

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, November 3, 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, NOVEMBER 3, 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, NOVEMBER 4, 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's Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, NOVEMBER 10, 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

22. Kevin Weathers

AR-18-004601—\$29,845.79

Jeffrey D. Ries, Esq.

412-404-6348

In the Commonwealth of Pennsylvania, County of Allegheny, Baldwin Borough: Having erected thereon a condominium unit known as 363 Macassar Drive, Pittsburgh,

PA 15236 and recorded in the Department of Real Estate of Allegheny County, in Deed Book Volume 6349, Pages 961-1009, Block and Lot 389-A-110-363.

41. Robert P. Lesko

MG-20-000177—\$159,689.86

Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC

856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 523 Rosewood Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 16528, Page 59. Block & Lot No. 0316-M-00014-0000-00.

Baldwin Township

5. William J. Mutchler and Beverly A. Mutchler

GD-24-013172—\$27,343.85

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Baldwin: Having erected thereon a dwelling, known as 886 Edgewood Avenue, Pittsburgh, PA 15234. Deed Book 6625, Page 114. Block and Lot Number 139-P-3.

Bethel Park

37. Deborah Clark, Known Surviving Heir of Margaret M. Kotz, Ronald Kubiak, Known Surviving Heir of Margaret M. Kotz, Robert Kubiak, Known Surviving Heir of Margaret M. Kotz, and Unknown Surviving Heirs of Margaret M. Kotz

GD-23-011265—\$117,236.56

Chelsea A. Nixon, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 2888 Maple Street, Bethel Park, Pennsylvania 15102. Deed Book Volume 8499, Page 575. Block and Lot Number 0567-C-00221-0000-00.

71. Kasper Landscaping, Inc.

GD-24-002080—\$7,582.82

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being thereon vacant commercial land known as Enterprise Boulevard, Bethel Park, PA 15102. Deed Book Volume 12990, Page 224, Block & Lot No. 567-K-21.

Brackenridge

70. Debra Gamble

GD-24-006729—\$2,053.81

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 1079 8th Avenue, Brackenridge, PA 15014. Deed Book Volume 11498, Page 239. Block & Lot No. 1367-R-253.

Braddock Hills

85. Ramona M. Clemenic

GD-20-000361—\$3,313.16

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Parcel 1: Being thereon vacant residential land being known as Pennsylvania Avenue, Pittsburgh, PA 15221. Deed Book Volume 8317, Page 137. Block & Lot No. 235-L-25.

Parcel 2: Having erected thereon a one-story frame being known as 107 Pennsylvania Avenue, Pittsburgh, PA 15221. Deed Book Volume 8317, Page 137. Block & Lot No. 235-L-27.

Bridgeville

20. Ronald C. Stalma, Jr.

MG-20-000039—\$116,523.62

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 710 Coulter Street, Bridgeville, PA 15017. Deed Book Volume 13461, Page 509. Block and Lot Number 256-S-10.

Carnegie

25. James A. Pruss

MG-24-000423—\$48,177.06

MDK Legal

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 203 2nd Avenue, Carnegie, PA 15106. Document Number 2021-16230, Deed Book Volume 18449, Page 170. Block and Lot Number 0102-C-00174-0000-00.

Castle Shannon

6. Lisa D. Sheehy

GD-25-001264—\$7,696.30

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling, known as 1303 McCully Road, Pittsburgh, PA 15234. Deed Book 19217, Page 116. Block and Lot Number 250-F-150.

39. Erica A. Olson

MG-24-000687—\$106,582.11

Chelsea A. Nixon, Esq.

McCabe, Weisberg & Conway, LLC

856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 4149 Mathilda Street, Pittsburgh, Pennsylvania 15234. Deed Book Volume 11165, Page 293. Block & Lot Number 0250-P-00038-0000-00.

106. The Unknown Heirs of the Estate of Flora W. Dulski, Deceased

GD-25-002124—\$17,527.48

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a single family dwelling being known and numbered as 3348 Sycamore Dr., Pittsburgh, PA 15234. Deed Book 3592, Page 466. Block and Lot Number 190-R-179.

Chalfant

13. Shiffon M. Bristow and the Secretary of Housing and Urban Development

MG-25-000440—\$54,567.43

Leon P. Haller, Esq.

Purcell, Krug and Haller

717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a dwelling being known and numbered as 250 Highland Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16993, Page 231. Block and Lot Number 347-G-110.

86. Mark Bailey and Emily Hilliard

GD-24-005494—\$2,638.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one-story frame house known as 148 Brighton Street, East Pittsburgh, PA 15112. Deed Book Volume 19925, Page 469. Block & Lot No. 374-L-304.

Churchill**81. Lendina Wright**

GD-23-008279—\$6,734.25
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 832 Graham Boulevard, Pittsburgh, PA 15221. Deed Book Volume 17145, Page 101. Block & Lot No. 297-P-243.

Elizabeth Township**112. Wesley McClellan a/k/a Wesley John McClellan and Shelley Lynn McClellan**

MG-24-000947—\$89,892.84
Jaden Rankin-Wahlers, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2852

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 835 Scenery Drive, Elizabeth, Pennsylvania 15037, Deed Book Volume 18871, Page 389. Block and Lot Number 1130-J-00024-0000-00.

Etna**68. Evelyn R. Curran**

GD-19-009245—\$2,485.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a one and one half story frame house being known as 1 Wendlin Street, Pittsburgh, PA 15223. Deed Book Volume 14197, Page 568. Block & Lot No. 221-S-150.

Forest Hills**57. The Unknown Heirs of the Estate of Nancy Daub Neureither, the Unknown Executors of the Estate of Nancy Daub Neureither and the Unknown Administrators of the Estate of Nancy Daub Neureither**

GD-25-006088—\$71,530.53
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a two-story dwelling known and numbered as 725 Cascade Road, Pittsburgh, PA 15221. DBV 13237, Page 73, B/L #300-C-80.

Fox Chapel**26. Harry Jacob Hanchar**

MG-25-000163—\$1,295,920.21
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Fox Chapel: Having erected thereon a dwelling being known and numbered as 22 Wedgewood Lane, Pittsburgh, PA 15215. Document Number 2022-21982, Deed Book Volume 18974, Page 137. Block and Lot Number 0287-J-00114-0000-00.

Frazer**99. Emery Persinger, Known Surviving Heir of Donna R. Richey and Beneficiaries Under The Richey Family Living Trust Dated August 8, 2016, Darla Gurrola Persinger, Known Surviving Heir of Donna R. Richey and Beneficiaries Under The Richey Family Living Trust Dated August 8, 2016, and Unknown Surviving Heirs of Donna R. Richey and Beneficiaries Under The Richey Family Living Trust Dated August 8, 2016**

GD-24-013623—\$99,167.90
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Frazer: Having erected thereon a dwelling being known and numbered as 1878 Bakerstown Road, Tarentum, Pennsylvania 15084. Deed Book Volume 16497, Page 532. Block and Lot Number 1515-G-00132-0000-00.

Glassport**35. April Racan, Known Surviving Heir of James G. Racan, Jimmy Racan a/k/a James Racan, Known Surviving Heir of James G. Racan, and Unknown Surviving Heirs of James G. Racan**

MG-24-000945—\$91,310.50
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 413 Erie Avenue, Glassport, Pennsylvania 15045. Deed Book Volume 17242, Page 210. Block and Lot Number 0467-R-00255-0000-00.

Harrison**90. Karli A. Denicola**

GD-23-010754—\$2,418.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one-story frame house being known as 804 Washington Street, Natrona Heights, PA 15065. Deed Book Volume 16529, Page 278. Block & Lot No. 1679-E-42.

Homestead**116. Unknown Heirs of Robert D. Saunders, Akhira Saunders, Nura Saunders, Jamia Saunders and Jawad Saunders**

GD-25-004083—\$3,437.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story brick house being known as 321 East 12th Avenue, Homestead, PA 15120. Deed Book Volume 5979, Page 825. Block & Lot No. 130-R-106.

Indiana**115. Unknown Heirs of Charles R. Federoff**

GD-25-004070—\$18,415.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Being thereon vacant land known as Lefever Hill Road, Cheswick, PA 15024. Deed Book Volume 2642, Page 71. Block & Lot No. 838-K-299.

Jefferson Hills**3. Kendal P. Lutch**

GD-25-001443—\$7,243.36
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling, known as 2004 Old Clairton Road, Clairton, PA 15025. Deed Book 17146, Page 117. Block and Lot Number 881-B-108.

Kennedy**98. Robert M. Ellek**

MG-24-000553—\$105,758.93
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Kennedy Township: Having erected thereon a dwelling being known and numbered as 45 Kennedy Lane, McKees Rocks, PA 15136, Deed Book Volume 19102, Page 540. Block and Lot Number 0110-G-00187-0000-00.

Liberty**61. Dennis G. Gulasky and Bertha E. Gulasky**

GD-24-007374—\$18,804.66
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 936 Elizabeth St., McKeesport, PA 15133. Deed Book 5890, Page 775. Block and Lot Number 556-B-123.

Marshall**113. Baoning Wang and Xintian Wang**

GD-25-002404—\$16,874.02
Lisa M. Burkhart, Esq.
412-532-4110

All that certain parcel of land situate in the Township of Marshall, County of Allegheny and Commonwealth of Pennsylvania. Having erected thereon a dwelling being known and numbered as 470 Fairmont Drive, Wexford, Pennsylvania 15090 in Plan Book Volume 295, Page 85. Block and Lot Number 1999-R-00026-0000-00.

City of McKeesport**77. Daniel W. Haywood**

GD-24-007335—\$2,561.25
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Having erected thereon a one-story frame house being known as 2203 Harrison Street, McKeesport, PA 15132. Deed Book Volume 9236, Page 539, Block & Lot No. 381-S-348.

117. Unknown Heirs of Mary M. McGuire, Unknown Heirs of Kennan V. McGuire, Kenneth McGuire III, Thomas McGuire, Deborah Rick, Unknown Heirs of Michael D. McGuire and Unknown Heirs of Kevin P. McGuire

GD-25-004088—\$5,919.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Being thereon vacant land known as Cleveland Street, McKeesport, PA 15132. Deed Book Volume 5827, Page 385. Block & Lot No. 463-A-12.

McKees Rocks**29. McNeil Commercial Properties - 123 Munson, LLC**

GD-25-007049—\$107,719.00
Jillian Nolan Snider, Esq.
412-513-4300

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and of the Borough of McKees Rocks: Having erected thereon a dwelling known and numbered as 321 Munson Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 17582, Page 520, Block and Lot Number 74-P-77.

69. Frank R. Jones

GD-23-002578—\$3,727.01
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 124 Amelia Street, McKees Rocks, PA 15136. Deed Book Volume 12661, Page 374. Block & Lot No. 72-M-258.

79. Kimberly Ann Bradley

GD-23-002473—\$2,637.14
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 apartment building being known as 202-218 Bruce Street, McKees Rocks, PA 15136. Deed Book Volume 11447, Page 91. Block & Lot No. 43-J-274.

Millvale**89. Cody Mathew Hoffman**

GD-24-001677—\$2,996.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a one-story light manufacturing building being known as 2 Cross Street, Pittsburgh, PA 15209. Deed Book Volume 17927, Page 153, Block & Lot No. 118-C-45.

Monroeville**1. Patrick McCann, Susan McCann and Kathy Harper, with notice to heirs, owners, and reputed owners**

GD-18-010523—\$10,430.76
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 1997 Gregory Drive, Monroeville, PA 15146. Deed Book 3901, Page 483. Block and Lot Number 543-P-227.

12. Susan D. Janocko; Clifford R. Hines; and Kimberlee A. Janocko

MG-23-000977—\$251,501.23
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2546 Haymaker Road, Monroeville, PA 15146. Deed Book Volume 18474, Page 167. Block and Lot Number 0857-M-00142-0000-00.

97. Kwan L. Nelson and Jennifer Nelson

MG-24-000262—\$100,833.04
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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

Monroeville: Having erected thereon a dwelling being known and numbered as 1253 Catalina Dr., Monroeville, PA 15146. Deed Book Volume 10823, Page 367. Block and Lot Number 0858-M-00013-0000-00.

100. Rosemarie Prytulak, with Notice to Heirs and Assigns

MG-25-000169—\$71,091.64
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story story brick and frame dwelling known as 317 Alpine Village Drive, Monroeville, PA 15146, and designated as Lot & Block 1108-G-5, Deed Book Volume 3970, Page 483.

Mt. Lebanon

2. Kimberly A. Gamble

GD-22-001360—\$45,807.89
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 1 Cornell Place, Pittsburgh, PA 15228. Deed Book 12593, Page 186. Block and Lot Number 141-P-252.

74. Amel J. Amado

GD-24-008316—\$3,966.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two-story masonry frame house being known as 106 Academy Avenue, Pittsburgh, PA 15228. Deed Book Volume 14905, Page 229. Block & Lot No. 141-A-103.

111. Mary Beth Ryfun a/k/a Mary Beth Bruder

MG-25-000382—\$81,323.16
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two and one-half story brick veneer dwelling with integral garages known and numbered as 381 Jefferson Drive, Pittsburgh, PA 15228. DBV 12573, Page 197, B/L #192-G-138.

Munhall

21. Kevin J. Tinta and Fabrae J. Tinta

GD-20-005748—\$12,977.82
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a two-story, old-style frame dwelling, numbered as 1320 Louise Street, Homestead, Pennsylvania 15120. Deed Book Volume 9459, Page 596, Block and Lot Number 130-S-273.

101. Vicki Dever

GD-17-005317—\$5,365.73
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 3602 Cambria Street, Homestead, Pennsylvania 15120, Deed Book Volume 11386, Page 226, Block and Lot Number 132-R-273.

North Fayette

73. Tracy L. Schilo

GD-24-007098—\$2,417.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a two-story frame house being known as 1313 Willow Street, Oakdale PA 15071. Deed Book Volume 10067, Page 556, Block & Lot No. 584-H-35.

North Versailles

15. Premier Home, LLC f/k/a Premier Home, Inc.

GD-24-007151—\$272,763.72
Matthew J. Rifino, Esq.
302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known and numbered as 518 Arlington Avenue, North Versailles, Pennsylvania 15137. Deed Book 18307, Page 303, Block/Lot No. 0459-H-00018-0000-00.

38. Rubi Eliezer Martinez

GD-25-003894—\$80,947.89
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 538 Washington Road, North Versailles, Pennsylvania 15137. Deed Book Volume 19465, Page 258. Block and Lot Number 0459-M-00295-0000-00.

75. Dream Castles, LLC

GD-23-010889—\$3,673.53
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 three-family brick house being known as 3523-3527 Foster Road, McKeesport, PA 15132. Deed Book Volume 16279, Page 177. Block & Lot No. 549-E-131.

Oakmont

107. Matthew P. Murphy

GD-24-011989—\$15,022.05
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a residential townhouse dwelling being known and numbered as 45 New London Ln., Oakmont, PA 15139. Deed Book 14918, Page 161. Block and Lot Number 444-K-4-45.

109. The Unknown Heirs of Charles A. Alexander, Deceased

GD-24-012668—\$12,302.36
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a single family dwelling being known and numbered as 712 7th St., Oakmont, PA 15139. Deed Book 4999, Page 237. Block and Lot Number 362-S-224.

Ohio

78. Thomas M. Marshall and Andrea D. Marshall

GD-24-009840—\$2,764.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ohio:

Having erected thereon a one-story brick house being known as 209 Cheryl Drive, Sewickley, PA 15143. Deed Book Volume 16487, Page 403. Block & Lot No. 608-J-171.

Penn Hills

28. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Jafus F. Boyd a/k/a Jafus F. Boyd, Jr. a/k/a Jafus Franklin Boyd, Jr. Deceased

GD-25-004646—\$38,379.62
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 637 Hillside Drive, Pittsburgh, PA 15235. Deed Book Volume 10080, Page 265. Block and Lot Number 368-C-299.

36. Leland S. Boyer and Tamica Roberts

MG-24-000728—\$130,434.77
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 6121 Verona Road, Verona, Pennsylvania 15147. Deed Book Volume 18015, Page 120. Block and Lot Number 0366-D-00223-0000-00.

58. Myron Allen and Ebtessam Myron

GD-24-012657—\$13,443.24
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 1900 Brushton Ave., Pittsburgh, PA 15235. Deed Book 13144, Page 132. Block and Lot Number 173-G-273.

59. William Mitchell, Sr.

GD-24-008524—\$19,608.20
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 337 Crescent Garden Dr., Pittsburgh, PA 15235. Deed Book 13979, Page 118. Block and Lot Number 537-R-283.

60. Alain R. Tamo Noche

GD-23-012855—\$15,511.96
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 412 Hochberg Rd., Pittsburgh, PA 15235. Deed Book 19596, Page 216. Block and Lot Number 295-J-83.

63. Silas H. Jennings, Jr. and Debra R. Jennings

GD-24-003698—\$20,505.69
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 125 Jeanette Dr., Verona, PA 15147. Deed Book 14658, Page 60. Block and Lot Number 230-D-158.

64. The Unknown Heirs of Jerry W. Marsh, Deceased

GD-24-012277—\$17,545.63
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 337 Whittier Dr., Pittsburgh, PA 15235. Deed Book 9962, Page 384. Block and Lot Number 450-M-94.

93. Joelle Hollis

GD-14-008567—\$4,530.53
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 masonry frame house being known as 76 Pride Road, Pittsburgh, PA 15235. Deed Book Volume 16415, Page 241, Block & Lot No. 231-C-382.

105. Elizabeth K. Hill

MG-25-000282—\$172,443.05
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 347 Lime Oak Drive, Pittsburgh, PA 15235 a/k/a 347 Lime Oak Drive, Penn Hills, PA 15235. Deed Book Volume 17696, Page 279. Block and Lot Number 0538-B-00072-0000-00.

Pleasant Hills

7. Daniel J. Mongelli and Lindsay E. Mongelli

GD-24-008591—\$41,196.66
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling, known as 211 Capitol Drive, Pittsburgh, PA 15236. Deed Book 16025; Page 83. Block and Lot Number 388-P-138.

54. Robert K. Slampak, Faith D. Slampak and the United States of America

GD-23-011927—\$77,310.19
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling, known as 220 Old Lebanon Church Road, Pittsburgh, PA 15236. Deed Book 12399, Page 261. Block and Lot Number 388-K-167.

Plum

95. Sandra Lee Campione, in Her Capacity as Heir of Jason P. Roth, Deceased; Shelly R. Roth, in Her Capacity as Heir of Jason P. Roth, Deceased; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Jason P. Roth, Deceased

MG-25-000217—\$176,698.14
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 4913 Havana Dr., Pittsburgh, PA 15239. Deed Book Volume 18698, Page 460. Block and Lot Number 1238-P-00146-0000-00.

Port Vue

27. Sean Welsh

MG-25-000042—\$55,794.28
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1023 Alquin Street, McKeesport, PA 15133. Document Number 2006-32355, Deed Book Volume 13004, Page 573. Block and Lot Number 0383-L-00141-0000-00.

84. Mark G. Nemeth and the United States of America

GD-19-004605—\$7,226.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Parcel #1: Having erected thereon a two-story brick house known as 912 Romine Avenue, McKeesport, PA 15133. Deed Book Volume 16194, Page 491. Block & Lot 383-C-23.

Parcel #2: Being thereon vacant residential land known as Trimble Avenue, McKeesport, PA 15133. Deed Book Volume 10047, Page 45. Block & Lot 465-A-130.

108. Freddie T. Howard

GD-21-013739—\$7,338.33
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 1706 Johnson St., McKeesport, PA 15133. Deed Book 16080, Page 169. Block and Lot Number 382-N-278.

Reserve

14. Veronica Lynn Geyer, solely as Administratrix of the Estate of Carl S. Geyer

GD-25-003940—\$20,304.26
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 2353 E. Beckert Avenue, Pittsburgh, Pennsylvania 15212, Deed Book Volume 11780, Page 310, Block and Lot 79-N-164.

Richland

16. James Bellissimo and Lisa R. Bellissimo

MG-25-000355—\$63,006.84
Benjamin Hoen, Esq.
216-739-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a single family dwelling known as 401 Minglewood Drive, Gibsonsia, PA 15044. Described at Deed Book 13249, Page 565, Block and Lot No. 2191-K-00030.

Ross

18. Nicole T. Kremmel and Meghan R. Labiaux

MG-25-000162—\$84,671.03
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a dwelling being known and numbered as 81 West View Avenue, Pittsburgh, Pennsylvania 15229. Deed Book Volume 13937, Page 533, Instrument 2009-12062, Block and Lot Number 217-S-169.

91. Thomas W. Rourke

GD-23-012817—\$28,401.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story brick house being known as 321 Hillcrest Avenue, Pittsburgh, PA 15237. Deed Book Volume 11231, Page 354. Block & Lot No. 517-F-52.

114. Seraj Mokhtar

AR-24-002961—\$11,951.82
Lisa M. Burkhart, Esq.
412-532-4110

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and Ross Township. Having erected thereon a

condominium unit being known and numbered as 1404 Charlemagne Circle, Pittsburgh, Pennsylvania 15237. Deed Book Volume 15913, Page 71, Block and Lot Number 0517-H-00030-1404-00.

Scott

31. Colette E. McAllister, as Surviving Heir of Thomas F. Teyssier, Deceased, James R. Teyssier, as Surviving Heir of Thomas F. Teyssier, Deceased, Joseph R. Teyssier, as Surviving Heir of Thomas F. Teyssier, Deceased, Luke Teyssier, as Surviving Heir of Thomas F. Teyssier, Deceased, Nanette Nelson, as Surviving Heir of Thomas F. Teyssier, Deceased, Thomas E. Teyssier, as Surviving Heir of Thomas F. Teyssier, Deceased and Unknown Surviving Heirs of Thomas F. Teyssier, Deceased

MG-25-000093—\$174,316.96
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a single family residential dwelling being known and numbered as 602 Orchard Street, Carnegie, PA 15106. Deed Book Volume 14426, Page 308. Block and Lot Number 102-J-65.

Shaler

76. Anthony J. Verdi and Judith M. Verdi

GD-22-014560—\$2,291.45
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 known as 301 Tartline Drive, Glenshaw, PA 15116. Deed Book Volume 5475, Page 354. Block & Lot No. 432-S-114.

83. Linda J. Aguglia

GD-24-012431—\$2,517.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story frame house being known as 501 Prospect Street, Pittsburgh, PA 15223. Deed Book Volume 14192, Page 524. Block & Lot No. 284-P-38.

Sharpsburg

45. Joseph Howard and Sharon J. Howard

MG-19-000272—\$86,114.47
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Sharpsburg: Having erected thereon a dwelling being known and numbered as 700 Penn Street, Pittsburgh, PA 15215 a/k/a 700 Penn Street, Sharpsburg, PA 15215. Deed Book Volume 11127, Page 375. Block and Lot Number 0167-M-00053-0000-00.

South Fayette

9. Eva Deanne Hutchens

AR-24-008324—\$2,549.15
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 2329 Firethorn Rd., Bridgeville, PA 15017. Deed Book 15384, Page 43. Block and Lot Number 572-G-00033.

Springdale

11. Mark E. Ellis

GD-25-004728—\$23,113.77
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling being known and numbered as 305 Rosslyn Avenue, Springdale, PA 15144. Deed Book 15287, Page 540. Block and Lot Number 627-G-140.

Stowe

65. Maropeng Maake and the United States of America

GD-23-006569—\$2,890.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story three-family frame house being known as 714 11th Street, McKees Rocks, PA 15136. Deed Book Volume 13805, Page 452. Block & Lot No. 73-K-112.

80. Joann C. Dyke

GD-19-007657—\$3,141.63
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-family, two-story frame house being known as 848 Hober Avenue, McKees Rocks, PA 15136. Deed Book Volume 11239, Page 138. Block & Lot No. 72-B-267.

Upper St. Clair

53. Newman E. Fertig

GD-23-011580—\$20,054.10
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 140 Saxony Drive, Pittsburgh, PA 15241. Deed Book 9193, Page 640. Block and Lot Number 569-B-144.

Verona

62. The Unknown Heirs of Ron Beyer, Deceased

GD-24-011988—\$15,014.77
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 204 W. Railroad Ave., Verona, PA 15147. Deed Book 16303, Page 428. Block and Lot Number 365-E-12.

West Deer

8. Lisa Darrah

MG-23-000671—\$229,984.17
James R. Norris, Esq.
412-694-2634

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having agricultural land known and numbered as 71 Norris Lane, Tarentum, Pennsylvania 15084 in Deed Book Volume 11408, Page 10, (Block and Lot Number 2013-D-349).

10. Ruth J. Surdyk, Executrix of the Estate of Joseph Surdyk, Deceased

GD-25-004996—\$16,480.08
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West

Deer: Having erected thereon vacant land known as Oak Road, Gibsonsia, PA 15044. Deed Book 10509, Page 212. Block and Lot Number 1668-R-175.

West Mifflin

47. Dolores M. Rose and Timothy Rose

MG-23-000276—\$64,436.19
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1500 Pennsylvania Avenue, West Mifflin, PA 15122. Deed Book Volume 12324, Page 119. Block and Lot Number 306-G-336.

50. Kambira J. Mapesa

MG-20-000334—\$108,547.02
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3012 Clairton Road, West Mifflin, PA 15122. Deed Book Volume 12201, Page 196. Block and Lot Number 387-R-5.

104. Rodney K. Worley, Jr. and Vivian A. Worley

MG-23-001072—\$107,911.40
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 432 Dennison Drive, West Mifflin, PA 15122. Deed Book Volume 48722, Page 92. Block and Lot Number 0386-M-00008-0000-00.

West View

88. Philip Roeser

GD-23-013750—\$4,443.80
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two-story brick house being known as 137 Hawthorne Avenue, Pittsburgh, PA 15229. Deed Book Volume 14190, Page 313, Block & Lot 280-L-240.

White Oak

33. Keith A. Donkin, Individually and as Administrator of the Estate of Patricia A. Donkin, Deceased

MG-23-000131—\$136,413.89
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Parcel No. 1: Having erected thereon a single family residential dwelling being known and numbered as 1206 Rankin Road, McKeesport, PA 15131. Deed Book Volume 12880, Page 366. Block and Lot Number 650-E-9.

Parcel No. 2: Being vacant land known and numbered as Rankin Road, McKeesport, PA 15131. Deed Book Volume 12880, Page 366. Block and Lot 650-E-7.

Wilkins

43. Tyler L. Thomas

MG-24-000989—\$57,910.48
Robert E. Smithson, Jr., Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being

known and numbered as 719 Thompson Street, Turtle Creek, PA 15145. Deed Book Volume 19249, Page 199. Block and Lot Number 454-P-252.

Pittsburgh—2nd Ward

30. 633 Smithfield, LLC

GD-24-010904—\$144,224.92
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 633 Smithfield Street, Pittsburgh, PA 15222. Deed Book Volume 18424, Page 342, Block and Lot Number 2-A-47.

Pittsburgh—4th Ward

96. Tony Armstead and David L. Hull

MG-25-000308—\$46,306.23
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 4: Having erected thereon a dwelling being known and numbered as 2552 Allequippa Street, Pittsburgh, PA 15213. Document Number 2020-25497, Deed Book Volume 18154, Page 359. Block and Lot Number 0011-D-00078-0000-00.

Pittsburgh—5th Ward

19. Ericka Lee Terry, solely in her capacity as known Heir for Fredrick Terry, deceased and Brigitte Nicole Terry, solely in her capacity as known Heir for Fredrick Terry, deceased and the Unknown Heirs of Fredrick Terry, deceased

GD-24-014694—\$33,745.72
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2545 Elba Street, Pittsburgh, PA 15219. Deed Book Volume 11186, Page 483. Block and Lot Number 0010-M-00034-0000-00.

Pittsburgh—6th Ward

51. Terry L. Pronko

MG-25-000106—\$144,848.24
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Sixth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3644 Mintwood Street, Pittsburgh, PA 15201. Deed Book Volume 8180, Page 353. Block and Lot Number 0049-N-00324-0000-00.

Pittsburgh—13th Ward

24. Rainell Adams, as believed Heir to the Estate of Adolph D. Johnson; Unknown Heirs to the Estate of Adolph D. Johnson; Unknown Administrators, to the Estate of Adolph D. Johnson

GD-24-014797—\$23,080.11
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 13: Having erected thereon a dwelling being known and numbered as 7117 Race Street, Pittsburgh, PA 15208. Document Number 38571, Deed Book Volume 10937, Page 256. Block and Lot Number 0174-E-00089-0000-00.

Pittsburgh—14th Ward

17. Rhiannon Gray Staats, Solely in Her Capacity as Heir of Jael M. Greenleaf, Deceased, Unknown Heirs of Jael M. Greenleaf, Deceased and the United States of America

GD-24-012765—\$23,537.26
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 135 MacFarren Street, Pittsburgh, PA 15217. Deed Book 11753, Page 343. Block and Lot Number 129-J-25.

Pittsburgh—16th Ward

44. Stacie T. Steenson in Her Capacity as Heir of Gilbert Shaffer, III; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gilbert Shaffer, III

GD-24-010557—\$17,799.11
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 139 Dawes St., Pittsburgh, PA 15210. Deed Book Volume 10593, Page 164. Block and Lot 0013-N-00148-0000-00.

110. Winston Realty Holdings LLC and Josh Stewart

MG-25-000062—\$213,850.00
Brenda B. Sebring, Esq.
Blair N. Droskey, Esq.
Sebring & Associates
412-856-3500

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected a dwelling thereon known and numbered as 225 Rothman Street, Pittsburgh, PA 15210. Deed Book Volume 19811, Page 229. Block & Lot No.: 13-R-83.

Pittsburgh—17th Ward

40. Alisia Rhodes

MG-24-000640—\$385,876.86
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and 17th Ward, formerly the 26th Ward, of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 136 South 18th Street, Pittsburgh, Pennsylvania 15203. Deed Book Volume 18951, Page 255. Block and Lot Number 0012-J-00212-0000-00.

Pittsburgh—20th Ward

46. Clifford J. Pigoni, Jr., in His Capacity as Heir of John F. Pigoni a/k/a John Pigoni; Michael Pigoni, in His Capacity as Heir of John F. Pigoni a/k/a John Pigoni; Michelle Ketter, in Her Capacity as Heir of John F. Pigoni a/k/a John Pigoni; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under John F. Pigoni a/k/a John Pigoni

GD-24-014786—\$33,909.03
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 319 Strickler Street, Pittsburgh, PA 15204. Deed Book Volume 13125, Page 199. Block and Lot Number 0042-D-00334-0000-00.

Parcel 2: Being vacant land being known as Strickler Street, Pittsburgh, PA 15204. Deed Book Volume 13125, Page 199. Block and Lot Number 0042-D-00329-0000-00.

49. Marita Zumpano

MG-20-000218—\$172,004.45
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 128 High Oak Place, Pittsburgh, PA 15220. Deed Book Volume 11458, Page 262. Block and Lot Number 036-P-318.

Pittsburgh—24th Ward

48. Break Brick, LLC

GD-24-012205—\$117,897.50
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1315 Diana Street, Pittsburgh, PA 15212-3717. Deed Book Volume 18973, Page 242. Block and Lot Number 0024-C-00061-0000-00.

Pittsburgh—27th Ward

42. Stan R. Fetzer, Jr. and Michelle Fetzer

MG-24-000559—\$76,291.85
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Parcel 1: having erected thereon a dwelling being known and numbered as 1741 Kleber Street, Pittsburgh, PA 15212, Deed Book Volume 11460, Page 027, Block and Lot Number 0114-L-00216-0000-00.

Parcel 2: Being vacant land being known as Kleber Street, Pittsburgh, PA 15212, Deed Book Volume 11460, Page 027, Block and Lot Number 0114-L-00218-0000-00.

52. David Pollard and the Pollard Family Living Trust and Valerie Pollard and the United States of America

GD-24-007510—\$97,789.35
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 3141 Brighton Road, Pittsburgh, PA 15212. Deed Book Volume 16018, Page 302. Block and Lot Number 0076-J-00221-0000-00.

103. Real Deals, LLC

GD-24-009801—\$109,049.72
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1210 Woodland Avenue, Pittsburgh, PA 15212. Deed Book Volume 18646, Page 326. Block and Lot Number 0045-F-00009-0000-00.

Pittsburgh—29th Ward

34. Anthony Williams

MG-24-000598—\$121,241.79
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2403 Radiant Street, Pittsburgh, Pennsylvania 15210. Deed Book Volume 17522, Page 525. Block & Lot Number 0094-E-00251-0000-00.

Pittsburgh—30th Ward

32. Janet E. Baker

MG-18-001018—\$52,688.92
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 400 Suncrest Street, Pittsburgh, PA 15210. Deed Book Volume 7194, Page 52. Block and Lot Number 33-F-146.

102. John Michael Desabato, in His Capacity as Heir of Edward P. Desabato, Jr.; Gioia M. Mangis, in Her Capacity as Heir of Edward P. Desabato, Jr.; and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Edward P. Desabato, Jr.

MG-23-000510—\$53,578.06

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

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 230 McKinley Street, Pittsburgh, PA 15210. Deed Book Volume 5796, Page 709. Block and Lot Number 0033-K-00149-0000-00.

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

Oct 9, 2025

Oct 10, 17, 24, 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:

Budday, John a/k/a John W. Budday, deceased, of Elizabeth, PA. No. 06605 of 2025. Andrew M. Kuzma, Extr., 200 N. Second Avenue, Elizabeth, PA 15037.
25-03874 Oct 24, 31; Nov 7, 2025

Freidel, Georgiana, deceased, of Pittsburgh, PA. No. 06251 of 2025. Cynthia Freidel, Admr., c/o Deborah A. Liotus, Esq., 564 Forbes Avenue, Suite 1008, Pittsburgh, PA 15219.
25-03877 Oct 24, 31; Nov 7, 2025

Gwillim, Thomas C. (a/k/a Thomas Gwillim a/k/a Thomas Charles Gwillim) - Late of White Oak Borough, Allegheny County, PA. D.O.D. 6/1/15. Will #022402801. Keith B. Gwillim, Administrator, 908 6th St., Verona, PA 15147.
25-03931 Oct 24, 31; Nov 7, 2025

Knapp, Richard E., deceased, of Sewickley, PA. No. 06140 of 2025. Kenneth C. Knapp, Extr., 1616 Old State Road, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.
25-02104w Oct 24, 31; Nov 7, 2025

Lutkus, Danny Vetold - Late of N. Fayette Twp., Allegheny County, PA D.O.D. 7/4/20. Will #022506399. Patricia Lutkus, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., Ste. 1200, Phila., PA 19103; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Phila., PA 19103.
25-03932 Oct 24, 31; Nov 7, 2025

Neice, Mark Howard, deceased, of Pittsburgh, PA. No. 06862 of 2025. John H. Neice, Admr., 2342 W. Bloomington Avenue, Apt. 407, Chicago, IL 60647 or to Charles P. Voelker, Esq., Voelker & Morris, LLC, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.
25-02103w Oct 24, 31; Nov 7, 2025

Rose, Jean Landefeld a/k/a Jean Rose a/k/a Jeanne Rose, deceased, of McKees Rocks, PA. No. 06870 of 2025. Sharon Rose Miller, Extr., c/o Ryan Brode, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.
25-02101w Oct 24, 31; Nov 7, 2025

Steffanus, Eugene T. (a/k/a Eugene Thomas Steffanus) - Late of Robinson Twp., Allegheny County, PA. D.O.D. 3/16/25. Will #022502924. Keith Thomas Steffanus, Executor, 106 Hemingford Grey Ct., Cary, NC 27518; Michael H. Marks, Atty., Michael H. Marks, P.C., P.O. Box 236, Hughesville, PA 17737.
25-03933 Oct 24, 31; Nov 7, 2025

Adamski, Anna a/k/a Anna J. Adamski a/k/a Anna M. Adamski, deceased, of

Verona, PA. No. 6625 of 2025. Sharon Watterson, Extr., 165 James Street, Springdale, PA 15144 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
25-02057w Oct 17, 24, 31, 2025

Aiken, Jr., William M. a/k/a William M. Aiken, deceased, of Fox Chapel Borough, PA. No. 06195 of 2025. Eric R. Wallis, Extr., 114 Marvelwood Place, Pittsburgh, PA 15215 or to George V. Welty, Esq., Welty & Welty LLP, 244 West Main St., Ligonier, PA 15658-1130.
25-03815 Oct 17, 24, 31, 2025

Auchterlonie, Anita Q. a/k/a Anita Quigg Auchterlonie, deceased, of Pittsburgh, PA. No. 06677 of 2025. Carole Williams, Extr., 2104 Pioneer Avenue, Pittsburgh, PA 15226 or to Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219.
25-02056w Oct 17, 24, 31, 2025

Dernovsek, Albin Francis, deceased, of Bridgeville, PA. No. 05558 of 2025. Mary Debra Graminski, Extr., c/o Gary J. Graminski, Esq., 94 Country Club Drive, Upper St. Clair, PA 15241.
25-03832 Oct 17, 24, 31, 2025

Donnelly, William Henry a/k/a William H. Donnelly, deceased, of West Mifflin, PA. No. 06495 of 2025. William H. Donnelly, III, Co-Extr., 147 Walnut Strand Road, Imperial, PA 15126 and Robert J. Donnelly, Sr., Co-Extr., 2726 Douglas Run Road, Elizabeth, PA 15037 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
25-02050w Oct 17, 24, 31, 2025

King, Dolores J. a/k/a Dolly J. King, deceased, of Pittsburgh, PA. No. 06259 of 2025. Carole King, Co-Extr., Ronald King, Co-Extr. and Linda A. King, Co-Extr. and Atty., 220 South Homewood Avenue, Pittsburgh, PA 15208.
25-03831 Oct 17, 24, 31, 2025

Kloock, Raymond J., deceased, of Jefferson Hills, PA. No. 06673 of 2025. Janice Stewart, Extr., 8017 Debenham Drive, Wake Forest, NC 27587 or to D. Scott Lautner, Esq., 68 Old Clairton Rd., Pittsburgh, PA 15236.
25-02049w Oct 17, 24, 31, 2025

Moder, Diane Margaret, deceased, of Pittsburgh, PA. No. 06133 of 2025. Scott H. Moder, Admr., 1322 Deep Run Lane, Reston, VA 20190.
25-02053w Oct 17, 24, 31, 2025

Smith, Anna M., deceased, of Pittsburgh, PA. No. 06395 of 2025. Daniel C. Smith, Admr., 700 Mayville Avenue, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226.
25-03816 Oct 17, 24, 31, 2025

Sowa, Jacqueline J., deceased, of White Oak, PA. No. 06589 of 2025. Mark Sowa, Extr., 229 Katherine Drive, North Huntingdon, PA 15642.
25-02052w Oct 17, 24, 31, 2025

Brown, Louis, deceased, of Pittsburgh, PA. No. 05971 of 2025. Frances Eubanks, Admr., 200 Towne Center, Apt. 210, Pittsburgh, PA 15218 or to Katie A. Killion, Esq., Kontos Mengine Killion & Hassen, 603 Stanwix St., Two Gateway Center, Ste. 1228, Pittsburgh, PA 15222.
25-01998w Oct 10, 17, 24, 2025

Clay, Anna, deceased, of Pittsburgh, PA. No. 05779 of 2025. Vera Garmon, Extr., 6656 Apple Street, Pittsburgh, PA 15206 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
25-02008w Oct 10, 17, 24, 2025

Fornof, James M., deceased, of Natrona Heights, PA. No. 06100 of 2025. Trachaiyut Yongyachurawet, Extr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.
25-03771 Oct 10, 17, 24, 2025

Garbe, Stephanie L., deceased, of Pittsburgh, PA. No. 06278 of 2025. Thomas F. Garbe, Admr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
25-02010w Oct 10, 17, 24, 2025

Green, Shirley S., deceased, of Swissvale, PA. No. 06447 of 2025. Jeffrey Green, Extr., 185 Elatan Drive, Pittsburgh, PA 15243 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.
25-02005w Oct 10, 17, 24, 2025

Haug, Jack L., deceased, of Natrona Heights, PA. No. 6300 of 2025. Sandra D. Jones, Extr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.
25-03772 Oct 10, 17, 24, 2025

Hayes, James P. a/k/a James Patrick Hayes, deceased, of Bethel Park, PA. No. 06119 of 2025. Timothy P. Hayes, Extr., 103 Yorkshire Drive, Pittsburgh, PA 15238 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 108 W. McMurray Rd., Canonsburg, PA 15317.
25-02006w Oct 10, 17, 24, 2025

Joos, Elizabeth E., deceased, of Pittsburgh, PA. No. 06508 of 2025. Thomas M. Joos, Jr., Co-Extr., 5 Las Vegas Drive, Pittsburgh, PA 15239 and Mary E. Joos, Co-Extr., 518 Fieldcrest Drive, Pittsburgh, PA 15209 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
25-02009w Oct 10, 17, 24, 2025

Prelich, Maryann R., deceased, of Pittsburgh, PA. No. 04961 of 2025. Christopher J. Schohn, Extr., 9219 Buckley Court, Charlotte, NC 28269 or to Ryan R. Mick, Esq., Mick & Wallich LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.
25-03774 Oct 10, 17, 24, 2025

Rakoczy, Albert M., deceased, of Pittsburgh, PA. No. 05996 of 2025. Timothy P. Rakoczy, Extr., 1615 Williamsburg Circle, Pittsburgh, PA 15241 or to Michael J. Supinka, Esq., Supinka & Supinka, PC, 983 Philadelphia Street, Indiana, PA 15701.
25-03775 Oct 10, 17, 24, 2025

Smith, Shirley Mae a/k/a Shirley M. Smith, deceased, of Natrona Heights, PA. No. 06306 of 2025. Amy Himmel, Extr., 176 Woodshire Dr., Pittsburgh, PA 15215.
25-02007w Oct 10, 17, 24, 2025

Warnock, Michael K. a/k/a Michael Warnock, deceased, of Pittsburgh, PA. No. 06128 of 2025. Virginia Warnock, Admr. c.t.a., c/o Timothy J. Kidd, Esq., 8095 Saltsburg Rd., Pittsburgh, PA 15239.
25-03773 Oct 10, 17, 24, 2025

Wunderlin, Susan E., deceased, of West View, PA. No. 2823 of 2025. Sherri Kostante, Extr., c/o Laura J. Whiteman, Esq., 3910 Main St., Munhall, PA 15120.
25-03770 Oct 10, 17, 24, 2025

Notice of Complaint to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania: Case No. GD-25-009228
YPI Pennsylvania, LLC vs Gravity Fill Service Station, Inc., its successors or assigns; Alexander Salamon, deceased; Victor Salamon, deceased; Glen Cole, deceased;

Unknown Heirs of Alexander Salamon; Unknown Heirs of Victor Salamon; Unknown Heirs of Glen Cole

YPI Pennsylvania, LLC has brought a quiet title action for property identified as Allegheny County Parcel No. 743-H-40, with a street address of 4111 William Penn Highway, in the Municipality of Monroeville as recorded in Deed Book Volume 2574, Page 231.

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

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

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, Pennsylvania 15219
Telephone: (412) 261-5555
www.getapittsburghlawyer.com
25-03905 Oct 24, 31; Nov 7, 2025

**Articles of Incorporation
Nonprofit Corporation**

Joseph D. Talarico, Esq., Talarico Paladino & Berg, Koppers Bldg., 436 7th Ave., Ste. 2150, Pittsburgh, PA 15219-1818. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on October 20, 2025, with respect to a nonprofit corporation, Bowser Family Foundation, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-02100w Oct 24, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-014710. Notice is hereby given to Theodore Jackson and all other parties of interest, that a tax sale has been scheduled for December 1, 2025 via virtual technology at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 110 Locust Street, Pittsburgh, Allegheny County, Pennsylvania 15210 known as lot/block 14-M-231. This notice acts as service of Notice of Sheriff's Sale pursuant to the February 27, 2025 Order of Court.

25-03891 Oct 24, 2025

Notice

Notice is Hereby Given that the East Allegheny School District has filed a Petition in the Court of Common Pleas of Allegheny County, Pennsylvania at Docket No. GD-25-010627, wherein the East Allegheny School District seeks Court approval for a private sale of a parcel of land in the municipality of North Versailles, Allegheny County, Pennsylvania, and more particularly known as Greensburg Pike, North Versailles and being designated as block and lots 456-M-350. The School District seeks approval to sell the Property to Robert J. Comunale for the sum of \$1,500.00 plus costs and fees.

The Court of Common Pleas of Allegheny County has set a hearing for November 18, 2025 at 9:30 a.m. Courtroom 703, Allegheny

County Courthouse, 703 City-County Building, 414 Grant Street, Pittsburgh, PA 15219, before the Motions Judge (or such other Judge and courtroom as the Court may assign), which hearing shall be open to the public. Andrews & Price, LLC, Solicitors, 1500 Ardmore Boulevard, Suite 506, Pittsburgh, PA 15221.

25-03893 Oct 24, 31; Nov 7, 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 Borough of North Braddock, Allegheny County, Pennsylvania, Being Property of:

Case No: GD-25-010698

Key Momentum LLC., their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at Hawkins Ave., Being designated as Block and Lot No. 236-H-167 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-010701

Estate of Thomas O. Dowd, Deceased, 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 Borough of North Braddock, Allegheny County, PA, located at 923 O'Connell Blvd., Being designated as Block and Lot No. 375-J-87 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-010700

Donna McGraw and Dawn A. Merritt, their heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of North Braddock, Allegheny County, PA, located at Wolfe Ave., Being designated as Block and Lot No. 375-F-332 in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-010697

Cynthia Mitchell her heirs, executors, administrators, successors, assigns or any other persons found to have an interest in the following property: All that certain lot or piece of ground situate in the Borough of Wilkinsburg, Allegheny County, PA, located at 1510 Florida Ave., Being designated as Block and Lot No. 233-H-164; in the Department of Real Estate of Allegheny County, Pennsylvania.

Case No: GD-25-010696

Douglas T. Moore t/d/b/a & Moore Investments, 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 Borough of Tarentum, Allegheny County, PA, located at 600 East 9th Ave., Being designated as Block and Lot No. 1223-H-251 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 15 th day of October, 2025, for Docket Nos., GD-25-010701., GD-25-010700', GD-25-010697., GD-25-010696, GD-25-010698 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 February, 2025, condemned the property referred to above at GD-25-010697 and GD-25-010698 in the Borough of Wilkinsburg and Tarentum. The Board of the Redevelopment Authority of Allegheny County (hereinafter "Board") by Resolution duly adopted on 22nd day of May, 2025, condemned the property referred to above at GD-25-010700.;GD-25-010698 and GD-25-010697, in the Borough of North Braddock, an and authorized the Director, the Manager of Housing and Human Services and the Authorities Manager of said Authority to execute and file the aforementioned Declarations of Taking.

4. The purpose of this condemnation is to effectuate the public purpose of the redevelopment of blighted properties in the Boroughs of North Braddock. Wilkinsburg and Tarentum

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

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

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

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

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

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

William G. Merchant, Esquire
Attorney for the Redevelopment Authority
25-03894 Oct 24, 2025

Voluntary Dissolution Business Corporation

Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063. Notice is hereby given by Palermo Auto Body, 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.

25-02051w Oct 17, 24, 2025

Voluntary Dissolution Nonprofit Corporation

Dana L. Fruzynski, Esq., Cheshire Law Group, 5275 Germantown Ave., First Fl., Philadelphia, PA 19144. Notice is hereby given by South Fayette Conservation Group, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit 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.

25-02102w Oct 24, 31, 2025