

LEGAL ADS

Sheriff's Sale

Kevin M. Kraus, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the numbers and terms shown, as the properties of the severally named defendants, owners or reputed owners and to be sold by Kevin M. Kraus, Sheriff of Allegheny County, Pennsylvania, Monday, July 6, 2026 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, JULY 6, 2026 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, JULY 7, 2026, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JULY 13, 2026 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

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

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

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

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

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

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

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

Aleppo

67. Advent Holdings, LLC

GD-23-008988—\$14,708.92

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

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

Baldwin Borough

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

MG-25-000761—\$150,171.34

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

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

Bellevue

68. David J. Meyer and Mary Ruth Yarrison

GD-25-000660—\$2,957.64

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

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

75. Jasmine Renee Cook-Bey

GD-24-008215—\$2,018.96

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

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

Bethel Park

35. Jarren R. O'Hara

MG-26-000150—\$156,813.15

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 2814 Walnut Street, Bethel Park, PA 15102. Deed Book 18373, Page 481. Block and Lot Number 476-S-10.

90. Ronald W. Clark and Richard H. Clark

GD-25-013715—\$90,700.18

Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

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

Brackenridge

76. Jordan Eugene Tressler

GD-25-001974—\$2,646.72

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

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

Brentwood

39. Richard J. Fontana, Trish A. Fontana and 3130 Glendale Avenue Land Trust

MG-25-000800—\$104,116.09

Stern & Eisenberg, PC
215-572-8111

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

Bridgeville

45. Pittsburg Luxe, LLC and Jill Hubbell

GD-26-000759—\$128,202.85

McCalla Raymer Leibert Pierce, LLP
445-207-4041

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

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

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

69. Katherine M. Rivera

GD-25-007769—\$3,175.68

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

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

Castle Shannon

4. Marissa A. McGill and John R. Longo, III

MG-26-000089—\$154,794.45

Powers Kirn, LLC
215-942-2090

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

Churchill

58. Callawe Bey

GD-25-007511—\$2,654.69

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

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

66. Roseann K. Kaplan Thiem

GD-25-006159—\$8,024.10

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

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

City of Clairton

30. Kimberly D. Nodd a/k/a Kimberly D. Tinta; and Robert R. Jenkins

MG-26-000028—\$25,571.67
MDK Legal
614-220-5611

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

113. David A. Niklas, Jr. and Kristan Niklas

GD-24-009514—\$3,074.84
Joseph W. Gramc, Esq.
412-281-0587

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

Collier

64. John P. Mulholland

GD-25-008110—\$2,664.85
Joseph W. Gramc, Esq.
412-281-0587

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

Coraopolis

13. Sloan Mark Simuro

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

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

Crafton

114. Regis B. Patton, with Notice to Heirs and Assigns

GD-25-009147—\$3,993.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two-story masonry frame house known as 255 Clearview Avenue, Pittsburgh, PA 15205. Deed Book Volume 9212, Page 450. Block & Lot No. 40-P-144.

Dravosburg

33. Latoi Gentilcore

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

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

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

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

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

55. Hometown Rooter, LLC

GD-22-000338—\$3,241.34
Joseph W. Gramc, Esq.
412-281-0587

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

Elizabeth Township

37. Austin A. Heaton a/k/a Austin Heaton and Joseph Heaton, Jr.

MG-25-000810—\$156,432.37
KML Law Group, P.C.
215-627-1322

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

109. Cara E. Porco and Jacob A. Samudovsky

MG-25-001011—\$127,187.52
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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

115. Mary Jane Detwiler, with Notice to Heirs and Assigns

GD-19-011837—\$7,013.73
Joseph W. Gramc, Esq.
412-281-0587

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

Emsworth

81. Clayton Lee McCue

MG-25-000037—\$209,850.84
McCalla Raymer Leibert Pierce, LLP
445-207-4041

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

97. Peter D. Stahl, Leeanne J. Ward and Secretary of Housing and Urban Development

MG-25-001040—\$206,489.59
McCalla Raymer Leibert Pierce, LLP
445-207-4041

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

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

Etna

12. Michele Dusenberry and the United States of America

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

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

100. Sparkling Alaina, LLC, Pennsylvania Limited Liability Company

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

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

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

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

Findlay

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

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

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

Forest Hills

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

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

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

Franklin Park

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

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

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

Glassport

25. Hampton Estates, LLC

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

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

47. Latoi Gentilcore

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

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

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

Green Tree

24. Marc D. Daffner

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

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

Homestead

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

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

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

Ingram

65. Myron D. Skrabut and Betty Jean Skrabut

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

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

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

Jefferson Hills

1. Janet S. Carpmán

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

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

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

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

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

Liberty

31. Michael Spargal

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

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

McKees Rocks

38. The RumRunner, LLC

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

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

44. Pittsburg Luxe, LLC and Jill Hubbell

GD-26-001210—\$134,479.33
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a single-family residential dwelling being known and numbered as 404 Broadway Avenue, McKees Rocks, PA 15136. Deed Book Volume 19599, Page 565. Block and Lot Number 0072-H-00139-0000-00.

Millvale

51. Edward Schmitt

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

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

98. Blane Unlimited, Inc.

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

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

Monroeville

95. Stephen Francis Kolas

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

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

Moon

54. 109 Gatehouse Drive, LLC

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

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

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

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

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

Mt. Lebanon

27. Melinda Mautz

MG-24-000939—\$23,979.79
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one and a half story residential dwelling known and numbered as 719 Vallevista Ave., Pittsburgh, PA 15234. Deed Book Volume 7783, Page 467. Block & Lot No. 251-D-125.

46. Martin G. Whaley and Randi S. Whaley

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

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

78. Suzanne C. Colella

GD-25-010654—\$11,422.38
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling, known as 712 Rockwood Avenue, Pittsburgh, PA 15234. Deed Book 14689, Page 302. Block and Lot Number 251-D-152.

79. Edward Christian Duerr

GD-25-010658—\$7,370.92
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling, known as 832 Florida Avenue, Pittsburgh, PA 15228. Deed Book 14367, Page 379. Block and Lot Number 141-N-159.

80. Stevenson Williams Co.

GD-25-010679—\$70,516.12
Elizabeth P. Sattler, Esq.
412-391-0160

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

Mt. Oliver

112. Christopher Bradley and Nadia Bey

GD-08-003414—\$2,577.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two-story commercial building being known as 737 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 12609, Page 562, Block & Lot No. 33-L-13.

Munhall

71. Shirley A. Bost-Thompson and Arnold R. Thompson, Co-Executors of the Estate of Arnold R. Thompson, Deceased

GD-23-014364—\$2,716.79
Joseph W. Gramc, Esq.
412-281-0587

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

72. Theresa Willie

GD-24-007323—\$2,436.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick house being known as 150 East Virginia Avenue, Homestead, PA 15120. Deed Book Volume 18060, Page 302. Block & Lot No. 132-S-194.

102. Mark E. Bost

GD-17-005225—\$8,672.28
Jeffrey D. Ries, Esq.
412-464-9997

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

North Versailles

9. Joseph K. Moore and Lynnette Moore

MG-25-000583—\$159,396.90
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

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

16. Immanuel E. Murin

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

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

59. Jesse Scott Zubasic

GD-25-008194—\$2,266.02
Joseph W. Gramc, Esq.
412-281-0587

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

107. Marc R. Strednak and Karen M. Strednak

MG-25-001008—\$91,339.89
Matthew G. Brushwood, Esq.
Barley Snyder
610-372-3500

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

Oakmont

20. The Unknown Heirs of William H. Lang, Deceased

GD-25-013447—\$41,452.87
Jennifer L. Cerce, Esq.
412-242-4400

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

Penn Hills

48. The Unknown Heirs of John G. Tiscione, Deceased

GD-16-023255—\$13,187.60
Jennifer L. Cerce, Esq.
412-242-4400

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

52. Clement Okoye

GD-24-011196—\$2,209.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story two-family house being known as 6618 Verona Road, Verona, PA 15147. Deed Book Volume 16280, Page 151, Block & Lot No. 365-H-358.

63. M & W Developments, LLC

GD-24-010284—\$2,620.68
Joseph W. Gramc, Esq.
412-281-0587

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

94. Paul Harris

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

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

Pitcairn**40. Elaine Lamont a/k/a Mary E. Lamont**

MG-25-000971—\$55,354.06
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

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

Plum

14. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; Sheena Swanger in Her Capacity as Heir of Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; Mandy Swanger a/k/a Amanda Swanger, in Her Capacity as Heir of Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; Zach Swanger a/k/a Zachary Swanger, in His Capacity as Heir of Daniel Swanger, Jr. a/k/a Daniel J. Swanger, Jr., Deceased Heir and Administrator of the Estate of Daniel J. Swanger, III, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right or Interest From or Under Daniel J. Swanger III, Deceased

MG-24-000120—\$142,207.05
Nicole Francese, Esq.
212-471-5100

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

36. Carol L. Schneider and John R. Schneider

MG-25-000342—\$267,253.95
KML Law Group, P.C.
215-627-1322

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

88. Robert A. Miller and Melissa M. Snyder

MG-25-000982—\$273,703.00
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

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

Reserve**6. Jill M. Kimmel**

MG-22-000676—\$112,972.94
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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

99. Jayant Arulraj

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

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

Robinson**60. Michael J. Homer**

GD-25-007787—\$4,431.44
Joseph W. Gramc, Esq.
412-281-0587

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

Ross**53. Chase M. Clarke**

GD-24-001528—\$22,459.07
Joseph W. Gramc, Esq.
412-281-0587

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

96. Daniel J. Miller

MG-23-000717—\$204,622.44
Roger Fay, Esq.
856-724-1888

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

Scott**49. Nicholas J. Pruss**

GD-24-000557—\$7,296.54
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a single family dwelling being known and numbered as 534 Magazine Street, Carnegie, PA 15106. Deed Book 15676, Page 64. Block and Lot Number 102-J-122.

Shaler**57. Marki Lyn Mulig and Michael Joseph Magliocco**

GD-24-009676—\$2,622.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story brick house being known as 521 Davis Avenue, Pittsburgh, PA 15209. Deed Book Volume 17567, Page 145. Block & Lot No. 166-J-352.

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

MG-25-000543—\$127,593.97
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 151 Skylark Dr., Glenshaw, PA 15116. Deed Book Volume 15769, Page 374. Block and Lot Number 0615-N-00092-0000-00 a/k/a 615-N-92.

101. Joan E. Frey

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

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

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

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

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

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

GD-25-007151—\$140,993.90
Salvatore Bittner, Esq.
412-243-9700

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

Stowe**61. Gregory Hogan and Beatrice Hogan**

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

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

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

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

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

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

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

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

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

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

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

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

Parcel 3: Being vacant land being known on 820 Church Street Ext., Turtle Creek, PA 15145. Deed Book Volume 9804, Page 72. Block and Lot Number 0454-R-00112-0001-00.

43. Pittsburg Luxe, LLC and Jill Hubbell

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

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

Upper St. Clair**29. Srinivasa Dokku**

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

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

Verona**26. Joshua Nathan Walsh**

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

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

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

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

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

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

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

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

West Deer**41. Caleb Baumgardner and Ashley Edwards**

MG-25-000205—\$343,975.67
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

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

87. Correy A. Johnson and Jennifer Lee Johnson

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

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

West Mifflin**103. Eric Von Dorsch**

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

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

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

West View**70. William C. Craig**

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

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

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

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

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

Whitehall**50. David M. Bowers**

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

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

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

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

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

108. Unknown Heirs of Charlene Simqu, deceased

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

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

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

GD-23-009938—\$28,854.12
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 1501 Foliage Street, Pittsburgh, PA 15221. Deed Book 19931, Page 545. Block and Lot Number 232-E-344.

22. The Unknown Heirs of Oliver Coleman, Deceased

GD-24-009467—\$37,928.29
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 2721 Graham Blvd., Pittsburgh, PA 15235. Deed Book 15050, Page 307. Block and Lot Number 296-F-95.

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

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

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

93. The Unknown Heirs of Beatrice Deiley, Deceased

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MG-25-000670—\$30,872.22
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1504 North Murtland Street, Pittsburgh, PA 15208. Deed Book Volume 8697, Page 403. Block and Lot Number 0173-N-00288-000A-00.

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

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

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

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

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

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

Pittsburgh—22nd Ward

85. 1221 Boyle St PA, LLC

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

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

AMENDED NOTICE

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

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services
412-261-5555

Neighborhood Legal Services
412-255-6700

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

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

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

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

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff
Jun 11, 2026
Jun 12, 18, 26, 2026

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

Estate Notice

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

Andrianos, Nikos P., deceased, of Pittsburgh, PA. No. 03190 of 2026. Theodore Andrianos, Extr., 119 Forest Road, Bradford Woods, PA 15015.
26-02229 Jun 26; Jul 2, 9, 2026

Braum, Martha G., deceased, of Pittsburgh, PA. No. 03962 of 2026. Patricia A. Stillwagon, Extr., 326 Academy Street, Carnegie, PA 15106 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
26-01293w Jun 26; Jul 2, 9, 2026

Carter, Ronald Edward, deceased, of Pittsburgh, PA. No. 03003 of 2026. Victor J. Carter, Extr., 218 Hyeholde Drive, Moon Township, PA 15108 or to G. Clinton Kelley, Esq., 304 Ross Street, 7th Floor, Pittsburgh, PA 15219.
26-01284w Jun 26; Jul 2, 9, 2026

DeGori, Jennine L. a/k/a Jennine DeGori, deceased, of Leetsdale, PA. No. 03724 of 2026. Adrian J. DeGori, Admrx., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
26-02239 Jun 26; Jul 2, 9, 2026

Dorn, Timothy S., deceased, of Glenshaw, PA. No. 06471 of 2020. Carolyn Murphy, Extr., 4946 Pointe Circle, Oldsmar, FL 34677.
26-01295w Jun 26; Jul 2, 9, 2026

Duncan, Barbara J., deceased, of Pittsburgh, PA. No. 03983 of 2026. Frank J. Pallone, Jr., Admr. and Atty., 2120 Freepport Road, Suite 4, New Kensington, PA 15068.
26-01297w Jun 26; Jul 2, 9, 2026

Dunlay, Marilyn S. a/k/a Marilyn Dunlay, deceased, of Verona, PA. No. 03580 of 2026. Kimberly S. Patterson, Extr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.
26-02232 Jun 26; Jul 2, 9, 2026

Dutrieuille, Andre, deceased, of Braddock, PA. No. 01832 of 2026. Sean A. Dutrieuille, Extr., 11 Buford Court, Pittsburgh, PA 15226 or to Michaela Smith,

Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-01291w Jun 26; Jul 2, 9, 2026

Gullihur, James K. (a/k/a James Kirk Gullihur) - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 3/26/23. Will #022603947. Christopher Gullihur, Administrator, 931 N. Negley Ave., Pittsburgh, PA 15206. Alison Smith, Atty., McNees Wallace & Nurick, LLC, 301 Grant St., #110, Pittsburgh, PA 15219.

26-02276 Jun 26; Jul 2, 9, 2026

Hertrick, Barbara A., deceased, of Pittsburgh, PA. No. 03948 of 2026. Dale G. Hertrick, Extr., 2345 Hollywood Dr., Pittsburgh, PA 15235 or to David Nagel, Esq., WPENNLAW PLLC, 100 W. Station Square, Suite 205, Pittsburgh, PA 15219.

26-01283w Jun 26; Jul 2, 9, 2026

Lawson, Karin A., deceased, of Brentwood, PA. No. 03932 of 2026. Jack E. Lawson, Extr., 102 Heathmore Avenue, Pittsburgh, PA 15227 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

26-01289w Jun 26; Jul 2, 9, 2026

Macasek, Thomas Joseph a/k/a Thomas Macasek, deceased, of Pittsburgh, PA. No. 03807 of 2026. Robert W. Koehler, Admr and Atty., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

26-02228 Jun 26; Jul 2, 9, 2026

Magrini, Sara A., deceased, of Pittsburgh, PA. No. 03787 of 2026. John J. Yecko, Extr., 2319 Pioneer Ave., Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.

26-02236 Jun 26; Jul 2, 9, 2026

McDevitt, Carol Jane a/k/a Carol J. McDevitt, deceased, of Monroeville, PA. No. 03682 of 2026. Patti Sue Ball, Extr., 530 Bellwood Avenue, Monroeville, PA 15146 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

26-02233 Jun 26; Jul 2, 9, 2026

Metzler, Laurel a/k/a Laurel Anne Metzler, deceased, of Pittsburgh, PA. No. 03712 of 2026. Alexander A.B. Metzler, Admr., 406 Summit Drive, Pittsburgh, PA 15228 or to Harvey A. Wolsh, Esq., Wechsler, Wolsh and Associates, 210 Sixth Ave., Ste. 320, Pittsburgh, PA 15222.

26-02227 Jun 26; Jul 2, 9, 2026

Olshesky, Edward, deceased, of Wall, PA. No. 03680 of 2026. Anthony W. Olshesky, Admr., 392 Valley Avenue, Wall, PA 15148 or to Frank H. Bole, Esq., 200 Patton St., Wilmerding, PA 15148.

26-02234 Jun 26; Jul 2, 9, 2026

Rapp, Sharon, deceased, of West Mifflin, PA. No. 01543 of 2025. Elizabeth S. Waters, Extr., 4719 Aspen Street, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

26-01290w Jun 26; Jul 2, 9, 2026

Rollins, Marla E., deceased, of Verona, PA. No. 03642 of 2026. Dran Tani Massie, Extr., 215 Duffield Ave., Pittsburgh, PA 15235 or to Bjorn Dakin, Esq., English & Dakin Estate Law, P.C., 4290 William Flinn Hwy., Suite 200, Allison Park, PA 15101.

26-02231 Jun 26; Jul 2, 9, 2026

Show, Ellen V. a/k/a Ellen Kathleen Show, deceased, of Pittsburgh, PA. No. 03746 of 2026. Elizabeth Krutch, Extr., 2296 Pullman Way, Hummelstown, PA 17036 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

26-02237 Jun 26; Jul 2, 9, 2026

Swetof, Beverly J. a/k/a Beverly Swetof, deceased, of Plum Borough, PA. No. 03616 of 2026. Robert A. Swetof, Jr., Admr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

26-02238 Jun 26; Jul 2, 9, 2026

Szymanski, Bernard a/k/a Bernard Francis Szymanski a/k/a Bernard F. Szymanski, deceased, of Robinson Township, PA. No. 03938 of 2026. Bernard Joseph Mans, Extr., 709 Baldwin Rd., Pittsburgh, PA 15205.

26-01286w Jun 26; Jul 2, 9, 2026

Articles of Incorporation Business Corporation

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

26-02244 Jun 26, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-5247. In re: Petition of Maria Christine Gast, for change of name to Fern Maria Gast-Dietz. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, July 22, 2026, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

26-01292w Jun 26, 2026

Notice

Civil Division
Writ Of Revival
GD 09-6271

Andreia Pereira Sanaie, Successor in interest to Dollar Bank, Federal Savings Bank, Plaintiff

vs.

Charles T. Hawkins and Jane M. Hawkins, Deceased, and the Heirs of the Defendants Charles T. Hawkins and Jane M. Hawkins, Deceased, Defendants

Notice To Defend And Claim Rights

To: Charles T. Hawkins and Jane M. Hawkins, Deceased, and the Heirs of the Defendants, Charles T. Hawkins and Jane M. Hawkins, Deceased, Defendants:

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 Writ of Revival of Judgment Lien and served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Writ of Revival of Judgment Lien 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 PAPER 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.

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

Lawyer Referral Service
The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555
<https://www.getapittsburghlawyer.com/>

(1) You are directed notified that plaintiff has commenced a proceeding to revive and continue the lien of the judgment entered to GD-09-006271 (2) The plaintiff claims that the amount due and unpaid is \$468,848.67 with interest from (3) You are required within twenty (20) days after service of this writ to file an answer or otherwise plead to this writ. If you fail to do so judgment of revival will be entered. Date: 4/9/2026 12:00 AM Returnable : 7/8/2026 12:00 AM Attorney Name: Katrina M. Eichstaedt
26-02230 Jun 26, 2026

Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Justin Faloshey, Caseworker, Washington County Children & Youth Social Service Agency, 95 West Beau Street, Suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

26-01704 Jun 26, 2026

Notice of Disbarment

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated June 15, 2026, Justin R. Przezdziecki (#0) of Pittsburgh, PA, is Disbarred on Consent from the Bar of this Commonwealth effective July 15, 2026.

Marcee D. Sloan
Board Prothonotary
The Disciplinary Board of the
Supreme Court of Pennsylvania
26-02245 Jun 26, 2026

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In the Court of Common Pleas of
Washington County, Pennsylvania
Orphans' Court Division

In Re: Madyx Chandler a/k/a Madyx
Anthony James Chandler
D.O.B. February 18, 2025

Place Of Birth: Allegheny County,
Pennsylvania

Male Child of: Shellisa Chandler a/k/a
Shellisa Lorraine Chandler a/k/a Shellisa L
Chandler a/k/a Shaellisa Chandler a/k/a
Shelissa L Chandler a/k/a Shelissa
Chandler a/k/a Shallisa Chandler and
Martin Moye a/k/a Martin Anthony Moye
a/k/a Martin A Moye a/k/a Nartin Moye
and Any Unknown Father

No: 63-26-0584

Take notice that a Petition for Involuntary Termination of Parental Rights of Shellisa Chandler a/k/a Shellisa Lorraine Chandler a/k/a Shellisa L Chandler a/k/a Shaellisa Chandler a/k/a Shelissa L Chandler a/k/a Shelissa Chandler a/k/a Shallisa Chandler; Martin Moye a/k/a Martin Anthony Moye a/k/a Martin A Moye a/k/a Nartin Moye; and any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental rights should appear before the Honorable Judge John F. DiSalle in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on July 14, 2026, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West