

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, July 7, 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, JULY 7, 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, JULY 8, 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 MONDAY, JULY 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."

Baldwin Borough

30. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Athanasios N. Contis, Deceased

GD-25-000304—\$159,311.66

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

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

known and numbered as 326 Jean Drive, Pittsburgh, PA 15236. Deed Book Volume 5733, Page 877. Block and Lot Number 315-L-210.

38. Unknown Surviving Heirs of Jason M. Wargo, Deceased

MG-24-000892—\$102,293.62

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 2831 Custer Avenue, Pittsburgh, PA 15227. Deed Book Volume 10412, Page 209. Block and Lot Number 94-C-216.

Bell Acres

88. Unknown Heirs of George H. Lenz and Unknown Heirs of Violet R. Lenz

GD-23-013533—\$209,079.69

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Being thereon vacant known as 109 North Avenue, Sewickley, PA 15143. Deed Book Volume 3684, Page 706. Block & Lot No. 936-N-86.

Brackenridge

2. Gary E. Schrag, Sr. and Gary E. Schrag, Jr.

MG-24-000248—\$44,617.46

Robert Flacco, Esq.

212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 721 Morgan Street, Brackenridge, PA 15014. Deed Book Volume 13779, Page 419. Block and Lot Number 1224-B-00310-0000-00.

75. Eric L. Kress

MG-22-000781—\$37,332.34

Michael J. Clark

484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 813 Hazlett Avenue, Brackenridge, PA 15014. Deed Book Volume 11872, Page 286. Block and Lot Number 1224-A-00065-0000-00.

Braddock

46. John T. Golden, Sr., Anna G. Golden and the United States of America

GD-24-011349—\$5,339.72

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a commercial building being known as 635 Braddock Avenue, Braddock, PA 15104. Deed Book Volume 16389, Page 73. Block & Lot No. 237-D-139.

48. Club Elegance, LLC

GD-23-011756—\$2,460.36

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a three story bar being known as 804-808 Braddock Avenue, Braddock, PA 15104. Deed Book Volume 15525, Page 479. Block & Lot No. 237-H-26.

Brentwood

20. Amy DeShetler, Michael Shaw and Mary Beth Shaw, Known Heirs of Bernard R. Shaw, Deceased, and the Unknown Heirs of Bernard

R. Shaw, Deceased, and the Secretary of Housing and Urban Development

MG-24-000975—\$41,694.79

Leon P. Haller, Esq.

Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 117 Catskill Avenue, Pittsburgh, PA 15227. Deed Book Volume 12503, Page 241. Block and Lot Number 137-L-150.

37. Ashley Stover, as Surviving Heir of Mark J. Ventrone, Deceased, Kelly Ventrone, as Surviving Heir of Mark J. Ventrone, Deceased, Lori Ventrone, as Surviving Heir of Mark J. Ventrone, Deceased and Unknown Surviving Heirs of Mark J. Ventrone, Deceased

GD-24-003733—\$103,630.96

Stephen M. Hladik, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family residential dwelling being known and numbered as 2928 Brevard Avenue, Pittsburgh, PA 15227. Deed Book Volume 7787, Page 15. Block and Lot Number 137-C-339.

Bridgeville

72. RNV Realty, LLC

GD-23-012485—\$93,970.27

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a commercial building, known as 528 Dewey Avenue, Bridgeville, PA 15017. Deed Book 17469, Page 23. Block and Lot Number 255-P-336.

Carnegie

5. Russel S. Puel and Alice C. Puel

MG-22-000234—\$60,754.03

Robert Flacco, Esq.

212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 311 Run Street, Carnegie, PA 15106. Deed Book Volume 6110, Page 707. Block and Lot Number 0103-F-00070-0000-00.

City of Clairton

8. Angela M. Pelling

MG-25-000160—\$52,243.65

Leon P. Haller, Esq.

Purcell, Krug and Haller
717-234-4178

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 527 Union Avenue, Clairton, PA 15025. Deed Book Volume 13464, Page 552. Block and Lot Number 1002-H-251.

Dravosburg

9. Ella Mae Wood

MG-24-000950—\$40,826.04

Powers Kirm, LLC

215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 37 Charles Street, Dravosburg, Pennsylvania 15034. Deed Book Volume 9118, Page 612. Block and Lot Number 309-G-112.

Duquesne

40. Edward Matthew Tuttle, Personal Representative of the Estate of Dakota Tuttle a/k/a Dakota Douglas Tuttle, Deceased

GD-25-000452—\$78,796.13

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

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward, City of Duquesne: Having erected thereon a dwelling being known and numbered as 507 South 5th Street, Duquesne, PA 15110. Deed Book Volume 19031, Page 295. Block and Lot Number 378-N-310.

East McKeesport

12. Parei Ventures, LLC

GD-23-013060—\$6,095.00

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 900 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 16909, Page 488. Block and Lot Number 547-C-297.

Elizabeth Township

17. Jonathan M. Miller

MG-24-000023—\$70,352.39

Nicole M. Francese, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 160 Lincoln Hall Road, Elizabeth, PA 15037 Deed Book Volume 15622, Page 427, Block and Lot Number 1130-D-138.

63. Victoria Griffith

GD-23-009321—\$3,249.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story brick house being known as 5915 Meade Street, McKeesport, PA 15135. Deed Book Volume 15581, Page 313. Block & Lot No. 653-G-30.

64. Kayla Mink

GD-23-009174—\$3,487.93

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story brick house being known as 219 Howell Street, Elizabeth, PA 15037. Deed Book Volume 16010, Page 525. Block & Lot No. 1129-J-48.

84. John F. Klingensmith, III and the United States of America

GD-24-007359—\$20,075.40

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Parcel One: Having erected thereon a single family dwelling being known and numbered as 315 Oberdick Drive, McKeesport, PA 15135. Deed Book Volume 16635, Page 561. Block and Lot Number 652-S-195;

Parcel Two: Having erected thereon a single family dwelling being known and numbered as 515 Twele Road, Greenock, PA 15047. Deed Book Volume 17305, Page 399. Block and Lot Number 651-K-116.

Forward

83. Gregory Allen Beluschak

GD-24-012664—\$20,685.15

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Parcel 1: Being all that agricultural vacant land known and numbered as 5696 Ella Hollow Road, Elizabeth, PA 15037. Deed Book 16633, Page 567. Block and Lot Number 2085-K-193; and

Parcel 2: Being all that vacant land known and numbered as Ella Hollow Road, Elizabeth, PA 15037. Deed Book 16633, Page 567. Block and Lot Number 2085-E-121.

Hampton

39. Theresa Tomko

GD-24-013036—\$99,553.94

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 3943 Cole Ave., Allison Park, PA 15101. Deed Book Volume 12640, Page 349. Block and Lot 0719-P-00378-0000-00.

Harrison

28. Samantha Singer and William J. Singer

MG-23-000507—\$97,347.13

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having Erected thereon a dwelling being known and numbered as 1103 Liberty Avenue, Natrona Heights, PA 15065. Deed Book 18296, Page 362. Block and Lot Number 1519-K-59.

34. Christopher L. Rutkowski, Jamie Marie Zingaro Rutkowski a/k/a Jamie Marie Z. Rutkowski, and the Secretary of Housing and Urban Development

MG-25-000031—\$48,504.03

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1322 8th Avenue, Natrona Heights, PA 15065. Deed Book Volume 14429, Page 513. Block and Lot Number 1368-J-16.

35. Lavonne Marie Mutchler, as Surviving Heir of Patricia L. Beckwith, Deceased and Unknown Surviving Heirs of Patricia L. Beckwith, Deceased

MG-24-000986—\$108,305.31

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family residential dwelling being known and numbered as 1304 Harvard Avenue, Natrona Heights, PA 15065. Deed Book Volume 15252, Page 54. Block and Lot Number 1519-C-143.

Heidelberg

49. George E. Tracey, Jr.

GD-23-009969—\$6,279.60

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a one-story brick house being known as 526 Madison Avenue, Carnegie, PA 15106. Deed Book Volume 17051, Page 457. Block & Lot No. 101-F-259.

Homestead

42. Tya Thomas

GD-21-008104—\$21,112.66

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 Homestead. Having erected thereon a dwelling being known and numbered as 315 West 13th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 16107, Page 452, Block and Lot Number 131-F-324.

Indiana

80. Vanessa J. Schmithorst f/k/a Vincent J. Schmithorst

MG-24-000777—\$37,042.55

David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Township of Indiana, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a dwelling being known and numbered as 3036 Sylvan Terrace, Cheswick, PA 15024 at Deed Dated February 2, 2022 and recorded on February 10, 2022 in the Department of Real Estate of Allegheny County at Deed Book Volume 18786, Page 375. Block & Lot # 957-H-00005.

Ingram

14. Colleen M. Varner a/k/a Colleen Joyce a/k/a Colleen M. Joyce and Richard Joyce a/k/a Richard M. Joyce, Jr.

MG-23-000752—\$155,977.10

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 79 Evans Avenue, Pittsburgh, PA 15205. Document Number 2014-6131, Deed Book Volume 15541, Page 295. Block and Lot Number 0070-R-00031-0000-00.

Jefferson Hills

31. Timothy Gaber

MG-24-000768—\$179,175.28

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a two-story frame dwelling being known and numbered as 916 Gill Hall Road, Clairton, PA 15025. Deed Book Volume 17870, Page 80. Block and Lot Number 768-N-70.

Liberty

81. The Unknown Heirs of Nancy McLaughlin, Deceased

GD-23-011040—\$14,697.46

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a single family dwelling being known and numbered as 810 Elizabeth St., McKeesport, PA 15133. Deed Book 3531, Page 23. Block and Lot Number 556-B-216.

Town of McCandless

21. Guyanna Runion Ackison and Brandon E. Ackison

MG-17-000476—\$346,202.54

Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8584 Peebles Road, Pittsburgh, PA 15237. More fully described in Deed Book 13942, Page 399. Lot and Block: 0716-K-00136-0000-00.

67. Amy K. Howard and Curt C. Bergman

GD-22-000340—\$6,116.90

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

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a two-story brick house being known as 8201 Perry Highway, Pittsburgh, PA 15237. Deed Book Volume 16396, Page 97. Block & Lot No. 611-G-212.

City of McKeesport

6. Donnell Morris

GD-23-009042—\$12,367.03

Amanda L. Mulheren, 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 1715-1721 Coursin Street, McKeesport, PA 15132. Deed Book 17028, Page 580. Block and Lot Number 382-G-289.

10. Kyler Sawyer and Brittany Sawyer

GD-24-008111—\$8,769.78

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 819 Hartman Street, McKeesport, PA 15132. Deed Book 16271, Page 173. Block and Lot Number 380-H-305.

61. Karen L. Nelson

GD-24-007440—\$2,198.63

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Having erected thereon a two-story frame house being known as 2410 Grandview Avenue, McKeesport, PA 15132. Deed Book Volume 14514, Page 87, Block & Lot No. 464-D-25.

62. Mallory Winbush

GD-23-004200—\$2,864.08

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 6: Having erected thereon a one-story brick house being known as 1001 Park Street, McKeesport, PA 15132. Deed Book Volume 15283, Page 72. Block & Lot No. 307-S-322.

90. Valeriya Kubini

GD-15-006353—\$5,139.86

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Having erected thereon a two-story frame house being known as 2618 Cleveland Street, McKeesport, PA 15132. Deed Book Volume 15636, Page 375. Block & Lot 463-A-11.

McKees Rocks

7. Theresa M. Branch

GD-24-012398—\$68,603.09

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 102 State Street, McKees Rocks, PA 15136. Deed Book Volume 16025, Page 500. Block and Lot Number 72-J-11.

58. Andre Tangila Katompa

GD-23-002581—\$2,351.53

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

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

Rocks: Having erected thereon a two-story brick house being known as 1012 Church Avenue, McKees Rocks, PA 15136. Deed Book Volume 14776, Page 137. Block & Lot No. 72-S-92.

Millvale

91. Stanley J. Klepacz and Constance A. Klepacz
GD-13-007794—\$4,121.12
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 805 O'Brien Street, Pittsburgh, PA 15209. Deed Book Volume 5704, Page 141. Block & Lot 118-G-10.

Monroeville

33. Gary L. Donahue, II, Solely as Heir of Gerald L. Donahue, Deceased; Keith Donahue, Solely as Heir of Gerald L. Donahue, Deceased; Unknown Heirs, Devises, and/or Personal Representatives of Gerald L. Donahue, Deceased; Kimberly A. Perusso, as Heir and Administratrix of the Estate of Gerald L. Donahue, Deceased
MG-22-000349—\$118,966.28
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 101 Dolomite Dr., Monroeville, PA 15146. Deed Book Volume 12919, Page 546. Block and Lot Number 1108-S-00232-0000-00.

36. Joyce M. Walters a/k/a Joyce Walters, Vernon M. Walters and the United States of America
MG-23-000632—\$310,330.22
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a single family residential dwelling being known and numbered as 108 Windsor Court, Monroeville, PA 15146. Deed Book Volume 11096, Page 216. Block and Lot Number 860-C-141.

Moon

60. Doug Hartpence, Executor of the Estate of Helen Jeannine Hartpence, Deceased
GD-24-007444—\$2,802.59
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story brick house being known as 125 South Jamestown Road, Coraopolis, PA 15108. Deed Book Volume 17165, Page 578. Block & Lot No. 598-B-382.

65. Chris R. Cowden
GD-24-008313—\$2,821.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story frame house being known as 1105 Kings Lane, Coraopolis, PA 15108. Deed Book Volume 9589, Page 629. Block & Lot No. 810-F-218.

Munhall

18. Wayne D. Collins and Sonia Collins
MG-24-000230—\$64,180.72
Danielle Johnson, Esq.
212-471-5100

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

Munhall: Having erected thereon a dwelling being known and numbered as 2418 Charles Street, Homestead, PA 15120. Deed Book Volume 09418, Page 195. Block and Lot Number 0181-A-00203-0000-00.

79. Michael Janasko
MG-22-000574—\$67,836.75
Mark S. Kancher, Esq.
The Kancher Law Firm, LLC
856-795-2440

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a one story bungalow single family frame dwelling known and numbered 3419 Hill Street, Homestead, Pennsylvania 15120. Deed Book Volume 18557, Page 247, Block and Lot Number 132-S-064.

North Versailles

11. Parei Ventures, LLC
GD-23-012449—\$7,987.39
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 809 Westbury Road, North Versailles, PA 15137. Deed Book 17050, Page 178. Block and Lot Number 377-M-099.

23. 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.

25. Robert Derrick Hanko and Jennifer M. Hanko
MG-24-000696—\$91,349.07
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Parcel One: Having erected thereon a dwelling being known and numbered as 820 Sylvan Avenue, North Versailles, PA 15137. Deed Book Volume 16088, Page 378, Block and Lot Number 643-E-49.

Parcel Two: Having thereon a vacant land being known as Sylvan Avenue, North Versailles, PA 15137. Deed Book Volume 16088, Page 378, Block and Lot Number 643-F-291.

59. Parei Ventures LLC
GD-24-007911—\$2,649.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-story brick house being known as 616 Maplehurst Drive, North Versailles, PA 15137. Deed Book Volume 17779, Page 433. Block & Lot No. 459-F-37.

Penn Hills

3. Jayne Bair-Lott and John Lott
MG-21-000269—\$51,919.25
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 2308 Margaret Street, Pittsburgh, PA 15235. Instrument No. 0004-28214. Block and Lot Number: 0632-S-00201-0000-00.

4. Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under

Parcel E. Thompson, Deceased, Tamika Williams Known Heir of Parcel E. Thompson, Deceased, Twaina L. Williams Known Heir of Parcel E. Thompson, Deceased, Parcel E. Thompson
MG-22-000200—\$140,908.06
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 9624 Emerson Street, Pittsburgh, PA 15235 more fully described in Deed Book 8159, Page 93. Lot and Block: 0295-P-00244-0000-00.

13. LaVonne Tomlin
MG-24-000968—\$30,739.86
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 121 Howard Street, Pittsburgh, PA 15235. Document Number 2024-22750, Deed Book Volume 19778, Page 487. Block and Lot Number 0296-B-00136-0000-01.

32. Monnie E. Keith
GD-14-000561—\$7,534.95
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and a half story house being known 7861 Mark Drive, Verona, PA 15147. Deed Book Volume 11017, Page 581. Block & Lot No. 230-G-264.

69. William L. Ford, Jr. and Valetta B. Ford
GD-24-008599—\$4,471.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story brick house being known as 8905 Upland Terrace, Pittsburgh, PA 15235. Deed Book Volume 5732, Page 276. Block & Lot No. 231-D-343.

70. Barbara Donato, with Notice to Heirs and Assigns
GD-19-002832—\$3,347.32
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 brick house being known as 1134 Center Avenue, Verona, PA 15147. Deed Book Volume 11435, Page 453. Block & Lot No. 445-K-342.

71. Bennie Dixon, Jr.
GD-24-008385—\$2,231.29
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story two-family house being known 8624 Westwood Road, Pittsburgh, PA 15235. Deed Book Volume 18483, Page 37. Block & Lot No. 231-C-199.

86. Frederick Bernard Jackson
GD-22-014750—\$7,803.47
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 9500 Frankstown Rd., Pittsburgh, PA 15235. Deed Book 17944, Page 23. Block and Lot Number 296-B-112.

Pitcairn

22. Aqua R. McCoy
MG-25-000074—\$109,130.34
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 271 School Street, Pitcairn, PA 15140. Deed Book 18669, Page 577. Block and Lot Number 746-E-44.

Plum

24. Gina Hudec a/k/a Gina M. Hudec and Timothy Hudec a/k/a Timothy A. Hudec
MG-19-000342—\$132,951.54
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 232 Carriage Boulevard, Pittsburgh, PA 15239. Deed Book 9418, Page 274. Block and Lot Number 741-B-228.

Port Vue

85. Scott Rectenwald
GD-24-010996—\$11,816.52
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1204 Washington Boulevard Rear, McKeesport, PA 15133. Deed Book 17045, Page 328. Block and Lot Number 383-G-116.

Ross

26. Michael Szudark
MG-23-000130—\$237,971.55
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 4523 Zane Place, Pittsburgh, PA 15214. Deed Book 15568, Page 20. Block and Lot Number 163-B-252.

27. Lindsay Kretzler
MG-25-000091—\$101,636.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 220 Gass Road, Pittsburgh, PA 15229. Deed Book 17655, Page 72. Block and Lot Number 249-G-91.

47. Michael Heilman and Joseph Dragone
GD-23-012815—\$3,675.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story frame house being known as 3409 Evergreen Road, Pittsburgh, PA 15237. Deed Book Volume 12358, Page 114. Block & Lot No. 430-C-122.

Scott

50. Francis W. Rambo
GD-24-006208—\$3,426.86
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a two-story frame house being known as 328 Boroview Avenue, Carnegie, PA 15106. Deed Book Volume 8957, Page 331. Block & Lot No. 102-F-218.

73. Chad Crowley and Nadia Abbondanza
GD-23-013196—\$7,655.05
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling, known as 2050 Spring Hill Road, Pittsburgh, PA 15243. Deed Book 13915, Page 209. Block and Lot Number 195-K-62.

74. James R. King

GD-23-008582—\$13,736.64
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling, known as 1739 Norsen Drive, Pittsburgh, PA 15243. Deed Book 15704, Page 483. Block and Lot Number 253-A-17.

Shaler

55. Gregory J. Hoburg and Ursula M. Hoburg

GD-23-002997—\$4,300.83
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 124 Friday Road, Pittsburgh, PA 15209. Deed Book Volume 9042, Page 432. Block & Lot No. 118-M-220.

South Fayette

1. Shannon Lee Mays

MG-25-000028—\$330,380.66
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two-story residential dwelling known and numbered as 8022 Woodcreek Dr., Bridgeville, PA 15017, Deed Book Volume 18459, Page 192. Block & Lot No. 399-B-53.

Stowe

52. Michael A. Sante

GD-23-006679—\$3,368.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a one-story frame house being known as 1512 Wooward Avenue, McKees Rocks, PA 15136. Deed Book Volume 16854, Page 370. Block & Lot No. 73-J-213.

Swissvale

44. Turn Key Rentals

GD-23-006857—\$2,246.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story brick house being known as 7331 Schley Avenue, Pittsburgh, PA 15218. Deed Book Volume 18250, Page 92. Block & Lot No. 178-K-5.

76. Harry Gray a/k/a Harry C. Gray and Melissa Gray a/k/a Melissa A. Gray

MG-19-000679—\$101,996.36
Michael J. Clark
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2220 Lacrosse Street, Pittsburgh, PA 15218. Deed Book Volume 10852, Page 294. Block and Lot Number 0234-N-00070-0000-00.

89. Blue Dog Enterprises, Inc.

GD-23-008186—\$5,640.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7535 Dickson Street, Pittsburgh, PA 15218. Deed Book Volume 14762, Page 554. Block & Lot No. 178-H-115.

Tarentum

53. Daniel P. Harmon

GD-23-013941—\$4,365.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story four family house being known as 639 East 9th Avenue, Tarentum, PA 15084. Deed Book Volume 13069, Page 417. Block & Lot No. 1224-A-158.

57. Robert J. Myers and Margaret M. Myers

GD-24-006863—\$2,203.39
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story brick house being known as 435 West 9th Avenue, Tarentum, PA 15084. Deed Book Volume 17580, Page 44. Block & Lot No. 1087-D-348.

Versailles

45. Eric S. Weiler, Executor of the Estate of Donald J. Weiler, Deceased

GD-23-009428—\$2,883.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a two-story brick house being known as 5 Olympia Park Plaza, McKeesport, PA 15132. Deed Book Volume 6122, Page 355. Block & Lot No. 555-M-261.

West Deer

78. All Unknown Heirs of Edward J. Balog and Josephine S. Balog, Deceased

GD-24-005572—\$15,074.71
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 4703 Valleyfield Drive, Allison Park, PA 15101. Deed Book 6879, Page 605. Block and Lot Number 1214-J-051.

West Mifflin

19. Darria M. Singleton

MG-24-000666—\$92,857.85
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3116 Mary Street, West Mifflin, Pennsylvania 15122. Deed Book Volume 13404, Page 534, Instrument 2007-32768, Block and Lot Number 181-F-285.

White Oak

51. Lauren Jane Holsinger

GD-23-014383—\$3,632.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story log house being known as 2625 Poinsettia Drive, McKeesport, PA 15131. Deed Book Volume 17959, Page 213. Block & Lot No. 462-S-368.

Whitehall

15. Stanley D. Henry

MG-24-000238—\$180,803.49
Michele M. Bradford, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitehall: Having erected thereon a single dwelling known and numbered as 649 Greenlee Road, Pittsburgh, PA 15227 Deed Book Volume 15516, Page 540, Block 189-G Lot 26.

Wilkins

29. Susan D. Potochnik and Patrick H. Potochnik

GD-24-012589—\$26,590.88
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 121 Farnsworth Avenue, Turtle Creek, PA 15145. Deed Book Volume 8369, Page 151. Block and Lot 0454-C-00018-0000-00.

Wilkinsburg

82. Chelsea K. Long

GD-24-005418—\$34,912.27
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 830 S. Trenton Ave., Pittsburgh, PA 15221. Deed Book 18827, Page 514. Block and Lot Number 176-K-155.

92. The Unknown Heirs of Edward C. Jones, deceased

GD-25-000310—\$76,562.99
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 2132 Laketon Road, Pittsburgh, PA 15221. Deed Book 5823, Page 165. Block and Lot Number 297-B-62.

93. Clifford A. Green and Robin M. Green f/k/a Robin M. Williams

GD-24-014782—\$27,245.98
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 1615 Montier Street, Pittsburgh, PA 15221. Deed Book 10525, Page 614. Block and Lot Number 232-L-182.

94. Alice P. Hunt

GD-25-000314—\$17,966.13
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 1541 Marie Street, Pittsburgh, PA 15221. Deed Book 10668, Page 419. Block and Lot Number 297-E-196.

Wilmerding

16. Karen S. Peterson

GD-25-001261—\$50,718.04
MDK Legal
614-220-5611

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

Wilmerding: Having erected thereon a dwelling being known and numbered as 608 George Street, Wilmerding, PA 15148. Document Number 167345, Deed Book Volume 10586, Page 286. Block and Lot Number 0546-B-00064-0000-00.

Pittsburgh—8th Ward

41. Frank A. Palmiere, Jr.

MG-25-000067—\$142,324.82
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 423 Garnet Way, Pittsburgh, PA 15224. Deed Book Volume 8957, Page 388. Block and Lot Number 26-D-293.

Pittsburgh—16th Ward

87. Mallorca Realty, Inc., a Pennsylvania Corporation, and WAK Acquisition Company, LLC

GD-24-006461—\$1,282,757.75
JSDC Law Offices
717-533-3280

In the Commonwealth of Pennsylvania, County of Allegheny, and 16th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a commercial restaurant, cafeteria and/or bar being known and numbered as 2224 E. Carson Street, Pittsburgh, Pennsylvania 15203. Deed Book Volume 11043, Page 61. Block and Lot Number 0012-L-00015-0000-00.

Parcel 2: Having erected thereon a commercial restaurant, cafeteria and/or bar being known and numbered as 2226 E. Carson Street, Pittsburgh, Pennsylvania 15203. Deed Book Volume 9962, Page 499. Block and Lot Number 0012-L-00016-0000-00.

Parcel 3: Having erected thereon a commercial retail space with apartments over being known and numbered as 2228 E. Carson Street, Pittsburgh, Pennsylvania 15203. Deed Book Volume 9867, Page 345. Block and Lot Number 0012-L-00017-0000-00.

Pittsburgh—25th Ward

43. Orion Portfolio Management, LLC and Neil Metzger, an Adult Individual

GD-24-008982—\$772,810.78
Anthony S. Posa, Esq.
The Dornish Law Offices, P.C.
412-765-2726

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward of the City of Pittsburgh: Parcel I: Having erected thereon a dwelling known and numbered as 712 Armandale Street, Pittsburgh, PA 15212, Deed Book Volume 16903, Page 251, Block and Lot Number 23-E-322.

Parcel II: Having erected thereon a dwelling known and numbered as 714 Armandale Street, Pittsburgh, PA 15212, Deed Book Volume 16903, Page 251, Block and Lot 23-E-321.

Parcel III: Being a vacant lot on Columbia Place, Pittsburgh, PA 15212, Deed Book Volume 16903, Page 251, Block and Lot Number 23-E-313.

Parcel IV: Being a vacant lot on Columbia Place, Pittsburgh, PA 15212, Deed Book Volume 16903, Page 257, Block and Lot Number 23-E-312.

Pittsburgh—27th Ward

77. Lee H. Hawkins and Ivy L. Hawkins

MG-23-000143—\$181,013.37
Michael J. Clark
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the

City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3601 Mexico Street, Pittsburgh, PA 15212, Deed Book Volume 11717, Page 313. Block and Lot Number 0075-B-00273-0000-00.

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

412-251-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-261-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Jun 12, 2025

Jun 13, 19, 27, 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:

Cunningham, William Henry, deceased, of Pittsburgh, PA. No. 3708 of 2025. Jaclyn Cunningham, Admr., c/o Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.

25-01155w Jun 13, 19, 26, 2025

Donovan, Margaret M., deceased, of Pittsburgh, PA. No. 03542 of 2025. Mary Patricia D. Hiles, Extr., 5128 Karrington Drive, Gibsonia, PA 15044 or to Patrick F. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-02157 Jun 13, 19, 26, 2025

Gupta, Shantanu, deceased, of Pittsburgh, PA. No. 03618 of 2025. Zarina Ekbal Khan, Admr., 11450 Champlain Trail, Chagrin Falls, OH 44023 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-01153w Jun 13, 19, 26, 2025

Kalchthaler Agostoni, Karen Lee Ann a/k/a Karen Agostoni a/k/a Karen L. Agostoni a/k/a Karen Lee Ann Agostoni, deceased, of Ohio Township, PA. No. 02993 of 2024. Jason Agostoni, Admr. c.t.a., c/o Edward C. Spontak, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-01154w Jun 13, 19, 26, 2025

Marsiglio, Carol G., deceased, of Allison Park, PA. No. 03465 of 2025. Marian R.

O'Leary, Extr., 1111 Westerly Parkway, State College, PA 16801 or to Desiree F. Fralick, Esq., The Mazza Law Group, P.C., 2790 W. College Avenue, Suite 800, State College, PA 16801.

25-01149w Jun 13, 19, 26, 2025

Ranker, Robert J., deceased, of Pittsburgh, PA. No. 3684 of 2025. Pamela Kanai, Extr., 24 Bradford Avenue, Pittsburgh, PA 15205 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-01156w Jun 13, 19, 26, 2025

Snow, Henry E., deceased, of Bellevue Borough, PA. No. 03468 of 2025. Robert E. Pendergast, Admr. and Atty., 541 Lincoln Ave., Pittsburgh, PA 15202.

25-02155 Jun 13, 19, 26, 2025

Upcraft, Mary Jane, deceased, of Mt. Lebanon, PA. No. 03720 of 2025. Tara Simmons, Extr., 408 Bigham Street, Pittsburgh, PA 15211 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-01152w Jun 13, 19, 26, 2025

Wilkie, Marie G. a/k/a Marie Wilkie, deceased, of West Mifflin, PA. No. 3316 of 2025. Kenneth C. Demko, Extr., c/o David J. Nichols, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.

25-02156 Jun 13, 19, 26, 2025

Allen, Marian a/k/a Marian Boone Allen a/k/a Marian B. Allen, deceased, of Penn Hills, PA. No. 02945 of 2025. Celeste Allen, Extr., 7936 Aber Road, Verona, PA 15147 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-01107w Jun 6, 13, 19, 2025

Atticks, Cheryl A., deceased, of Monroeville, PA. No. 04014 of 2024. James Atticks, Admr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.

25-01105w Jun 6, 13, 19, 2025

Berger, Dale W., deceased, of Buena Vista, PA. No. 02855 of 2025. Sandra D. Smith, Admr., c/o 1313 Merryfield Street, Pittsburgh, PA 15204 or to Robert H. Gustine, Esq., Straka & Gustine, LLP, 1130 Greentree Road, Pittsburgh, PA 15220.

25-02000 Jun 6, 13, 19, 2025

Doughty, Rose Marie, deceased, of Pittsburgh, PA. No. 04110 of 2023. Charles J. Doughty, Jr., Extr., 84 McNeilly Court, Pittsburgh, PA 15226.

25-01104w Jun 6, 13, 19, 2025

Geraci, Dennis, deceased, of Pittsburgh, PA. No. 03209 of 2025. Bryan Geraci, Admr., 112 Dawes Street, Pittsburgh, PA 15210.

25-01083w Jun 6, 13, 19, 2025

McAdoo, John Charles, deceased, of Bethel Park, PA. No. 03278 of 2025. David C. McAdoo, Extr., 155 White Oak Drive, Pittsburgh, PA 15237.

25-02027 Jun 6, 13, 19, 2025

Schavolt, Jr., Dennis Fred a/k/a Dennis F. Schavolt, Jr., deceased, of Imperial, PA. No. 3355 of 2025. Dean C. Schavolt, Admr., 106 Cypress Court, Venetia, PA 15367 or to Dennis W. Trohaugh, Esq., 5305 Steubenville Pike, McKees Rocks, PA 15136.

25-02001 Jun 6, 13, 19, 2025

Seretti, David J., deceased, of Ingram Borough, PA. No. 03551 of 2025. Karen Boyle, Extr., c/o Christine Kornosky, Esq., 312 Second Ave., Carnegie, PA 15106.

25-01110w Jun 6, 13, 19, 2025

Stetar, Richard L., deceased, of South Park, PA. No. 03433 of 2025. Kristeen L. DeShetler, Admr., 133 Old Clairton Road, Jefferson Hills, PA 15025 or to Christine B.

Murphy, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-01109w Jun 6, 13, 19, 2025

Teti, Linda M. a/k/a Linda Teti, deceased, of Tarentum, PA. No. 04193 of 2023. Richard V. Rauhecker, Admr., 1511 Homestead Road, Verona, PA 15147 or to William Andrew Brandstetter, II, Esq., 117 N. Main Street, Greensburg, PA 15601.

25-01108w Jun 6, 13, 19, 2025

Adkins, Avoline, deceased, of Pittsburgh, PA. No. 3380 of 2025. Walter Adkins, III, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

25-01067w May 30; Jun 6, 13, 2025

Cavanaugh, Audrey Jean, deceased, of Pittsburgh, PA. No. 03405 of 2025. Yvonne J. Kocher, Admr., 600 Oak Ln., Renfrew, PA 16053 or to Michael S. Butler, Esq., Heritage Elder Law & Estate Planning, LLC, 318 South Main Street, Butler, PA 16001.

25-01069w May 30; Jun 6, 13, 2025

Connelly, III, William J. a/k/a William J. Connelly, deceased, of Glenshaw, PA. No. 01185 of 2025. Marcy Connelly Gookin, Co-Extr., and David Burton Gookin, Co-Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-01064w May 30; Jun 6, 13, 2025

Davis-Hammond, Louise, deceased, of Pittsburgh, PA. No. 2440 of 2025. Stephen Mitchell, Extr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

25-01066w May 30; Jun 6, 13, 2025

Ebner, John Gerard a/k/a John G. Ebner, deceased, of Pittsburgh, PA. No. 02213 of 2025. Marian E. Ebner, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-01063w May 30; Jun 6, 13, 2025

Hinton, Jr., Darel S., deceased, of Pittsburgh, PA. No. 01870 of 2025. Leah Hinton, Admr., 3014 Chestnut Street, Erie, PA 16508 or to Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220.

25-01910 May 30; Jun 6, 13, 2025

Matschener, Rosemary, deceased, of Pittsburgh, PA. No. 02997 of 2025. Robert Matschener, Admr., 4232 Timberlane Dr., Allison Park, PA 15101 or to Michael Fives, Esq., Fives & Associates, 11676 Perry Highway, Suite 1302, Wexford, PA 15090.

25-01072w May 30; Jun 6, 13, 2025

Rock, Robert D. a/k/a Robert Rock, deceased, of Pittsburgh, PA. No. 3412 of 2025. Susan Ruzomberka, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

25-01073w May 30; Jun 6, 13, 2025

Saftner, Bernard, deceased, of Upper St. Clair, PA. No. 03054 of 2025. Michael J. Saftner, Extr., 2006 Tall Grass Lane, Unit 206, Canonsburg, PA 15317 or to Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

25-01068w May 30; Jun 6, 13, 2025

Schutz, Jr., Wilbert S., deceased, of Pittsburgh, PA. No. 03122 of 2025. Kenneth J. Spangler, Extr., c/o Adam T. Petrun, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.

25-01070w May 30; Jun 6, 13, 2025

Sinagoga, Anthony J., deceased, of Imperial, PA. No. 03307 of 2025. John Anthony Sinagoga, Co-Extr., 210 Robinson Rd., Imperial, PA 15126 and Lee Ann Sinagoga, Co-Extr., 20 Swallow Hill Rd.,

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

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opportunity on
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Carnegie, PA 15106 or to Thomas G. Michalek, Esq., 2042 Swallow Hill Ct., Pittsburgh, PA 15220.

25-01071w May 30; Jun 6, 13, 2025

Weisenmiller, Daniel R., deceased, of Findlay, PA. No. 02126 of 2025. Connie Mitchell, Admr., 81 Escalon Dr., Coraopolis, PA 15108 or to Holly A. Hickman, Esq., 928 Penn Avenue, Pittsburgh, PA 15222.

25-01903 May 30; Jun 6, 13, 2025

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 Keystone Concepts & Creations, Inc.

25-01148w Jun 13, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-2506. In re: Petition of George Davis Cockrell, for change of name to George Schenk. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, July 9, 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.

25-01151w Jun 13, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action No. GD-25-001378
Craig W. Snethen, Plaintiff,
v.
Pioneer Contracting USA, LLC and Richard William, Individually, et al., 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR 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.

Craig W. Snethen
Pa. I.D. No. 86050
707 Grant Street, Suite 3800
Pittsburgh, PA 15219
412-577-7400 (Telephone)
412-347-5461 (Fax)

25-02193 Jun 13, 2025

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 Townships of Collier, Moon, and Shaler, in

the Borough of Coraopolis and the City of Duquesne, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-25-006051

William Carlin and Helen Carlin, 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 Collier, Allegheny County, PA, located at McMichael Rd, Being designated as Block and Lot No. 264-P-11 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-006053

Dominic Garofalo and Gladys C. Garofalo, 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 Moon, Allegheny County, PA, located at Thorn St., Being designated as Block and Lot No. 419-B-183 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-006052

Robert J. Little and Joann A. Little, 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 Coraopolis, Allegheny County, PA, located at Broadway St., Being designated as Block and Lot No. 342-F-361 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-006054

Mary Ann Kuba, Trustee, under the Mary Ann Kuba Revocable Living Trust, Dated April 25, 2001, 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 City of Duquesne, Allegheny County, PA, located at 122 Overland Ave., Being designated as Block and Lot No. 304-L-92 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-006050

Jasvinder Singh Bedi, 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 Township of Shaler, Allegheny County, PA, located at Oak Ave, Being designated as Block and Lot No. 355-L-44 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 4th day of June, 2025, for Docket Nos. GD-25-006051, GD-25-006053, GD-25-006052, GD-25-006054, and GD-25-006050 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 27th day of June, 2024, condemned the

property referred to above at GD-25-006051, GD-25-006053, GD-25-006052, and GD-25-006054, in the Township of Collier and Moon, Borough of Coraopolis and the City of Duquesne; and by Resolution duly adopted on the 25th day of July, 2024, condemned the property referred to above at, GD-25-006050, in the Township of Shaler, 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 Townships of Collier, Moon and Shaler, and the Borough of Coraopolis and The City of Duquesne

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.

Futhermore, 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
25-02194 Jun 13, 2025

Voluntary Dissolution Business Corporation

John H. Prorok, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203. Notice is hereby given by SCS Development, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-01103w Jun 6, 13, 2025

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