, Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044, Ph: 412-498-8669, Attorney for Petitioner.

26-00872 Mar 20, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-011254. In re: Petition of Consiglia Ann Roberts, for change of name to Jill Ann Roberts. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, March 25, 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. Betty A. Dillon, 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241, Ph: 412-835-0933, Attorney for Petitioner.

26-00894 Mar 20, 2026

Fictitious Name Registration

McNees Wallace & Nurick, LLC, 100 Pine Street, Harrisburg, PA 17101. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Doing It Right Roofing, with its principal office or place of business at 777 Little Deer Creek Valley Rd., Russellton, PA 15076-1312. The names and addresses of all persons who are parties to the registration are: Valer Exterior Partners, LLC, 7754 Camargo Rd., Ste. 18, Cincinnati, OH 45243-2661.

26-00838 Mar 20, 2026

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-001815. Notice is hereby given to All unknown heirs of David D. Lee, deceased and all other parties of interest, that a tax sale has been scheduled for May 4, 2026 via virtual technology at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 335 Horton Street, Clairton, Allegheny County, Pennsylvania 15025, known as lot/block 878-N-327. This notice acts as service of the Notice of Sheriff's Sale pursuant to the July 9, 2025 Order of Court.

26-00836 Mar 20, 2026

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO.: MG-26-00029

Dollar Bank, Federal Savings Bank, Plaintiff, vs.

Patrice Rochelle Strothers, Known Heir of the Estate of Delores M. Wilson, Leslie Michele Strothers, Known Heir of the Estate of Delores M. Wilson, Antone Lamone Strothers, Jr., Known Heir of the Estate of Delores M. Wilson, The Unknown Heirs of the Estate of Delores M. Wilson, The Unknown Executors of the Estate of Delores M. Wilson and The Unknown Administrators of the Estate of Delores M. Wilson, Defendants.

Notice

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

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

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue, 4th Floor
Pittsburgh, PA 15219
(412) 261-5555
26-00881 Mar 20, 2026

Notice

Propel Schools
Interior School Building Painting

Propel Schools is now accepting bids for Interior School Building Painting at our Propel Braddock Hills Elementary School location. Please visit www.propelschools.org and click on 'Contact Us' then 'Contracting Opportunities' for bid documents.

26-00899 Mar 20, 27; Apr 2, 2026

Notice of Trust

Notice Of Trust Administration. The Trustees named below give notice of the death of James Thomas Kelly, late of

Bridgeville, Allegheny County, Pennsylvania, who died on October 5, 2025. During his lifetime, the said Decedent established the James Thomas Kelly Revocable Trust under Trust Instrument dated October 26, 2016. The Trustees request all persons having claims against 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:

Michael Kelly, 54 Wadsworth Road, Ashland, MA 01721
and
Karen Durstin, 223 Portman Lane, Bridgeville, PA 15017
and
Kathleen Day, 265 Kinney Street, Torrington, CT 06790
or to:
Aubrey H. Glover, Atty; Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

26-00788 Mar 13, 20, 27, 2026

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, PA
Civil Division
Docket No. MG-25-000968

Nationstar Mortgage LLC, v. Justin Sorochman, as Heir of Michael Sorochman, Deceased, Sonya Sorochman, as Heir of Michael Sorochman, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Michael Sorochman, Deceased. Please be advised that a Complaint in Mortgage Foreclosure has been filed against the property located at 425 Glencoe Drive, West Mifflin, PA 15122. Parcel # 0311-M-00122-0000-00. Deed Instrument #2004-8821.

If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION

ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555

By: Robert Wendt, Esquire Pa. I.D. #89150, Leopold & Associates, PLLC, Telephone: 412-530-1025.

26-00835 Mar 20, 2026

Notice of Condemnation

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division

In the Matter of Condemnation by the Redevelopment Authority of Allegheny County of Certain Parcels of Land in the Boroughs of Wilkinsburg, Glassport, and North Braddock and the Township of Stowe and the City of Clairton Allegheny County, Pennsylvania, Being Property Of:

Case No: GD-26-002771

Silco R. Thomas and Janet R. Thomas, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilkinsburg, Allegheny County, PA, located at 814 Holland Ave., Being designated as Block and Lot No. 176-H-151 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-26-002766

PENNA LLC., a Pennsylvania Limited Liability Company (558-H-49) And Jaclyn Decicco (558-H-55) their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Glassport, Allegheny County, PA, located at Maryland Ave. and Peach Aly, Being designated as Block and Lot No. 558-H-49 and 558-H-55 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-26-002770

Robert E. Malmberg and Kathleen I. Malmberg, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at 1015 Highland St., Being designated as Block and Lot No. 236-D-325 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-26-002775

James Seretti and Joanne Seretti, Husband and Wife, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Township of Stowe, Allegheny County, PA, located at Glenn Way., Being designated as Block and Lot No. 112-F-266 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-26-002768

Anthony Latine, his heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the City of Clairton, Allegheny County, PA, located at 705 Worthington Ave., Being designated as Block and Lot No. 879-G-99 in the Department of Real Estate of Allegheny County, Pennsylvania

Notice To Condemnees Of Condemnation
In accordance with Section 405 of the Eminent Domain Law of the General Assembly of the Commonwealth of Pennsylvania, the Redevelopment Authority of Allegheny County hereby gives notice that:

1. The Redevelopment Authority of Allegheny County filed a Declaration of Taking on the 13th day of March, 2026, for Docket Nos. GD-26-002771, GD-26-002766, GD-26-002770, GD-26-002775 and GD-26-002768, in the Court of Common Pleas of Allegheny County, Pennsylvania, pursuant to the requirements of the Act of June 22, 1964, P.L. No. 84, as amended 26 Pa. C.S.A. § 101 et seq., known as the "Eminent Domain Code". The address of the Redevelopment Authority of Allegheny County is 436 7th Ave., Suite 500, Pittsburgh, Allegheny County, Pennsylvania.

2. This condemnation is specifically authorized by Sections 12, and 12.1 of the Urban Redevelopment Law, Act of May 24, 1945, P.L. 991 as amended, 35 P.S. § 1701 et seq.

3. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 20th day of November, 2025, condemned the property referred to above at GD-26-002768, in the City of Clairton; and by Resolution duly adopted on the 18th day of December, 2025, condemned the property referred to above at, GD-26-002770, in the Borough of North Braddock, and by Resolution duly adopted on the 27th day of March, 2025, condemned the property referred to above at, GD-26-002766, in the Borough of Glassport, GD-26-002771 in the Borough of Wilkinsburg, and GD-26-002775, in the Township of Stowe, and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of Wilkinsburg, Glassport, and North Braddock and the Township of Stowe and the City of Clairton.

5. The nature of the title acquired hereby is the absolute fee simple title whether fee simple or lesser estates, together with all easements, rights of way and real property interests of whatever nature.

6. These properties have been condemned in their entirety as of the dates set forth in Paragraph 1 above.

7. A plan showing the condemned properties may be inspected at the offices of the Redevelopment Authority of Allegheny County, Koppers Building, Suite 500, 436 Seventh Avenue, Pittsburgh, Allegheny County, Pennsylvania.

8. Just compensation has been secured by the bond of the Redevelopment Authority of Allegheny County, filed with each Declaration of Taking.

9. If you wish to challenge the power or right of the Condemnor, the Redevelopment Authority of Allegheny County, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file Preliminary Objections with the Court of Common Pleas of Allegheny County, Pennsylvania, within thirty (30) days after publication of this Notice.

Furthermore, Notice Is Hereby Given that the Authority, pursuant to Section 522 of the Eminent Domain Code of 1964 (26 Pa. C.S.A. Section 522) will, no less than twenty (20) days subsequent to the expiration of the statutory period for the filing of Preliminary Objections to the Declarations of Taking, present a petition to the Court of Common Pleas of Allegheny County to deposit into court the just compensation estimated by the Authority to be due all parties in interest for damages sustained as a result of the condemnation of the properties herein involved.

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
26-00882 Mar 20, 2026

**Wonder if your decisions,
legal advice or other professional
actions are ethical?**

Members can get consultation on their
legal actions and potential actions through
the ACBA Professional Ethics Hotline.

All calls are confidential.

See ACBA.org/OfficerAssignments for details.