

## 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, October 6, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

## CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, OCTOBER 6, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, OCTOBER 7, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before TUESDAY, OCTOBER 14, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

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

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

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

name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

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

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

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

## Avalon

60. Charles A. Steigler and Kimberly R. Streiff  
GD-22-007951—\$2,371.91  
Joseph W. Gramc, Esq.  
412-281-0587

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

house being known as 207 Fisk Avenue, Pittsburgh, PA 15202. Deed Book Volume 9911, Page 409. Block & Lot No. 214-R-197.

## 82. Kathleen C. Frenak

GD-22-016198—\$2,914.34  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a one-story brick house being known as 213 Oak Street, Pittsburgh, PA 15202. Deed Book Volume 16185, Page 584. Block & Lot No. 160-J-18.

139. Anna Marie Hook, in Her Capacity as Heir of Allen B. Hellerman, Deceased; Allen B. Hellerman II, in His Capacity as Heir of Allen B. Hellerman, Deceased; Christopher Hellerman a/k/a Christopher L. Hellerman, in His Capacity as Heir of Allen B. Hellerman, Deceased; Barbara Biswick a/k/a Barbara A. Biswick, in Her Capacity as Heir of Allen B. Hellerman, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Allen B. Hellerman, Deceased  
GD-19-002359—\$36,935.34

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 925 Jackman Avenue, Pittsburgh, PA 15202. Deed Book Volume 9166, Page 501. Block and Lot Number 0160-J-00093-0000-00.

## Baldwin Borough

## 10. John Ross

GD-23-006762—\$11,286.79  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling, known as 309 Oak Street, Pittsburgh, PA 15236. Deed Book 11198, Page 67. Block and Lot Number 390-N-29.

## 54. Unknown Heirs of Arlene R. Stenglein

GD-23-012962—\$31,676.91  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling, known as 3247 Elma Drive, Pittsburgh, PA 15227. Deed Book 6884, Page 546. Block and Lot Number 137-D-282.

## 93. Lolita L. Deasis

GD-25-001799—\$136,407.53  
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 5459 Keenan Drive, Pittsburgh, PA 15236. Deed Book Volume 8125, Page 146. Block and Lot Number 0389-J-00027-0000-00.

## Baldwin Township

## 56. Louis Gagliardi

GD-24-002315—\$29,223.54  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Baldwin: Having erected thereon a commercial building, known as 500 McNeilly Road, Pittsburgh, PA 15226. Deed Book 13458, Page 122. Block and Lot Number 139-A-177.

**83. John A. Marzina and Stefany J. Battaglia-Marzina**

GD-22-005466—\$3,740.55  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Baldwin: Having erected thereon a one and a half story frame house being known 888 Rolling Rock Road, Pittsburgh, PA 15234. Deed Book Volume 9473, Page 416. Block & Lot No. 190-A-220.

**129. Zachary T. Bruce**

MG-25-000327—\$125,180.59  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Baldwin Township: Having erected thereon a dwelling being known and numbered as 2308 Romine Avenue, Pittsburgh, PA 15226 a/k/a 2308 Romine Street, Pittsburgh, PA 15226. Document Number 2019-12081, Deed Book Volume 17601, Page 428. Block and Lot Number 0139-G-00206-0000-00.

**140. WALLGRZZ, LLC**

GD-24-013059—\$3,981.32  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Baldwin: Having erected thereon a one-story industrial warehouse being known as 545 McNeilly Road, Pittsburgh, PA 15226. Deed Book Volume 16727, Page 42. Block & Lot No. 140-D-158.

**Bellevue****48. JM Properties, LLC**

GD-19-013656—\$6,873.82  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a single family dwelling being known and numbered as 208 N. Sprague Avenue, Pittsburgh, PA 15202. Deed Book 13315, Page 421. Block and Lot Number 215-R-190.

**Bethel Park****9. Bonidie & Associates, Inc.**

GD-23-012979—\$19,623.94  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a commercial building, known as 94-96 Loretta Street, Bethel Park, PA 15102. Deed Book 17582, Page 257. Block and Lot Number 317-K-163.

**18. Ryan D. Easterling**

MG-24-000756—\$375,918.56  
Robert P. Wendt, Esq.  
412-350-1025

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Bethel Park: Having erected thereon a residential single-family dwelling being known and numbered as 5934 Dashwood Drive, Bethel Park, PA 15102; Deed Book 18797, Page 383; which has a Block and Lot of 667-L-82.

**118. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Leona M. Odenthal, deceased**

MG-22-000080—\$140,393.05  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a condominium being known and numbered

as 400 Abbeyville Road, Unit C, Pittsburgh, PA 15228. Deed Book Volume 9914, Page 199, Block and Lot 0318-E-00090-4003-00.

**126. Bernard Allen Switala a/k/a Bernard Switala and Rachel Switala**

MG-25-000271—\$185,086.83  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Parcel 1: Having erected a dwelling being known and numbered as 5249 Gardenville Road, Pittsburgh, PA 15236, Document Number 2017-17776, Deed Book Volume 16835, Page 50, Block and Lot Number 0391-G-00047-0000-00.

Parcel 2: Vacant land being known as Gardenville Road, Pittsburgh, PA 15236. Document Number 2017-17776, Deed Book Volume 16835, Page 50, Block and Lot Number 0391-G-00043-0000-00.

**Castle Shannon****91. Joseph E. Tomlin, in His Capacity as Executor of the Estate of Vanessa G. Tomlin and as Heir of Marshall A. Tomlin a/k/a Marshall A. Gregory, Deceased Heir of Vanessa G. Tomlin; Richard L. Page, in His Capacity as Heir of Vanessa G. Tomlin; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Vanessa G. Tomlin; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Marshall A. Tomlin a/k/a Marshall A. Gregory, Deceased Heir of Vanessa G. Tomlin**

MG-23-000910—\$99,873.44  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 938 Saint Anne St., Pittsburgh, PA 15234. Deed Book Volume 10555, Page 547. Block and Lot 0250-A-00232-0000-00.

**111. Diane L. Dojcak**

GD-25-003811—\$47,851.95  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 1522 Blossom Hill Road, Pittsburgh, PA 15234. Deed Book Volume 14646, Page 156, Block and Lot 0250-L-00062-0000-00.

**Cheswick****77. GZ Real Estate, LLC**

GD-24-007202—\$3,115.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Cheswick: Having erected thereon a one-story commercial office building being known as 1315 Pittsburgh Street, Cheswick, PA 15024. Deed Book Volume 18199, Page 485. Block & Lot No. 530-S-227.

**City of Clairton****12. Kaitlyn Mallabone**

MG-25-000358—\$127,064.01  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 613 Grandview Avenue, Clairton, PA 15025.

Deed Book 18671, Page 40. Block and Lot Number 1002-G-97.

**66. M and T Trust Company, as Trustee, in Trust for the Holders of Securitization Series 1997-5**

GD-14-008337—\$8,832.23  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two-story brick house being known as 649 Independence Drive, Clairton, PA 15025. Deed Book Volume 12623, Page 345. Block & Lot No. 1002-B-18.

**142. Thomas A. Martin, Jr., Known Heir and Executor of the Estate of Barbara A. Martin and Jessica Gouker**

GD-25-004108—\$6,258.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 1: Having erected thereon a two-story frame house being known as 401 North 4th Street, Clairton, PA 15025. Deed Book Volume 4166, Page 13. Block & Lot No. 764-C-99.

**Coraopolis****42. Sara Winkler, as Believed Heir to the Estate of Linda L. Miller; Clinton Winkler, as Believed Heir to the Estate of Linda L. Miller; Clifford Winkler, as Believed Heir to the Estate of Linda L. Miller; Roy Winkler, as Believed Heir to the Estate of Linda L. Miller; Unknown Heirs to the Estate of Linda L. Miller; Unknown Administrators to the Estate of Linda L. Miller**

GD-25-003073—\$46,472.92  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 1321 Main Street, Coraopolis, PA 15108. Document Number 28912, Deed Book Volume 5934, Page 13. Block and Lot Number 0418-C-00081-0000-00.

**Dormont****78. Cicc & Sons Investments, LLC**

GD-25-000460—\$3,361.30  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two-story brick house being known 1700 New Haven Avenue, Pittsburgh, PA 15216. Deed Book Volume 18380, Page 473. Block & Lot No. 63-L-167.

**Dravosburg****64. Scott Kopperman**

GD-20-002594—\$2,327.45  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a one-story frame house being known as 1006 Melrose Place, Dravosburg, PA 15034. Deed Book Volume 16870, Page 426. Block & Lot No. 242-P-144.

**Edgewood****41. Jeanne M. Phillis**

MG-25-000377—\$48,711.67  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a dwelling being

known and numbered as 561 Allenby Avenue, Pittsburgh, PA 15218. Document Number 2005-28656, Deed Book Volume 12565, Page 542. Block and Lot Number 0177-F-00070-0000-00.

**Elizabeth Borough****70. Kenneth A. Kolodziej and Lori A. Kolodziej**

GD-21-015349—\$13,961.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two-story three-family frame house being known as 511 7th Avenue, Elizabeth, PA 15037. Deed Book Volume 14325, Page 159. Block & Lot No. 1133-S-377.

**Elizabeth Township****47. Randy Geiser and Bethany L. Geiser**

GD-22-003299—\$8,216.44  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 111 Glenwood Dr., Elizabeth, PA 15037. Deed Book 15528, Page 196. Block and Lot Number 1132-N-273.

**Frazer****85. Kevin R. Smolter**

GD-24-011346—\$2,953.05  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Frazer: Having erected thereon a one and one half story masonry frame house being known as 1710 Bakerstown Road, Tarentum, PA 15084. Deed Book Volume 14139, Page 416. Block & Lot No. 1365-F-368.

**Glassport****51. Donald K. Duda**

GD-25-001070—\$7,779.83  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 420 Iowa Ave., Glassport, PA 15045. Deed Book 14699, Page 344. Block and Lot Number 467-R-312.

**Glenfield****87. Nicholas Riegner**

GD-23-000889—\$5,830.35  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glenfield: Having erected thereon a two-story frame house being known as 318 Kilbuck Street, Sewickley, PA 15143. Deed Book Volume 12679, Page 375. Block & Lot No. 345-N-51.

**Harrison****44. Jeffrey W. Sinclair and Carly C. Boda**

MG-25-000400—\$108,160.46  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 1410 Union



Avenue, Natrona Heights, PA 15065. Document Number 2021-413, Deed Book Volume 18287, Page 342. Block and Lot Number 1368-A-00131-0000-00.

#### 92. Benjamin C. Magdinec

GD-25-003874—\$57,260.80

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

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 2744 Kingston Drive, Natrona Heights, PA 15065. Deed Book Volume 14562, Page 171. Block and Lot Number 1845-S-00038-0003-00.

### Homestead

#### 141. Robert Ganzy, with Notice to Heirs and Assigns

GD-25-004085—\$3,871.54

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as East 12th Avenue, Homestead, PA 15120. Deed Book Volume 8479, Page 448. Block & Lot No. 130-R-108.

### Jefferson Hills

#### 4. Jake Kenney

GD-25-004570—\$177,774.28

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 3033 Walton Road, Finleyville, PA 15332. Deed Book Volume 19149, Page 374. Block and Lot Number 1135-F-00067-0000-00.

### Kennedy

#### 74. Jeffrey Jude Pankiewicz

GD-24-001689—\$6,146.76

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a one-story commercial building being known as 1807 Pine Hollow Road, McKees Rocks, PA 15136. Deed Book Volume 15909, Page 472, Block & Lot No. 155-H-7.

### Lincoln

#### 49. David Callos

GD-24-012655—\$15,150.23

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel One: Having erected thereon a single family dwelling being known and numbered as 1239 Lovedale Road, Elizabeth, PA 15037. Deed Book Volume 19190, Page 252. Block and Lot Number 1000-R-251;

Parcel Two: Being all that vacant land known and numbered as 1239 Lovedale Road, Elizabeth, PA 15037. Deed Book Volume 19190, Page 252. Block and Lot Number 1000-R-257.

### Marshall

#### 68. Donald C. Hammel and Jeanne Brooks Hammel

GD-24-010991—\$49,172.59

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a two-story masonry frame house being known as 310 Mingo Road, Wexford, PA 15090. Deed Book Volume 13084, Page 438. Block & Lot No. 1655-C-8.

#### 88. Achjan M. Chadran and Betty J. Chadran

GD-23-006620—\$8,747.83

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a one-and-a-half-story log house being known as 707 Wexford Bayne Road, Wexford, PA 15090. Deed Book Volume 9793, Page 88. Block & Lot No. 1497-S-14.

#### 97. Subhendra N. Mattagajasingh and Mamata Mohanty a/k/a Mamta Mohanty

MG-19-001065—\$62,930.50

The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Marshall Township: Having erected thereon a dwelling house being municipally known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318. Block and Lot Number 1497-M-49.

### Town of McCandless

#### 116. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Matthew E. Mehelic, deceased, Matthew E. Mehelic, Jr., known Heir of Matthew E. Mehelic, deceased, Mary June Mehelic, known Heir of Matthew E. Mehelic, deceased

MG-19-000765—\$68,571.77

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8559 Wittmer Road, Pittsburgh, PA 15237. Deed Book Volume 12360, Page 593, Block and Lot 0713-M-00238-0000-00.

### City of McKeesport

#### 104 Sept 25. Kevin M. Ferrington and Marcia L. Ferrington

MG-24-000839—\$29,832.13

Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2115 Bowman Avenue, McKeesport, PA 15132. Deed Book Volume 11708, Page 345. Block and Lot Number 380-C-356.

#### 115. David Anthony Caudill, Administrator of the Estate of Barton H. Caudill, deceased

MG-24-000413—\$30,805.71

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 454 30th Street, McKeesport, PA 15132. Deed Book Volume 14606, Page 123, Block and Lot 0464-B-00007-0000-00.

#### 135. Robert W. Lewis and Phalyn L. Lewis

MG-25-000191—\$21,344.82

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 406 35th Street, McKeesport, PA 15132. Document Number 2006-26210, Deed Book Volume 12947, Page 505. Block and Lot Number 0464-L-00317-0000-00.

#### 136. Willie Faye Daniels

MG-24-000194—\$36,912.86

Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport; 7th Ward: Having erected thereon a dwelling being known and numbered as 1809 Riverview Street, McKeesport, PA 15132 more fully described in Deed Book 6154, Page 201. Lot and Block: 0382-L-00019-0000-00.

### McKees Rocks

#### 38. Justice Nicole Smith in Her Capacity as Heir to the Estate of Shelly Meadows, Deceased; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Shelly Meadows, Deceased

MG-24-000718—\$50,392.61

Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 805 Railroad St., McKees Rocks, PA 15136. Deed Book Volume 17090, Page 522. Block and Lot Number 0043-E-00116-0000-00.

### Millvale

#### 81. Robert Simmons, Nicholas Weber and Audrey Simmons

GD-22-013539—\$3,130.96

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 607 Stanton Avenue, Pittsburgh, PA 15209. Deed Book Volume 17428, Page 409, Block & Lot No. 79-F-140.

### Monroeville

#### 8. Condui Investment Group, LLC

GD-23-006776—\$20,030.35

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 965 Vine Street, Pitcairn, PA 15140. Deed Book Volume 14083, Page 364. Block and Lot Number 747-C-30.

#### 73. Leslie DeFalco

GD-23-002193—\$3,971.99

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story frame house being known as 459 Routh Street, Monroeville, PA 15146. Deed Book Volume 16918, Page 85. Block & Lot No. 545-M-144.

#### 109. Sara Marshall, the United States of America - Department of Treasury - Internal Revenue Service

GD-19-017187—\$285,417.68

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 241 Old Haymaker Road, Monroeville, PA 15146. Deed Book Volume 10322, Page 654, Block and Lot 0856-C-00067-0000-00.

#### 113. Mary D. Wykoff

MG-24-000747—\$70,168.34

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 353 Coleman Drive, Monroeville, PA 15146. Deed Book Volume 7485, Page 1, Block and Lot 0859-S-00127-0000-00.

#### 117. Dorothy Mae Bartolomeo

MG-23-000156—\$143,513.70

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 523 Holly Drive, Monroeville, PA 15146. Deed Book Volume 5273, Page 561, Block and Lot 0742-N-00202-0000-00.

### Mt. Lebanon

#### 114. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Gary S. Digby, deceased

MG-24-000424—\$98,003.90

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 994 Dorchester Avenue, Pittsburgh, PA 15226. Deed Book Volume 7194, Page 92, Block and Lot 0097-L-00193-0000-00.

#### 120. Tamara J. Hensel a/k/a Tamara J. Halpern

MG-24-000771—\$101,350.05

LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 200 Bower Hill Road, Pittsburgh, PA 15228. Deed Book Volume 13024, Page 470, Block and Lot 0098-N-00284-0000-00.

### Mt. Oliver

#### 43. 153 Ormsby Ave LLC

MG-25-000272—\$103,092.46

MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 153 Ormsby Avenue, Pittsburgh, PA 15210. Document Number 2021-13619, Deed Book Volume 18422, Page 354. Block and Lot Number 0033-D-00216-0000-00.

### Munhall

#### 137. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Jason A. Meenan a/k/a Jason Andrew Meenan, Deceased

GD-25-004656—\$30,805.45

The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a one-story frame dwelling being known and numbered as 315 West Miller Avenue, Homestead, PA 15120. Deed Book Volume 15973, Page 546. Block and Lot Number 132-L-157.

### North Versailles

#### 11. Scott Carmino and Tara Carmino

MG-16-000003—\$89,900.39

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 741 Prince Street, North Versailles, PA 15137. Deed Book 13950, Page 88. Block and Lot Number 546-E-356.

**89. Chris Blackmon a/k/a Chris Blackman and Treva Blackmon a/k/a Treva Blackman**  
GD-24-005278—\$3,246.81  
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 frame house being known as 98 Montgomery Avenue, North Versailles, PA 15137. Deed Book Volume 15696, Page 553. Block & Lot No. 456-K-121.

**101. Douglas Kunkel**  
MG-25-000232—\$189,698.10  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 84 Houck Street, North Versailles, Pennsylvania 15137. Deed Book Volume 19041, Page 394, Instrument Number 2022-28516, Block and Lot Number 457-D-11.

### Oakdale

**132. Anthony Edward Cavanaugh**  
GD-25-001924—\$161,845.38  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 400 Whittengale Road, Oakdale, PA 15071. Deed Book Volume 18177, Page 314. Block and Lot Number 0492-F-00241-0000-00.

### Penn Hills

**13. Anne Myrick and Yvette Myrick**  
MG-25-000311—\$81,370.87  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 11225 Azalea Drive, Pittsburgh, PA 15235. Deed Book 13192, Page 316. Block and Lot Number 368-D-71.

**15. Latisha H. Jordan**  
MG-25-000287—\$71,584.15  
David L. Scherer, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills, formerly the Township of Penn Hills: Having erected thereon a two story brick dwelling known as 217 Russell Drive, Verona, PA 15147 and designated as Lot & Block 536-E-14, Instrument No. 2019-22171.

**26. Lisa Coffey, in Her Capacity as Administratrix of the Estate of John A. Coffey, Jr.; Jordan Coffey, in His Capacity as Heir of John A. Coffey, Jr.; Tiara Coffey, in Her Capacity as Heir of John A. Coffey, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under John A. Coffey, Jr.**  
MG-24-000091—\$74,535.04  
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 429 Pennview Drive, Pittsburgh, PA 15235. Deed Book Volume 18222, Page 96. Block and Lot Number 0451-E-00234-0000-00.

**27. Tara N. Hunter a/k/a Tara Hunter**  
GD-25-003176—\$177,035.11  
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 112 Keefer Dr., Pittsburgh, PA 15235. Deed Book Volume 18470, Page 385. Block and Lot Number 0539-D-00237-0000-00.

**29. Deborah Gibson, in Her Capacity as Heir of Shirley E. Miller; Karen Brown, in Her Capacity as Heir of Shirley E. Miller; Tracey Gibson, in Her Capacity as Heir of Shirley E. Miller; Jaison Evans, in His Capacity as Heir of Shirley E. Miller; Christian Evans a/k/a Christiaan Evans, in His Capacity as Heir of Shirley E. Miller; Clayton Scott, in His Capacity as Heir of Shirley E. Miller; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Shirley E. Miller**  
GD-24-011023—\$164,572.38  
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 12808 Coral Drive, Pittsburgh, PA 15235. Deed Book Volume 18987, Page 157. Block and Lot Number 0448-C-00212-0000-00.

**50. Marquez Paul Jones**  
GD-24-010374—\$14,701.78  
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 361 Collins Dr., Pittsburgh, PA 15235. Deed Book 19098, Page 380. Block and Lot Number 538-P-340.

**52. Schuron Flowers**  
GD-24-010500—\$19,023.07  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a condominium unit being known and numbered as 477 Shadywood Dr., Pittsburgh, PA 15235. Deed Book 13175, Page 204. Block and Lot Number 450-P-626-477.

**53. Paris Eugene Minard**  
GD-24-011978—\$14,289.48  
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 125 Marshall Dr., Pittsburgh, PA 15235. Deed Book 16476, Page 530. Block and Lot Number 370-M-374.

**59. Seayette Coleman**  
GD-24-007343—\$5,361.19  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story masonry frame house being known as 344 Pennview Drive, Pittsburgh, PA 15235. Deed Book Volume 17675, Page 529. Block & Lot No. 451-E-382.

**76. Lon Shannon Wright**  
GD-24-010288—\$11,924.82  
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 2529 Orlando Place, Pittsburgh, PA 15235, Deed Book Volume 16064, Page 517, Block & Lot No. 296-S-107.

**103. Sterling C. Williams a/k/a Sterling Williams**  
GD-24-012139—\$138,633.42  
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 10813 Frankstown Rd., Pittsburgh, PA 15235. Deed Book Volume 17592, Page 87. Block and Lot Number 0368-R-00014-0000-00.

**108. Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony J. Falvo, deceased**  
MG-21-000223—\$117,158.82  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 140 Orchard Drive, Pittsburgh, PA 15235. Deed Book Volume 14647, Page 24, Block and Lot 0538-E-00390-0000-00.

**122. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sandra Strader, Deceased, Vance Strader, Known Heir of Sandra Strader, Deceased, Sonya Strader-Cherry, Known Heir of Sandra Strader, Deceased**  
MG-15-001358—\$230,831.55  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 231 Yosemite Drive, Pittsburgh, PA 15235. Deed Book Volume 13228, Page 546, Block and Lot 0537-J-00014-0000-00.

**127. Brian L. Blasko**  
MG-24-000858—\$21,355.66  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 158 Mill Street, Verona, PA 15147. Document Number 126100, Deed Book Volume 9769, Page 281. Block and Lot Number 0631-B-00127-0000-00.

### Plum

**7. Mary Kitchener**  
GD-22-012869—\$19,948.95  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 417 Allegheny Avenue, Pittsburgh, PA 15239. Deed Book 11002, Page 242. Block and Lot Number 738-B-276.

**33. Dennis C. Watson and Susanne L. Watson**  
GD-24-001014—\$6,524.93  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 750 Jane Street, Pittsburgh, PA 15239. Deed Book 7186, Page 514. Block and Lot Number 738-B-117.

### Port Vue

**98. Daniel Stipanovich**  
MG-25-000413—\$55,029.26  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1352 Coronado Road, McKeesport, PA 15133. Deed Book 16364, Page 519. Block and Lot Number 383-R-17.

### Reserve

**5. James Rudolph Luksik and Vicki Michelle Luksik**  
GD-13-009832—\$3,670.34  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a one-story brick house being known as 3581 Spring Garden Road, Pittsburgh, PA 15212. Deed Book Volume 12605, Page 358. Block & Lot No. 117-N-55.

**6. Sherron D. Prim**  
GD-15-021275—\$10,404.16  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Being thereon vacant commercial land known as Faber Terrace, Pittsburgh, PA 15212. Deed Book Volume 13446, Page 229. Block & Lot No. 117-N-60.

### Richland

**16. Jason Ruediger**  
GD-25-004673—\$160,464.62  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a one family residence known and numbered as 4115 Ben Miller Road, Gibsonia, PA 15044. DBV 14312, Page 76, B/L #1504-M-157.

### Ross

**3. Dennis M. Dudley and Cassandra Lyn Dudley**  
AR-24-006314—\$8,316.53  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a Woodbridge Condominium Association condominium unit being known and numbered as 229 Thornberry Drive, Pittsburgh, PA 15237. Deed Book 19463, Page 589. Block and Lot Number 0282-B-00342-Y229-00.

**72. John S. Urbanek**  
GD-13-021619—\$3,566.34  
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 house known as 1724 Renton Avenue, Pittsburgh, PA 15229. Deed Book Volume 11322, Page 401. Block & Lot No. 279-N-111.

**96. Benito Rojas and Angelica Maria Rojas**  
MG-22-000256—\$30,925.52  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a unit in Highlands, at Chapel Hill, a condominium being known and numbered as 5900 Babcock Boulevard,



Unit 41, Pittsburgh, PA 15237. Deed Book Volume 18863, Page 309. Block and Lot Number 517-B-141-41.

#### 121. Marielynn J. Ruschel

MG-24-000222—\$84,822.56  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 147 King Avenue, Pittsburgh, PA 15229. Deed Book Volume 15235, Page 328, Block and Lot 0217-S-00048-0000-00.

#### 138. Justin J. Hunt and Rachael Lee Hunt f/k/a Rachael Harding

GD-25-003360—\$154,956.40  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 126 Bellevue Road, Pittsburgh, PA 15229. Deed Book Volume 13857, Page 477. Block and Lot Number 0280-N-00012-0000-00.

### Sewickley

#### 1. Unknown Heirs of Mildred Yoho, Deceased

MG-25-000556—\$22,767.48  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a Sewickley Manor Condominium Association condominium unit being known and numbered as 834 Thorn St., Unit 17, Sewickley, PA 15143. Deed Book 13071, Page 567, Block and Lot Number 421-K-269-17.

#### 71. Thomas W. Gatehouse, Jr.

GD-24-012239—\$7,717.44  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a one-story bi-level house being known as 202 Bank Street, Sewickley, PA 15143. Deed Book Volume 11551, Page 481. Block & Lot No. 506-C-98.

### Shaler

#### 36. Steven Kessler

MG-25-000260—\$105,477.28  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 1051 Geyer Road, Pittsburgh, PA 15209. Deed Book Volume 16644, Page 150. Block and Lot Number 0165-K-00297-0000-00.

#### 69. WTMJ, LLC

GD-24-007915—\$7,312.99  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story commercial building being known as 1645 Butler Plank Road, Glenshaw, PA 15116. Deed Book Volume 14838, Page 113. Block & Lot No. 434-E-252.

#### 107. Vicki Fodi

MG-24-000580—\$71,430.08  
Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Shaler: Having erected thereon a dwelling being known and numbered as 211 Westwood Avenue, Pittsburgh, PA 15209. Deed Book Volume 13041, Page 354. Block and Lot Number 0165-H-00108-0000-00.

### South Fayette

#### 19. Deborah A. Butler

AR-24-003709—\$2,807.34  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 3152 Laurel Ridge Circle, Bridgeville, PA 15017. Deed Book 8728, Page 639. Block and Lot Number 0481-L-00035-0000-00.

#### 20. Michelle Rahall

AR-23-002002—\$5,755.26  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2317 Firethorn Road, Bridgeville, PA 15017. Deed Book 17724, Page 130. Block and Lot Number 0572-G-00027-0000-00.

#### 128. Raul A. Murguia

MG-25-000357—\$265,170.03  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 5209 Forest View Drive, McDonald, PA 15057. Document Number 2015-6305, Deed Book Volume 15907, Page 407. Block and Lot Number 0403-D-00040-0000-00.

#### 131. Newbury Power Center A-1, LP

GD-25-004102—\$3,921,922.71  
Timothy P. Palmer, Esq.  
Buchanan Ingersoll & Rooney PC  
412-562-8800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Vacant commercial land being known as Presto Sygan Rd., Bridgeville, Pennsylvania 15017. Deed Book Volume 16136, Page 115. Block and Lot Number 256-G-10.

### South Park

#### 67. Michelle M. Bandi

GD-24-006803—\$4,786.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one-story frame house being known as 6531 Quaker Drive, Pittsburgh, PA 15236. Deed Book Volume 15585, Page 219. Block & Lot No. 564-G-175.

#### 90. Monica J. Malloy

GD-19-011600—\$2,376.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two-story frame house being known as 6007 Broad Street, South Park, PA 15129. Deed Book Volume 9020, Page 247. Block & Lot No. 772-R-258.

### Springdale

#### 133. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Michael H. Werries, Jr. a/k/a Michael Werries Jr. a/k/a Michael H. Werries a/k/a Michael Werries a/k/a Michael Henry Werries, Jr. a/k/a Mike Werries a/k/a Mick Werries, Deceased

MG-24-000855—\$49,535.92  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 531 Grant Street, Springdale, Pennsylvania 15144. Deed Book Volume 8243, Page 337, Block and Lot Number 628-D-61.

### Swissvale

#### 61. Elena C. Lawson

GD-23-014497—\$5,557.06  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two and one half story masonry frame house being known as 7326 Church Street, Pittsburgh, PA 15218. Deed Book Volume 18372, Page 562. Block & Lot No. 178-B-265.

#### 100. Estate of Robert Dillard

GD-24-006456—\$43,173.67  
Rodger J. Blissman, Esq.  
412-823-1700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a single family dwelling known and numbered as 2515 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 17308, Page 235. Block and Lot # 235-N-394.

#### 106. All Unknown Heirs of Anitha Johnson, Deceased

GD-24-004193—\$5,548.89  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7507 Ellesmere Street, Pittsburgh, PA 15218. Deed Book 13049, Page 80. Block and Lot Number 235-J-318.

### Tarentum

#### 63. Charles C. Berbigler

GD-23-006612—\$5,208.40  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story two-family frame house being known as 320-322 West 8th Avenue, Tarentum, PA 15084. Deed Book Volume 15314, Page 332. Block & Lot No. 1223-N-150.

### Thornburg

#### 84. Mark G. Puzas, Jr.

GD-24-013126—\$5,540.82  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Thornburg: Having erected thereon a two-story brick house being known as 108 Kenyon Road, Pittsburgh, PA 15205. Deed Book Volume 16241, Page 429. Block & Lot No. 105-D-252.

### Turtle Creek

#### 62. Brian L. Mohring and the United States of America

GD-15-009895—\$6,611.03  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story multi-family frame house known as 385 Larimer Avenue, Turtle Creek, PA 15145. Deed Book Volume 13125, Page 126. Block & Lot No. 455-K-143.

#### 102. Stephanie M. Buterbaugh

MG-25-000439—\$55,352.45  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 417 George Street, Turtle Creek, PA 15145. Deed Book Volume 15207, Page 137. Block and Lot Number 455-M-207.

### Upper St. Clair

#### 25. Valerie H. Miller

GD-25-004563—\$361,963.58  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Upper St. Clair Township: Having erected thereon a dwelling being known and numbered as 2361 Morrow Road, Pittsburgh, PA 15241. Deed Book Volume 14910, Page 410. Block and Lot Number 0396-L-00066-0000-00.

#### 30. Timothy J. Kernan and Katherine S. Kernan

GD-24-001269—\$5,986.69  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 2589 Siesta Drive, Pittsburgh, PA 15241. Deed Book 7089, Page 289. Block and Lot Number 668-P-122.

#### 34. Michelle C. Nguyen

GD-24-011603—\$26,699.27  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having Erected thereon a dwelling, known as 106 Mitchell Drive, Pittsburgh, PA 15241. Deed Book 17795, Page 265. Block and Lot Number 319-C-266.

### Verona

#### 14. William Schmidt

MG-25-000385—\$191,761.52  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 901 2nd Street, Verona, PA 15147. Deed Book 19706, Page 268. Block and Lot Number 364-H-299.

#### 46. John F. Bujalski, Administrator of the Estate of Dolores M. Bujalski, with notice to heirs, owners, and reputed owners

GD-16-008104—\$30,303.70  
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 556 Ridge Avenue, Verona, PA 15147. Deed Book 4473, Page 440. Block and Lot Number 364-D-122.

### West Deer

#### 79. Jason Rudolchick

GD-24-014243—\$2,626.62  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story frame house being known as 15 Deer Park Drive, Cheswick, PA 15024. Deed Book Volume 18956, Page 430. Block & Lot No. 1361-J-308.

**80. Diane D. Douglas**

GD-23-008296—\$2,026.56  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story brick house being known as 26 Christine Drive, Cheswick, PA 15024. Deed Book Volume 17067, Page 61. Block & Lot No. 1216-S-278.

**West Mifflin****23. Carrie L. Bost and Scott M. Gamble**

MG-25-000258—\$28,584.31  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4512 Francis Street, West Mifflin, PA 15122. Deed Book Volume 11860, Page 382. Block and Lot Number 181-S-78.

**28. Georgia E. Hvasta, in Her Capacity as Heir of Duke Race; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Duke Race**

MG-22-000267—\$119,966.46  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 724 Laura Ave., West Mifflin, PA 15122. Deed Book Volume 8852, Page 399. Block and Lot Number 0238-K-00178-0000-00.

**Wilkinsburg****37. Maurice Gaines**

GD-20-000250—\$99,636.06  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 427 Kelly Ave., Pittsburgh, PA 15221. Deed Book Volume 12263, Page 171. Block and Lot Number 0176-C-00331-0000-00.

**143. St. Julian Selby**

GD-25-004288—\$51,828.71  
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 1602 Montier Street, Pittsburgh, PA 15221. Deed Book 10163, Page 587. Block and Lot Number 232-L-383.

**144. Kathleen Yanossy**

GD-25-004449—\$28,305.24  
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 1529 Marie Street, Pittsburgh, PA 15221. Deed Book 8333, Page 146. Block and Lot Number 297-E-194.

**145. Mona DeHonney**

GD-25-003960—\$19,980.95  
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 1617 Montier Street, Pittsburgh, PA 15221. Deed Book 10845, Page 320. Block and Lot Number 232-L-181.

**Wilmerding****130. William G. Gearhart**

GD-24-004177—\$23,056.67  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a commercial structure being known and numbered as 101 Middle Avenue, Wilmerding, PA 15148. Deed Book 16077, Page 577. Block and Lot Number 545-S-120.

**Pittsburgh—12th Ward****94. Ashleigh M. Pollard, Personal Representative of the Estate of McKinley Wade a/k/a Wade McKinley, Deceased**

MG-25-000418—\$29,297.49  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6938 Hartman Lane, Pittsburgh, PA 15206. Deed Book Volume 6103, Page 499. Block and Lot Number 172-N-157.

**Pittsburgh—13th Ward****58. Legisafe Limited Liability Company; Meleak Anthony Potter; and Gloria C. Potter**

GD-23-011421—\$129,542.30  
Nelson Diaz, Esq.  
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 13th Ward: Having erected thereon a single-family dwelling being known and numbered as 7205 Monticello Street, Pittsburgh, PA 15208. Deed Book Volume 18678, Page 350. Block and Lot Number 174-F-142.

**112. Unknown Heirs of Successors, assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Roberta J. Brock, deceased, Spellman Brock, Jr., Known Heir of Roberta J. Brock, Deceased, Wanda Brock, Known Heir of Roberta J. Brock, deceased**

GD-20-011178—\$58,551.86  
LOGS Legal Group LLP  
610-278-6800

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 7350 Bennett Street, Pittsburgh, PA 15208. Deed Book Volume 11008, Page 461. Block and Lot 0174-K-00322-0000-00.

**Pittsburgh—14th Ward****21. Youlin Li**

AR-24-006298—\$27,938.85  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 14th Ward: Having erected thereon a 5100 Fifth Avenue Condominium Association condominium unit Being known and numbered as 5100 5th Ave., Unit 419, Pittsburgh, PA 15232. Deed Book 17328, Page 195. Block and Lot Number 0052-L-00036-0419-00.

**99. Unita Bahar as executrix of the Estate of Waleed Stevens Bahar, Deceased**

MG-23-000310—\$107,073.28  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7119 Thomas Boulevard, Pittsburgh, PA 15208. Deed Book 19266, Page 138. Block and Lot Number 126-D-116.

**Pittsburgh—19th Ward****22. Estate of Vivian Lavelle, Deceased, Clarence J. Lavelle, as known heir of the Estate of Vivian Lavelle, Deceased, Cynthia A. Townsend, as known heir of the Estate of Vivian Lavelle, Deceased, Roderick D. Lavelle, as known heir of the Estate of Vivian Lavelle, Deceased, Any and All Known and Unknown Heirs, Successors and Assigns, Representatives and Devises, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under the Estate of Vivian Lavelle, Deceased**

GD-24-010623—\$167,141.26  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward of the City of Pittsburgh: Having erected thereon a two-story dwelling being known and numbered as 1306 Orangewood Avenue, Pittsburgh, PA 15216. Deed Book Volume 5129, Page 205. Block and Lot Number 16-S-88.

**35. The Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title and Interest From or Under Betty Cawley, Deceased and Shawn Lindsey, Sr.**

MG-24-000807—\$87,488.24  
Benjamin Hoen, Esq.  
216-739-5100

Situated in the City of Pittsburgh - 19th Ward, County of Allegheny, Commonwealth of Pennsylvania. Parcel 1: (Dwelling) Having erected thereon a dwelling known and numbered as 1710 Belasco Ave., Pittsburgh, PA 15216. Described at Deed Book 10560, Page 571, Instrument No. 1999-056405, Block and Lot Number 35-K-70.

Parcel 2: (Vacant Land) Being designated as vacant land known as Belasco Ave., Pittsburgh, PA 15216. Described at Deed Book 10560, Page 571, Instrument No. 1999-056405, Block and Lot Number 35-K-68.

**39. Shelley P. Evans**

MG-25-000086—\$104,011.14  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

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 1548 Methyl Street, Pittsburgh, PA 15216. Deed Book Volume 12249, Page 468. Block and Lot Number 0035-F-00209-0000-00.

**40. Latoya Reed**

MG-25-000456—\$210,364.21  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 1228 Wareman Avenue, Pittsburgh, PA 15226. Document Number 2022-15907, Deed Book Volume 18911, Page 372. Block and Lot Number 0096-E-00142-0000-00.

**125. Victoria Hanna**

MG-23-001134—\$61,481.19  
Stern & Eisenberg, PC  
215-572-8111

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 1320 Methyl Street, Pittsburgh, PA 15216. Deed Book Volume 11024, Page 221. Block and Lot Number 016-P-178.

**Pittsburgh—26th Ward****24. John A. Jones**

GD-25-003491—\$85,362.82  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 26th Ward: Having erected thereon a dwelling being known and numbered as 269 Dalton Ave., Pittsburgh, PA 15214. Deed Book Volume 13382, Page 134. Block and Lot Number 0115-B-00221-0000-00.

**95. Timothy G. Schaffer**

MG-25-000047—\$38,794.98  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 203 Bonvue Street, Pittsburgh, PA 15214. Deed Book Volume 11529, Page 131. Block and Lot Number 116-A-275.

**Pittsburgh—28th Ward****17. Matthew M. Geis, Jr., Known Heir of the Estate of Diane H. Geis and the Unknown Heirs, Executors and/or Administrators of the Estate of Diane H. Geis**

MG-23-000226—\$89,857.98  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 28th Ward: Having erected thereon a dwelling house known as 1160 McKenna Avenue, Pittsburgh, PA 15205. Deed Book Volume 7910, Page 457. Block and Lot Number 18-J-112.

**104. Stephen M. Allen and Lisa M. Maciolek**

MG-19-000693—\$104,950.02  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 131 Ford St., Pittsburgh, PA 15205. Deed Book Volume 17424, Page 585. Block and Lot Number 0040-C-00184-0000-00.

**Pittsburgh—29th Ward****134. Frank J. Szoszorek, solely in his capacity as known heir for Robert C. Szoszorek, deceased, Robert Szoszorek Jr., solely in his capacity as known heir for Robert C. Szoszorek, deceased, the Unknown Heirs of Robert C. Szoszorek, deceased, and the Unknown Heirs of Michael B. Szoszorek, deceased**

GD-24-002373—\$91,276.49  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 115 Copperfield Avenue, Pittsburgh, PA 15210. Deed Book Volume 5735, Page 519. Block and Lot Number 060-R-170.

**Pittsburgh—31st Ward****123. Russell J. Hess, David B. Hess and Thomas R. Hess, Jr.**

MG-24-000286—\$62,179.30  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a



dwelling being known and numbered as 5042 Delehanty Street, Pittsburgh, PA 15207. Deed Book Volume 11591, Page 98, Block and Lot 0184-E-00251-0000-02.

### Pittsburgh—32nd Ward

**119. Javonn Montel Morris Musgrove**  
MG-24-000827—\$238,155.29  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2153-2155 Whited Street, Pittsburgh, PA 15210. Deed Book Volume 18477, Page 87, Block and Lot 0061-R-00110-0000-00.

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

Sheriff's Office, Pittsburgh, PA.  
Kevin M. Kraus, Sheriff  
Sep 11, 2025  
Sep 12, 19, 26, 2025

**Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.**

#### Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Bee, Betty I., deceased, of Bridgeville, PA. No. 05519 of 2025. Michele L. Bresnay, Extr., 106 Cottonwood Drive, Oakdale, PA 15071 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 108 W. McMurray Rd., Canonsburg, PA 15317.

25-01802w Sep 12, 19, 26, 2025

Grasso, David Richard, deceased, of Pittsburgh, PA. No. 5823 of 2025. Diane L. Grasso, Admr., 3336 Delaware Street, Pittsburgh, PA 15214 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01801w Sep 12, 19, 26, 2025

Hayes Gloria P. a/k/a Gloria Hayes, deceased, of Cheswick, PA. No. 04787 of 2025. Gail L. Ferrari, Extr., 111 Florian Drive, Cheswick, PA 15024 or to Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 N. Main St., Greensburg, PA 15601.

25-01798w Sep 12, 19, 26, 2025

Horsley, Valerie M., deceased, of Verona, PA. No. 01550 of 2025. Monique Horsley, Admr., 1041 Lawndale Street, Apt. 1, Pittsburgh, PA 15221 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01800w Sep 12, 19, 26, 2025

Kording, Brian Scott, deceased, of Pittsburgh, PA. No. 05810 of 2025. Judith L. Kording, Admr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-01803w Sep 12, 19, 26, 2025

Levithan, Karen Stina, deceased, of Pittsburgh, PA. No. 05678 of 2025. Joseph T. Slick, Admr., 1916 Harcum Way, Pittsburgh, PA 15203 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

25-03380 Sep 12, 19, 26, 2025

Lloyd, Edna J. a/k/a Edna Jeannette Lloyd, deceased, of West Mifflin, PA. No. 3089 of 2025. Mary L. Agnew, Extr., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.

25-03378 Sep 12, 19, 26, 2025

Regala, Clorinda R., deceased, of Pittsburgh, PA. No. 05645 of 2025. Roderick Paul Regala, Admr., 110 Ordale St., Pittsburgh, PA 15228 or to John P. Goodrich, Esq., Goodrich & Associates, P.C., Law & Finance Bldg., 429 Fourth Ave., Ste. 900, Pittsburgh, PA 15219.

25-03377 Sep 12, 19, 26, 2025

Reinersmann, Debra L., deceased, of Plum, PA. No. 04506 of 2025. Jessica L. Ellison, Co-Extr., and Nicole M. Reinersmann, Co-Extr., 258 Creekside Drive, Oakdale, PA 15071 or to Matthew D. Gaily, Esq., Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220.

25-03375 Sep 12, 19, 26, 2025

Scott-Jones, Clarissa Ann a/k/a Clarissa A. Scott-Jones, deceased, of Monroeville, PA. No. 06957 of 2024. Stacey E. Scott, Admr. c.t.a., 9808 Snowbird Lane, Laurel, MD 20723 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Four Gateway Center, 444 Liberty Ave., Suite 1000, Pittsburgh, PA 15222.

25-03381 Sep 12, 19, 26, 2025

Tomasic, Lawrence V., deceased, of Forest Hills, PA. No. 04054 of 2025. Jeffrey V. Tomasic, Extr., 429 Decatur Ave., Pittsburgh, PA 15221.

25-03376 Sep 12, 19, 26, 2025

Vance, Brian K., deceased, of Pittsburgh, PA. No. 05837 of 2025. Franklin Kenneth Vance, Admr., 6007 Cricket Road, Flourtown, PA 19031 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.

25-01799w Sep 12, 19, 26, 2025

Bench, Ann Audrey a/k/a Ann A. Bench, deceased, of Pittsburgh, PA. No. 04742 of 2025. Ronald J. Bench, Extr., 2532 Wintergreen Drive, Erie, PA 16510 or to Ronald S. Jones, Esq., Jones Law Group, 309 Smithfield Street, 6th Floor, Pittsburgh, PA 15222.

25-03329 Sep 5, 12, 19, 2025

Carlin, Lee S., deceased, of Finleyville, PA. No. 05482 of 2025. Kelly L. DeMaio, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

25-01749w Sep 5, 12, 19, 2025

Craig, James P. a/k/a James Craig, deceased, of North Versailles, PA. No. 05449 of 2025. James Craig, Extr., 136 Duncan Station Rd., McKeesport, PA 15135.

25-03333 Sep 5, 12, 19, 2025

Ealing, Kathleen M., deceased, of Pittsburgh, PA. No. 06958 of 2009. Maureen E. Twomey, Admr., 10081 Oakridge Drive, Wexford, PA 15090 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

25-03336 Sep 5, 12, 19, 2025

Ehrenberger, Kenneth C., deceased, of Pittsburgh, PA. No. 05606 of 2025. Thomas R. Ehrenberger, Extr., 8417 Aachen Pl., Pittsburgh, PA 15237 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

25-01741w Sep 5, 12, 19, 2025

Foltz, Nicholas B., deceased, of Pittsburgh, PA. No. 05561 of 2025. Laura Foltz, Admr., 67 Bel Aire Drive, Delmont, PA 15626 or to Chelsea Dice, Esq., Bruce E. Dice & Assoc., PC, 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

25-03330 Sep 5, 12, 19, 2025

Hensley, Ralph Leon, deceased, of Pittsburgh, PA. No. 05467 of 2023. Rex Hensley, Extr., 166 Hunters Ln., Pennington Gap, VA 24277.

25-01689w Sep 5, 12, 19, 2025

Holden, Helene P., deceased, of McKees Rocks, PA. No. 05077 of 2025. Briana C. Spina, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

25-01746w Sep 5, 12, 19, 2025

Kubit, Lucille M., deceased, of Pittsburgh, PA. No. 05362 of 2025. Edward L. Kubit, Extr., 133 Altadena Dr., Pittsburgh, PA 15228 or to Chris A. George, Esq., 303 Olde Chapel Trail, Pittsburgh, PA 15238.

25-03331 Sep 5, 12, 19, 2025

Lonchick, Betty L., deceased, of Imperial, PA. No. 04654 of 2025. Perry Lee Lonchick, Co-Admr., 116 Poplar Street, Imperial, PA

15126, John Edward Lonchick, Co-Admr., 2105 Bigger Road, Bulger, PA 15019 and Karen Verbeck, Co-Admr., 951 1st Avenue, Apt. 316, Coraopolis, PA 15108 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

25-03335 Sep 5, 12, 19, 2025

Ritenbaugh, Jr., Howard I., deceased, of Pittsburgh, PA. No. 05477 of 2025. Sandra A. Schubert, Co-Extr., and Scott D. Ritenbaugh, Co-Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

25-01747w Sep 5, 12, 19, 2025

Sciulli, Maureen Ann, deceased, of Allison Park, PA. No. 04354 of 2025. Giuseppe Sciulli, II, Extr., c/o Susan Ott, Esq., Susan Alexander Ott Law LLC, P.O. Box 12, Murrysburg, PA 15668.

25-01742w Sep 5, 12, 19, 2025

Shratter, Ellis Taper, deceased, of Munhall, PA. No. 02473 of 2025. George Roberts, Admr., 5411 Stanton Avenue, Pittsburgh, PA 15206 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

25-03334 Sep 5, 12, 19, 2025

Tarbell, Park W., deceased, of McKeesport, PA. No. 01744 of 2025. Sheila Tarbell-Laughlin, Admr., 701 Franklin Street, McKeesport, PA 15132 or to Colleen D. Bratkovich, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.

25-01750w Sep 5, 12, 19, 2025

Welker, Anita C., deceased, of Pittsburgh, PA. No. 05486 of 2025. Maureen C. Welker, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

25-01748w Sep 5, 12, 19, 2025

Bowlus, Terry D. a/k/a Terry David Bowlus, deceased, of Pittsburgh, PA. No. 05342 of 2025. Todd D. Bowlus, Admr. and Atty., Harry S. Cohen & Associates, PC, Two Chatham Ctr., 112 Washington Pl., Ste. 985, Pittsburgh, PA 15219.

25-03139 Aug 29; Sep 5, 12, 2025

Carpenter, Clarence R. a/k/a Clarence R. Carpenter, Jr., deceased, of Pittsburgh, PA. No. 4743 of 2025. Randolph V. Carpenter, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

25-03146 Aug 29; Sep 5, 12, 2025

Crowley, Charles Edwin, deceased, of Pittsburgh, PA. No. 05532 of 2025. Joshua Crowley, Admr., 221 South Millvale Ave., Apt. 1D, Pittsburgh, PA 15224 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-01708w Aug 29; Sep 5, 12, 2025

Dimitt, Winifred L., deceased, of Richland Township, PA. No. 01863 of 2022. Michael Dimitt, Admr., 1025 Thorn Run Road, Coraopolis, PA 15108 or to Timothy J. Chiappetta, Esq., Dickie McCamey & Chilcote, P.C., Four Gateway Center, 444 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222.

25-03145 Aug 29; Sep 5, 12, 2025

Gaetano, Richard Anthony a/k/a Richard A. Gaetano, deceased, of Pittsburgh, PA. No. 03418 of 2025. Lori Gaetano Reich, Extr., 9 Oregon Trail, Bethel Park, PA 15102 or to Joseph M. Loy, Esq., 5824 Library Rd., Bethel Park, PA 15102.

25-01702w Aug 29; Sep 5, 12, 2025

Galli, Julie Anne, deceased, of Pittsburgh, PA. No. 05217 of 2025. Joseph Galli, Jr., Admr., 2439 Del Lago Drive, Fort

Lauderdale, FL 33316 or to Cheksea B. Riggins, Esq., Venable LLP, 750 E. Pratt Street, Suite 900, Baltimore, MD 21202.

25-01697w Aug 29; Sep 5, 12, 2025

Giammaria, Lewis Joseph a/k/a Lewis J. Giammaria, deceased, of Crescent Township, PA. No. 05351 of 2025. Lewis Frank Giammaria, Extr., c/o Anthony T. Floro, Esq., Airport Professional Building, 7411 University Blvd., Moon Twp., PA 15108.

25-03142 Aug 29; Sep 5, 12, 2025

Hauber, Antoinette a/k/a Antoinette M. Hauber a/k/a Antoinette Marie Hauber, deceased, of Pittsburgh, PA. No. 03636 of 2025. Edward J. Hauber, Extr., c/o L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317.

25-03141 Aug 29; Sep 5, 12, 2025

Hickey, Gary, deceased, of Pittsburgh, PA. No. 05716 of 2023. Michelle Hickey, Extr., 449 Ridgemont Drive, Pittsburgh, PA 15220.

25-01706w Aug 29; Sep 5, 12, 2025

Knisely, Edward D., deceased, of Oakdale, PA. No. 05138 of 2025. Debra D. Zipfel, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-03144 Aug 29; Sep 5, 12, 2025

Krecke, Patricia, deceased, of Sewickley, PA. No. 05555 of 2025. Robert W. Krecke, Admr., 145 Hilltop Ln., Sewickley, PA 15143 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01707w Aug 29; Sep 5, 12, 2025

Mullins, Donna L., deceased, of Aspinwall, PA. No. 04871 of 2025. Scott D. Mullins, Extr., 410 Nicholson Road, Sewickley, PA 15143 or to Kelton M. Burgess, Esq., Law Offices of Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219.

25-01703w Aug 29; Sep 5, 12, 2025

Price, Donna Joan, deceased, of Monroeville, PA. No. 05551 of 2025. Beth Williams, Admr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.

25-01700w Aug 29; Sep 5, 12, 2025

Rosati, Robert S., deceased, of Pittsburgh, PA. No. 05509 of 2025. Gloria Perri Rosati, Extr., 108 Hickory Hill Road, Pittsburgh, PA 15238 or to Barbara A. Simanek, Esq., K&L Gates LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222.

25-01701w Aug 29; Sep 5, 12, 2025

Scales, Catherine G. a/k/a Catherine Scales, deceased, of Plum Borough, PA. No. 4943 of 2025. Theodore G. Gregory, Extr., 4187 Gun Club Road, Murrysville, PA 15668 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

25-03143 Aug 29; Sep 5, 12, 2025

### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on September 9, 2025, with respect to a nonprofit corporation, The Dick Groat Memorial Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-01805w Sep 12, 2025

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-008809. In re: Petition of Daniel Felipe Torres, for change of name to Daniel Felipe Torres-Santana. To all persons interested: Notice is hereby given that an order of said

Court authorized the filing of said petition and fixed Wednesday, October 8, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-01797w Sep 12, 2025

### Notice of Trust

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Shepherd, Judith D. Revocable Living Trust, deceased August 4th, 2025, of the City of Pittsburgh, Allegheny County, Pennsylvania, Gwen S. DiPietro, Trustee, c/o Ted Tishman, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

25-03379 Sep 12, 19, 26, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
NO.: MG-25-000503

Dollar Bank, Federal Savings Bank, Plaintiff, vs.

Tequea Boyd, Known Heir of the Estate of Tamiya C. Harris and the Unknown Heirs of the Estate of Tamiya C. Harris; the Unknown Executors of the Estate of Tamiya C. Harris; and the Unknown Administrators of the Estate of Tamiya C. Harris, 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  
Pittsburgh, PA 15219  
(412) 261-5555

25-03406 Sep 12, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-25-003354. Notice is hereby given to All unknown heirs of Richard Roscoe, deceased and all other parties of interest, that a tax sale has been initiated against the property located at 331 Jacob Street, Pittsburgh, Allegheny County, Pennsylvania 15210 known as lot/block 32-E-336. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the August 27, 2025 Order of Court.

25-03424 Sep 12, 2025

### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-001975. Notice is hereby given to Eileen Wysocki, Robert Wysocki and all unknown heirs of Irene Wysocki, deceased and all other parties of interest, that a tax sale has been initiated against the property located at 21 Riverside Court, Pittsburgh, Allegheny County, Pennsylvania 15238 known as lot/block 293-A-031. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the August 21, 2024 and August 27, 2025 Orders of Court.

25-03425 Sep 12, 2025

### Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Action-Law

Civil Division

Allegheny County

No. MG-25-000604

PennyMac Loan Services, LLC, Plaintiff

vs.

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 heir of Carlos Gonzalez a/k/a Carlos Gonzalez Otano a/k/a Carlos J. Gonzalez Otano, Deceased; Laura Otano Santiago, solely in capacity as heir of Carlos Gonzalez a/k/a Carlos Gonzalez Otano a/k/a Carlos J. 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, Defendants

### Notice

TO: 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

You are hereby notified that on July 22, 2025, Plaintiff, PennyMac Loan Services, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docket to Term No. MG-25-000604. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1220 Ravine Street, McKeesport, PA 15132, whereupon your property would be sold by the Sheriff of Allegheny County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### Notice

You have been sued in Court. 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 further notice for any money claimed in the complaint or 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

25-03410 Sep 12, 2025

### Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania

Civil Action-Law

Civil Division

Allegheny County

No. MG-25-000541

PennyMac Loan Services, LLC, Plaintiff

vs.

Kayla Meador, solely in capacity as heir of Colleen A. Quatman a/k/a Colleen Quatman a/k/a Colleen Anne Quatman, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Colleen A. Quatman a/k/a Colleen Quatman a/k/a Colleen Anne Quatman, Deceased, Defendants

### Notice

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Colleen A. Quatman a/k/a Colleen Quatman a/k/a Colleen Anne Quatman, Deceased

You are hereby notified that on July 1, 2025, Plaintiff, PennyMac Loan Services, LLC, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docket to Term No. MG-25-000541. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 1003 Rutgers Drive, Allison Park, PA 15101, whereupon your property would be sold by the Sheriff of Allegheny County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

### Notice

You have been sued in Court. 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 further notice for any money claimed in the complaint or 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyer Referral Service  
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Pittsburgh, PA 15219  
412-261-5555

25-03411 Sep 12, 2025