

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, February 2, 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, FEBRUARY 2, 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, FEBRUARY 3, 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, FEBRUARY 9, 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

1. Lawrence E. Bauer
AR-24-006895—\$16,674.32
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a Sewickley Heights Manor

Homes Association dwelling being known and numbered as 612 Sewickley Heights Dr., Sewickley, PA 15143. Deed Book 7970, Page 524. Block and Lot Number 422-D-118.

43. Jason Thomas Moore a/k/a Jason T. Moore and Robyn Moore

MG-16-000569—\$168,176.09

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a dwelling being known and numbered as 241 Weber Road, Sewickley, PA 15143. Deed Book Volume 12131, Page 276, Block and Lot 0422-G-00246-0000-00.

Avalon

46. Unknown Heirs of John T. Clem

GD-23-010488—\$73,046.02

Salvatore Bittner, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two and ½ story frame house known as 614 Hemlock Street, Pittsburgh, PA 15202, Deed Book Volume 14133, Page 315, Block and Lot 159-D-277.

Braddock Hills

100. Helen Tupper

MG-22-000858—\$154,466.22

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 38 Roxbury Road, Pittsburgh, PA 15221. Deed Book Volume 11364, Page 338. Block and Lot Number 300-F-56.

Parcel No. 2: Being vacant land known as Roxbury Road, Pittsburgh, PA 15221. Deed Book Volume 11364, Page 338. Block and Lot Number 300-F-18.

Carnegie

37. David J. Wallace

GD-25-006912—\$35,267.04

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 43 Wagner Street, Carnegie, PA 15106. Deed Book Volume 1166, Page 048. Block and Lot Number 0103-B-00150-000-00.

Castle Shannon

94. James A. Hajek

MG-24-000958—\$91,989.05

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 1349 Grove Road, Pittsburgh, PA 15234. Document Number 2017-2173, Deed Book Volume 16678, Page 385. Block and Lot Number 0249-B-00184-0000-00.

96. Mark D. Hutchin and Shantel M. Hutchin

MG-20-000401—\$132,440.18

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3158 May Street, Pittsburgh, PA 15234. Deed Book 13217, Page 31. Block and Lot Number 190-G-208.

Coraopolis

20. Rubie Lewis, Individually, and Christa M. Lewis, Cassie L. Johnson, Denise Harden, Michelle Lewis, Mounia N. Snyder, and Edward Lewis, Known Heirs of the Estate of Daniel Lewis, Deceased, and All Unknown Heirs, Executors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest from or under Daniel Lewis, Deceased

GD-18-014556—\$26,443.53

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 1503 Fernhurst Avenue, Pittsburgh, Pennsylvania 15108-3021, Deed Book Volume 4135, Page 676, Block and Lot 341-L-37.

Crescent

82. Andy Gorman and Frederick Gorman

MG-24-000642—\$48,999.57

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a dwelling being known and numbered as 1371 Work Street, Crescent, PA 15046. Deed Book Volume 10977, Page 256. Block and Lot Number 702-C-292.

Dormont

51. Lawrence Titchworth

GD-22-016148—\$3,696.64

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two-story brick house being known as 1233 Wisconsin Avenue, Pittsburgh, PA 15216. Deed Book Volume 12889, Page 247. Block & Lot No. 98-H-86.

Elizabeth Township

2. Parker L. Covin and the Secretary of Housing and Urban Development

MG-25-000497—\$61,211.94

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

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 137 Weigles Hill Road, Elizabeth, PA 15037. Deed Book Volume 16971, Page 126. Block and Lot Number 1271-F-352.

Parcel No. 2: Being a vacant lot of land known and numbered as Weigles Hill Road, Elizabeth, PA 15037. Deed Book Volume 16971, Page 126. Block and Lot Number 1271-F-344.

26. Gary V. Pomilio

MG-23-001024—\$55,182.04

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 212 Circle Drive, Elizabeth, PA 15037. Deed Book 8338, Page 525. Block and Lot Number 1130-P-290.

71. The Unknown Heirs of Fred Josiah Pearson, Deceased and Donald Lawrence Pearson, Deceased

GD-25-009482—\$5,937.91

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

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

Being all that vacant land being known and numbered as Circle Dr., Elizabeth, PA 15037. Deed Book 2986, Page 742. Block and Lot Number 1130-N-66.

Etna

47. Jerome P. Broderick, Jr., Surviving Heir of Jerome P. Broderick, Sr., Deceased, Joyce A. White, Surviving Heir of Jerome P. Broderick, Sr., Deceased, Paul D. Broderick, Surviving Heir of Jerome P. Broderick, Sr., Deceased, Timothy M. Broderick, Surviving Heir of Jerome P. Broderick, Sr., Deceased and Unknown Surviving Heirs of Jerome P. Broderick, Sr., Deceased

GD-24-004861—\$178,279.76

Stephen M. Hladik, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a single family residential dwelling being known and numbered as 122 Wilson Street Extention, Pittsburgh, PA 15223. Deed Book Volume 9595, Page 285. Block and Lot Number 221-L-104.

Forest Hills

9. DeShae Jordan, solely in her capacity as known Heir for Richard D. Jordan, deceased and DeJah Jordan, solely in her capacity as known Heir for Richard D. Jordan, deceased and Richard Jordan Jr., solely in his capacity as known Heir for Richard D. Jordan, deceased and Amara Jordan, solely in her capacity as known Heir for Richard D. Jordan, deceased and David Jordan, solely in his capacity as known Heir for Richard D. Jordan, deceased and the Unknown Heirs of Richard D. Jordan, Deceased

GD-24-002173—\$146,434.26

Stern & Eisenberg, PC

215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Forest Hills: Having erected thereon a dwelling being known and numbered as 118 Sumner Avenue, Pittsburgh, PA 15221 a/k/a 118 Sumner Avenue, Wilkinsburg, PA 15221. Deed Book Volume 12269, Page 181. Block and Lot Number 373-J-32.

85. Bobbie J. Carley and Terek M. Richie

MG-25-000659—\$37,456.44

Carolyn Treglia, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a dwelling being known and numbered as 227 Berkley Avenue, Pittsburgh, PA 15221. Deed Book Volume 10433, Page 650. Block and Lot Number 0300-M-00048-0000-00.

Glassport

31. Gina L. Thompson a/k/a Gina Louise Thompson

MG-25-000224—\$98,526.84

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 1010 Vermont Avenue, Glassport, PA 15045. Deed Book 16434, Page 153. Block and Lot Number 558-R-227.

Harrison

13. Deandra J. Arcurio and Wilfred J. Wetzell

GD-21-011715—\$3,946.37

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a two-story masonry frame house being known as 1409 Pacific Avenue, Natrona Heights, PA 15065. Deed Book Volume 14888, Page 79. Block & Lot No. 1368-A-101.

Ingram

4. Rasheki Looby

MG-25-000741—\$295,251.66

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 58 Evans Avenue, Pittsburgh, PA 15205. Deed Book Volume 18958, Page 240. Block and Lot Number 0070-S-00003-0000-00.

Jefferson Hills

72. The Unknown Heirs of Edna G. Maple, Deceased

GD-25-008689—\$20,767.58

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Jefferson Hills Borough: Being all that vacant land being known and numbered as Vine Street, Clairton, PA 15025. Deed Book 8317, Page 468. Block and Lot Number 881-G-154.

Marshall

80. Victoria Carrozzi and Matthew Carrozzi

MG-25-000813—\$285,582.38

Kristine M. Anthon, Esq.

Grenen & Birsic, P.C.

412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a single family dwelling known as 135 Wheatland Road, Wexford, PA 15090. Deed Book Volume 18488, Page 25. Block and Lot Number 1998-L-15.

115. Jeanine D. Burkes

GD-25-003957—\$29,004.03

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a residential townhouse being known and numbered as 706 Carver Dr., Wexford, PA 15090. Deed Book 18876, Page 67. Block and Lot Number 1997-C-108.

Town of McCandless

34. Argelis Candelario

MG-25-000542—\$122,052.47

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8520 Wittmer Road, Pittsburgh, PA 15237. Deed Book 16656, Page 198. Block and Lot Number 713-S-282.

City of McKeesport

41. MRG Food, LLC, a Pennsylvania Limited Liability Company

GD-24-005951—\$27,842.87

Christopher E. Vincent, Esq.

724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport:

Parcel One: Having erected thereon an industrial structure being known and numbered as 800 Manning Avenue, McKeesport, PA 15132. Deed Book 18097, Page 348. Block and Lot Number 383-B-129.

Parcel Two: Having erected thereon vacant land being known and numbered as 800 Manning Avenue, McKeesport, PA 15132. Deed Book 18097, Page 348. Block and Lot Number 383-B-127.

58. Ivy H. L. Turner and James Long, III

GD-24-011651—\$2,859.35

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 9: Having erected thereon a two-story frame house being known as 1709 Wesley Street, McKeesport, PA 15132. Deed Book Volume 17452, Page 191. Block & Lot No. 381-M-295.

Monroeville

24. Craig A. Banks a/k/a Craig A. Banks, Sr. and Mary Ann Banks

MG-25-000673—\$171,555.65

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 523 Larix Road, Monroeville, PA 15146. Deed Book 12328, Page 195. Block and Lot Number 637-L-141.

91. Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Robert Bracy a/k/a Robert J. Bracy a/k/a Robert James Bracy Sr., Deceased; Nicole Walker, in Her Capacity as Heir of Robert Bracy a/k/a Robert J. Bracy a/k/a Robert James Bracy Sr., Deceased; Anyssa Bracy, in Her Capacity as Heir of Robert Bracy a/k/a Robert J. Bracy a/k/a Robert James Bracy Sr., Deceased; Robert James Bracy Jr., in His Capacity as Heir of Robert Bracy a/k/a Robert J. Bracy a/k/a Robert James Bracy Sr., Deceased

MG-24-000884—\$180,342.96

Carolyn Treglia, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 924 Garden City Dr., Monroeville, PA 15146. Deed Book Volume 16766, Page 11. Block and Lot Number 0637-D-00038-0000-00 a/k/a 637-D-38.

Moon

35. Sandra Rutkowski

AR-24-006875—\$13,513.59

Fred C. Jug, Jr., Esq.

412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a Fox Hollow Condominium Association unit being known and numbered as 701 College Park Drive, Unit 2, Coraopolis, PA 15108. Deed Book 18178, Page 392. Block And Lot Number 698-C-184-92.

56. Edward A. Deren and Candace A. Deren

GD-25-003644—\$2,807.86

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story masonry frame house being known as 240 Shafer Road, Coraopolis, PA 15108. Deed Book Volume 7096, Page 416. Block & Lot No. 599-J-49.

Mt. Lebanon

66. Ciccarelli & Sons LLC

GD-25-003574—\$2,803.05

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one and a half story brick house being known as 245 Adeline Avenue, Pittsburgh, PA 15228. Deed Book Volume 18105, Page 139. Block & Lot No. 141-L-215.

Mt. Oliver

18. Nurudeen Lasisi

GD-19-001541—\$39,946.95

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 two-family brick house being known as 419 Carl Street, Pittsburgh, PA 15210. Deed Book Volume 16627, Page 60. Block & Lot No. 33-C-209.

103. Anna Marie Morris and Joseph D. Impell, as Known Heirs of Domenic J. Impellicceiri, Deceased and All Unknown Heirs of Domenic J. Impellicceiri, Deceased

GD-25-003335—\$8,951.13

Christopher E. Vincent, Esq.

724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 177 Saint Joseph Street, Pittsburgh, PA 15210. Deed Book 8037, Page 564. Block and Lot Number 33-D-124.

Munhall

17. Matthew D. Bruno

GD-23-005893—\$4,468.83

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 1304 Louise Street, Homestead, PA 15120. Deed Book Volume 16390, Page 130. Block & Lot No. 130-S-282.

77. Betty Bartoletta with notice to heirs, executors, administrators, successors, or assigns or any other person found to have an interest in the property

GD-22-013268—\$70,062.11

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 909 Hilltop Street, Homestead, Pennsylvania 15120. Deed Book Volume 8926, Page 305. Block and Lot Number 179-K-91.

78. Donald K. Duda

GD-18-007452—\$11,148.08

Jeffrey D. Ries, Esq.

412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick townhouse dwelling, known and numbered as 360 East James Street, Homestead, Pennsylvania 15120, Deed Book Volume 13383, Page 86. Block and Lot Number 181-F-2.

79. Cheryl Delandro, Administratrix of the Estate of Marjorie Kyllonen, Deceased

GD-25-000254—\$13,758.51

Jeffrey D. Ries, Esq.

412-464-9997

All the following described real estate situate in the Commonwealth of

Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 429 East 11th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 14788, Page 400, Block and Lot Number 130-L-125.

113. Ahmed Anthony

GD-19-016000—\$27,032.83
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 214 East 18th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 10626, Page 128, Block and Lot Number 131-H-34.

114. Turning Point Investments, LLC

GD-21-006143—\$49,902.22
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 1221 Margaret Street, Homestead, Pennsylvania 15120. Deed Book Volume 13176, Page 411, Block and Lot Number 130-S-323.

North Braddock

19. William Bernard Schleifer, Administrator of the Estate of Theodore J. Schleifer, III, Deceased

GD-24-011655—\$6,716.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a three-story commercial building known as 534 Jones Avenue, Braddock, PA 15104. Deed Book Volume 13679, Page 223. Block & Lot 302-A-55.

North Fayette

107. David T. Powell and Mary E. Powell

MG-21-000119—\$115,056.24
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette: Parcel One: Having erected thereon a dwelling being known and numbered as 176 Valley View Road, Imperial, PA 15126. Deed Book Volume 16625, Page 190. Block and Lot Number 0800-N-00025-0000-00.

Parcel Two: Being vacant land being known as Valley View Road, Imperial, PA 15126. Deed Book Volume 16625, Page 190. Block and Lot Number 0800-N-00024-0000-00.

North Versailles

6. Kurt Allen Martin

MG-25-000677—\$122,082.19
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 708 Overhill Drive, North Versailles, Pennsylvania 15137. Deed Book Volume 19264, Page 484. Block and Lot Number 0458-N-00101-0000-00.

83. Michael S. Delisi and Melissa Delisi a/k/a Melissa J. Delisi a/k/a Melissa Delisi

MG-24-000416—\$67,765.95
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 955 Pittsburgh St., North Versailles, PA 15137. Deed Book Volume 9911, Page 425. Block and Lot Number 547-M-239-2.

Penn Hills

5. Gary J. Peretick and Jeffrey A. Peretick

MG-22-000610—\$118,960.39
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 286 McKenzie Drive, Pittsburgh, PA 15235. Deed Book Volume 10836, Page 297. Block and Lot Number 539-L-51.

16. Heather L. Calfo and Nicholas R. Calfo

GD-24-008593—\$4,233.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 650 Valemont Drive, Verona, PA 15147. Deed Book Volume 17288, Page 265, Block & Lot No. 534-N-88.

38. James Dudley Jr., in His Capacity as Heir of Gregory Dudley; Keith Dudley, in His Capacity as Heir of Gregory Dudley; Gary Dudley, in His Capacity as Heir of Gregory Dudley; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Gregory Dudley

GD-25-006778—\$59,554.46
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 102 Grove Rd., Verona, PA 15147. Deed Book Volume 11820, Page 590. Block and Lot Number 295-E-00178-0000-00.

73. The Unknown Heirs of Edward C. Watson, Deceased

GD-24-009120—\$17,457.73
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 30 N. Joslyn Drive, Pittsburgh, PA 15235. Deed Book 6456, Page 199. Block and Lot Number 538-R-328.

75. Patricia Frantz

MG-25-000233—\$161,128.87
Robert P. Wendt, Esq.
412-350-1025

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills. Having erected thereon a residential single-family dwelling being known and numbered as 206 Shannon Heights Dr., Verona, PA 15147; Deed Book 15260, Page 562, which has a Block and Lot No. of 447-A-86.

92. Carol Foglia, as Believed Heir of the Estate of Anna Colosimo; Michael Frank Colosimo, as Believed Heir of the Estate of Anna Colosimo; Mary Kay Kain, as Believed Heir of the Estate of Anna Colosimo; Unknown Heirs of the Estate of Anna Colosimo (if any); Unknown Administrators of the Estate of Anna Colosimo (if any)

GD-22-009851—\$46,727.04
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 611 Gail Drive, Verona, PA 15147. Document Number 008557, Deed Book Volume 8644, Page 17. Block and Lot Number 0446-M-00376-0000-00.

98. Michelle Clever a/k/a Michelle D. Clever, Personal Representative of the Estate of Joseph E. Czolnik a/k/a Joseph Edmund Czolnik, Deceased

MG-24-000944—\$56,120.23
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 617 Idlewood Road, Pittsburgh, PA 15235. Deed Book Volume 12898, Page 350. Block and Lot Number 538-K-186.

104. Patrice A. Cottrell a/k/a Patrice Cottrell

MG-24-000980—\$178,990.00
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 821 Veronica Drive, Pittsburgh, PA 15235. Deed Book Volume 11039, Page 211. Block and Lot Number 370-C-314.

109. Theresa C. Nobile

GD-25-006273—\$20,633.20
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 115 University Street, Verona, PA 15147. Deed Book 9204, Page 395. Block and Lot Number 632-B-160.

110. Gary J. Marbella

GD-23-010861—\$16,337.77
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 1033 Evergreen Dr., Pittsburgh, PA 15235. Deed Book 16354, Page 245. Block and Lot Number 539-P-98.

Pine

105. Nicole M. Roberts

MG-23-001019—\$296,424.16
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Pine: Having erected thereon a dwelling being known and numbered as 102 Kestler Drive, Wexford, PA 15090. Deed Book Volume 18253, Page 128. Block and Lot Number 1659-N-4.

Pitcairn

36. Katherine M. Biehl

MG-25-000647—\$80,312.17
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two story frame dwelling being known and numbered as 639 8th Street, Pitcairn, PA 15140. Deed Book Volume 16975, Page 394. Block and Lot Number 0747-R-00363-0000-00.

Plum

22. Michael T. Spiering

MG-25-000785—\$91,922.04
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Plum Borough: Having erected thereon a dwelling known and numbered as 150 Norwich Drive, New Kensington, PA 15068. DBV 17933, Page 171, B/L #1096-M-229.

69. Lawrence R. Bossart

GD-24-003529—\$7,191.88
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 842 Blue Ridge Road, Pittsburgh, PA 15239. Deed Book 8030, Page 609. Block and Lot Number 1241-J-26.

70. Judy B. Brophy and David P. Cassell

GD-24-010683—\$5,909.16
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 185 Black Hills Road, Pittsburgh, PA 15239. Deed Book 18044, Page 42. Block and Lot Number 1239-G-133.

Richland

33. Jerilyn McGovern

MG-25-000721—\$213,155.51
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a dwelling being known and numbered as 237 Corey Drive, Gibsonia, PA 15044. Deed Book 17404, Page 281. Block and Lot Number 2190-L-58.

Robinson

14. Charles Hoebler and Lisa Yee

GD-23-010153—\$1,167.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a one-story frame house being known as 3013 McMillan Road, Pittsburgh, PA 15205. Deed Book Volume 17940, Page 111, Block & Lot No. 203-D-57.

Ross

86. Andrew T. Barone a/k/a Andrew Barone and Jasmine D. Barone

MG-25-000426—\$147,568.24
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 205 Cleveland Avenue, Pittsburgh, PA 15214. Deed Book Volume 17386, Page 430. Block and Lot Number 0163-A-00110-0000-00.

Scott

93. Joshua Hayes, as believed Heir to the Estate of Cynthia J. Kozup; Jeremy Hayes, as believed Heir to the Estate of Cynthia J. Kozup; Unknown Heirs to the Estate of Cynthia J. Kozup; Unknown Administrators to the Estate of Cynthia J. Kozup

MG-25-000666—\$14,217.17
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1213-1215 Washington Avenue, Carnegie, PA 15106 a/k/a 1213 Washington Avenue, Carnegie, PA 15106. Document Number 225016, Deed Book Volume 10377, Page 531. Block and Lot Number 0102-S-00185-0000-00.

Sewickley Hts.

59. Paul Raymond Scragg and Kristen Holly Scragg

GD-24-000759—\$22,084.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley Heights: Having erected thereon a one-and-a-half-story brick house being known as 15 Thawmont Drive, Sewickley, PA 15143. Deed Book Volume 17527, Page 330. Block & Lot No. 509-J-203.

South Fayette

15. Ronald J. Charles and Diana L. Charles

GD-17-012315—\$20,201.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one-story brick house being known as 154 Morgan Hollow Road, Morgan, PA 15064. Deed Book Volume 8577, Page 81. Block & Lot No. 326-R-5.

South Park

3. Mary Louise Stasik

MG-25-000434—\$126,280.36
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 144 Norrington Drive, Pittsburgh, PA 15236. Deed Book Volume 7809, Page 17. Block and Lot Number 0564-F-00020-0000-00.

Springdale

48. Jeffrey T. Stiehler and Linda J. Stiehler

MG-24-000791—\$118,858.49
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Springdale: Having erected thereon a dwelling being known and numbered as 440 Washington Street, Springdale, PA 15144. Deed Book Volume 10712, Page 203. Block and Lot Number 627-L-78.

102. Julie B. Minor

MG-25-000127—\$122,646.33
Robert P. Wendt, Esq.
412-350-1025

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Springdale: Having erected thereon a residential single-family dwelling being known and numbered as 951 Frazer Street, Springdale, PA 15144 a/k/a 951 Frazier Street, Springdale, PA 15144; Deed Book Volume 18994, Page 523; which has a Block and Number of 732-P-320.

Parcel II: Having erected thereon vacant land known and numbered as 951 Frazier Street, Springdale, PA 15144; Deed Book Volume 18994, Page 523; which has a Block and Number of 732-P-318.

Parcel III: Having erected thereon vacant land known and numbered Railroad St., PA 15144; Deed Book Volume 18994, Page 523; which has a Block and Number of 732-P-315.

Stowe

95. Cathleen M. Harbaugh

MG-23-000227—\$115,561.72
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1109 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 16502, Page 271. Block and Lot Number 73-K-244.

Tarentum

97. Zachery J. Fryar and Britany L. Fryar

MG-22-000375—\$69,028.58
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 132 2nd Avenue, Tarentum, PA 15084. Deed Book 15560, Page 181. Block and Lot Number 1223-R-212.

Turtle Creek

60. Ramona J. Spencer

GD-22-013932—\$3,068.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story brick house known as 817 Renier Avenue, Turtle Creek, PA 15145. Deed Book Volume 17265, Page 119. Block & Lot No. 455-L-90.

Upper St. Clair

53. Nancy L. Scola

GD-23-013722—\$2,560.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a one-story frame house being known as 107 Bartley Road, Pittsburgh, PA 15241. Deed Book Volume 8438, Page 402. Block & Lot No. 319-G-307.

West Deer

7. Walter Pirozek, Executor of the Estate of Joseph T. Hudak

MG-25-000678—\$50,742.28
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of West Deer: Having erected thereon a dwelling being known and numbered as 564 Benjamin Street, Tarentum, Pennsylvania 15084. Deed Book Volume 8548, Page 592. Block and Lot Number 1671-B-00256-0000-00.

30. Unknown Heirs of Barbara Burk

MG-25-000267—\$244,030.79
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 4009 Crestwood Drive, Gibsonia, PA 15044. Deed Book 19110, Page 440. Block and Lot Number 1508-J-306.

49. Mark W. Nelson, with Notice to Heirs and Assigns, Executor of the Estate of Frances Malinic, David G. Malinic, Known Heir of Francis Malinic, Stanley Muse, with Notice to Heirs and Assigns, Janet Muse, Known Heir of John and Sara Muse & Patricia Whyte, Known Heir of John and Sara Muse

GD-25-008844—\$7,139.26
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant land known as Baird Road, Gibsonia, PA 15044. Deed Book Volume 4079, Page 545. Block & Lot No. 1669-F-138.

50. Known and Unknown Heirs of Agnes C. Antolic, Known and Unknown Heirs of Mildred Peluchette, & Known and Unknown Heirs of Lavern Peluchette

GD-25-008849—\$5,087.83
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant land known as Oak Road, Gibsonia, PA 15044. Deed Book Volume 3346, Page 323. Block & Lot No. 1668-R-320.

81. Robert C. Kwasniewski and Elvira A. Kwasniewski

MG-22-000739—\$309,287.70
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of West Deer: Having erected thereon a dwelling being known and numbered as 3503 Sunnyvale Drive, Allison Park, PA 15101. Deed Book Volume 12853, Page 70. Block and Lot Number 1214-J-00248-0000.

West Homestead

52. Me Lyng Restaurant, Inc.

GD-22-010911—\$5,508.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a one-story commercial restaurant building being known as 213 West 8th Avenue, Homestead, PA 15120. Deed Book Volume 13572, Page 225, Block & Lot 130-N-88.

West Mifflin

10. Patsy J. Graham

GD-19-009063—\$3,461.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story brick house being known as 414 Glencoe Drive, West Mifflin, PA 15122. Deed Book Volume 5239, Page 569. Block & Lot No. 311-M-11.

11. Donald C. Walasik

GD-19-009140—\$1,980.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story frame house being known as 3325 Lincoln Avenue, West Mifflin, PA 15122. Deed Book Volume 8698, Page 86, Block & Lot No. 181-G-239.

57. Fernando Solorio

GD-23-003127—\$3,270.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story frame house being known as 1179 Lebanon School Road, West Mifflin, PA 15122. Deed Book Volume 17522, Page 1, Block & Lot No. 385-F-184.

76. Known and Unknown Heirs of Frank C. Linn and Mary Jane Linn

GD-24-001535—\$58,345.86
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 West Mifflin. Being a vacant piece of land located on Lower Bull Run Road, West Mifflin, Pennsylvania 15122, Deed Book Volume 3132, Page 327, Block and Lot Number 240-K-227.

89. Jill E. Bowser a/k/a Jill B. Bowser; U.S. Department of Justice, U.S. Attorney for the Western District of PA

MG-24-000322—\$178,750.96
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 6714 Madison Ave., West Mifflin, PA 15122 a/k/a 6714 Madison Ave., Pittsburgh, PA 15122. Deed Book Volume 16876, Page 430. Block and Lot Number 0243-R-00094-0000-00.

90. Jennifer A. Kovar and Jason Kovar

MG-24-000981—\$85,375.95
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2111 Carolina Ave., West Mifflin, PA 15122. Deed Book Volume 13640, Page 154. Block and Lot Number 0241-H-00134-0000-00.

West View

54. Lori L. Reich

GD-25-003921—\$3,381.65
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 89 Georgetown Avenue, Pittsburgh, PA 15229. Deed Book Volume 12928, Page 19, Block & Lot 279-B-329.

55. Brett Alan Davis

GD-25-002448—\$3,856.79
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 frame house being known as 102 Montclair Avenue, Pittsburgh, PA 15229. Deed Book Volume 18917, Page 231, Block & Lot 350-S-228.

106. Janet L. Bailey

MG-25-000635—\$33,839.47
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 22 Dartmouth Ave., Pittsburgh, PA 15229. Deed Book Volume 7535, Page 410. Block and Lot Number 0279-E-00166-0000-00.

White Oak

40. Psalms Realty, LLC

GD-23-009076—\$9,331.76
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1201 Fawcett Avenue,

McKeesport, PA 15131. Deed Book 17596, Page 194. Block and Lot Number 461-G-273.

Wilkins

99. Nathaniel C. Ikechi a/k/a Nathaniel Chinedu Ikechi, Personal Representative of the Estate of Marinus C. Iwuchukwu a/k/a Dr. Marinus Chijioke Iwuchukwu a/k/a Iokay, Deceased

MG-25-000371—\$83,273.10

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

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 1 Thorncrest Drive, Pittsburgh, PA 15235. Deed Book Volume 16760, Page 391. Block and Lot Number 452-M-158.

Wilkinsburg

111. Christine Younger a/k/a Christine Miller a/k/a Christine Miller-Younger

GD-22-010608—\$28,273.16

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 2424 Laketon Road, Pittsburgh, PA 15221. Deed Book 18766, Page 561. Block and Lot Number 296-L-33.

112. Jack Charles

GD-17-009422—\$29,307.64

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a multi-family dwelling being known and numbered as 1309 Singer Place, Pittsburgh, PA 15221. Deed Book 11136, Page 26. Block and Lot Number 232-J-6.

Pittsburgh—13th Ward

21. Patricia McArthur, as Known Heir of Lena McArthur, Deceased; Danielle West, as Known Heir of Lena McArthur, Deceased; Quinn West, as Known Heir of Lena McArthur, Deceased; Willie West, as Known Heir of Lena McArthur, Deceased; All Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Lena McArthur, Deceased

GD-25-003105—\$71,433.16

Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 13th Ward: Having erected thereon a two-story residential dwelling known and numbered as 7421 Race St., Pittsburgh, PA 15208. Deed Book Volume 16945, Page 136. Block & Lot No. 174-G-12.

101. Lela Ledbetter Spigner a/k/a Lela Reed Ledbetter

GD-19-004651—\$103,646.07

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1058 Blackadore Street, Pittsburgh, PA 15221. Deed Book Volume 6628, Page 646. Block and Lot 0231-E-00006-0000-00.

Pittsburgh—14th Ward

88. Zachary Reese, in His Capacity as Known Heir of Joyce A. Reese, Deceased

and in His Capacity as Known Heir of Melanee J. Reese, Deceased; Christopher Reese, in His Capacity as Known Heir of Joyce A. Reese, Deceased and in His Capacity as Known Heir of Melanee J. Reese, Deceased; Donald Reese, in His Capacity as Known Heir of Joyce A. Reese, Deceased and in His Capacity as Known Heir of Melanee J. Reese, Deceased; Henderson Reese, in His Capacity as Known Heir of Joyce A. Reese, Deceased and in His Capacity as Known Heir of Melanee J. Reese, Deceased; Taylor Reese, in Her Capacity as Known Heir of Joyce A. Reese, Deceased and in Her Capacity as Known Heir of Melanee J. Reese, Deceased; Jessica Reese, in Her Capacity as Known Heir of Joyce A. Reese, Deceased and in Her Capacity as Known Heir of Melanee J. Reese, Deceased; Clarisa Reese, in Her Capacity as Known Heir of Joyce A. Reese, Deceased and in Her Capacity as Known Heir of Melanee J. Reese, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Joyce A. Reese; Matthew Reese, in His Capacity as Known Heir of Melanee J. Reese, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Melanee J. Reese; S.O., a Minor, and in Her Capacity as Known Heir of Joyce A. Reese, Deceased; S.O., a Minor, and in Her Capacity as Known Heir of Joyce A. Reese, Deceased and in Her Capacity as Known Heir of Melanee J. Reese, Deceased

MG-24-000350—\$193,614.59

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

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6812 McPherson Blvd., Pittsburgh, PA 15208. Deed Book Volume 16068, Page 158. Block and Lot Number 0125-P-00013-0000-00.

Pittsburgh—15th Ward

87. Lutal M. Love, Sr. a/k/a Latool Love a/k/a Lutal Love; Sarah Able; Rashaun Gustave a/k/a Rheyshawan Gustave a/k/a Rheyshaw Clifford, in Her Capacity as Devisee of the Estate of Armond Gustave, Sr. a/k/a Armond Gustave a/k/a Armand Gustave, Sr.; Armand Gustave, III a/k/a Armond Gustave, III, in His Capacity as Devisee of the Estate of Armond Gustave, Sr. a/k/a Armond Gustave a/k/a Armand Gustave, Sr.; Edna Brooks, in Her Capacity as Devisee of the Estate of Armond Gustave, Sr. a/k/a Armond Gustave a/k/a Armand Gustave, Sr.

MG-24-000985—\$84,897.33

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

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 303 Flowers Ave., Pittsburgh, PA 15207. Deed Book Volume 12766, Page 585. Block and Lot Number 0056-G-00007-0000-00.

Pittsburgh—16th Ward

74. Jon T. Richards

MG-24-000793—\$139,785.27

Robert P. Wendt, Esq.
412-350-1025

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and City of

Pittsburgh 16th Ward. Having erected thereon a residential single-family dwelling being known and numbered as 2620 Stromberg St., Pittsburgh, PA 15203; Deed Book 12439, Page 49, which has a Block and Lot of 13-D-99.

Pittsburgh—17th Ward

28. Thomas M. Ferguson

MG-25-000570—\$129,571.20

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

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1515 Sarah Street, Pittsburgh, PA 15203. Deed Book 10300, Page 465. Block and Lot Number 3-M-28.

Pittsburgh—18th Ward

29. Jared M. Link and Kaitlyn M. Link a/k/a Kaitlyn Marie Link

MG-25-000561—\$113,127.13

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

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 334 Caperton Street, Pittsburgh, PA 15210. Deed Book 19448, Page 450. Block and Lot Number 34-H-265.

45. Kimberly A. Barthelmes

MG-24-000402—\$114,857.29

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 343 Bailey Avenue, Pittsburgh, PA 15211. Deed Book Volume 10731, Page 131. Block and Lot 0004-M-00192-0000-00.

84. Frances Gruntz, Known Surviving Heir of Betty Knerr a/k/a Elizabeth Betty J. Knerr a/k/a Elizabeth J. Knerr a/k/a Elizabeth J. Dagostino a/k/a Betty J. Dagostino, Herman Knerr, Known Surviving Heir of Betty Knerr a/k/a Elizabeth Betty J. Knerr a/k/a Elizabeth J. Knerr a/k/a Elizabeth J. Dagostino a/k/a Betty J. Dagostino, Susan Barry, Known Surviving Heir of Betty Knerr a/k/a Elizabeth Betty J. Knerr a/k/a Elizabeth J. Dagostino a/k/a Betty J. Dagostino, Anna Osselborn, Known Surviving Heir of Betty Knerr a/k/a Elizabeth Betty J. Knerr a/k/a Elizabeth J. Dagostino a/k/a Betty J. Dagostino, and Unknown Surviving Heirs of Betty Knerr a/k/a Elizabeth Betty J. Knerr a/k/a Elizabeth J. Knerr a/k/a Elizabeth J. Dagostino a/k/a Betty J. Dagostino

GD-25-007116—\$75,521.41

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

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward - City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 422 Conniston Avenue, Pittsburgh, Pennsylvania 15210. Deed Book Volume 17316, Page 428. Block and Lot Number 34-S-320.

Pittsburgh—19th Ward

32. Catherine Jersey

MG-25-000802—\$173,560.99

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

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 709

Dunster Street, Pittsburgh, PA 15226. Deed Book 19106, Page 103. Block and Lot Number 61-B-103.

39. William Russell Eberle and the United States of America

MG-23-000560—\$125,172.96

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

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 1428 Dagmar Avenue, Pittsburgh, PA 15216. Deed Book Volume 16408, Page 350. Block and Lot Number 0035-C-00092.

67. Judith M. Hilloeder

GD-17-005711—\$13,200.02

Joseph W. Gramc, Esq.
Shawn P. McClure, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 19: Having erected thereon a two-story brick house being known as 436 Belonda Street, Pittsburgh, PA 15211. Deed Book Volume 11183, Page 310. Block & Lot No. 4-E-191.

108. Anthony D. Yannone

GD-24-014913—\$186,797.52

C. Christopher Hasson, Esq.
412-838-0082

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a dwelling being known and numbered as 840 Dunster Street, Pittsburgh, Pennsylvania 15226. Deed Book Volume 19659, Page 399. Block and Lot# 0061-B-00050-0000-00.

Pittsburgh—20th Ward

27. Olivia Sage a/k/a Olivia Post, Solely in Her Capacity as Heir of Brenda J. Toliver a/k/a Reverend Brenda J. Toliver, Deceased, Alexis Toliver, Solely in Her Capacity as Heir of Brenda J. Toliver a/k/a Reverend Brenda J. Toliver, Deceased, Sean D. Toliver Jr., Solely in His Capacity as Heir of Brenda J. Toliver a/k/a Reverend Brenda J. Toliver, Deceased

MG-25-000524—\$222,769.67

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

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2439 Red Oak Drive, Pittsburgh, PA 15220. Deed Book 9719, Page 107. Block and Lot Number 63-A-274.

Pittsburgh—27th Ward

23. Real Deals LLC, a California limited liability company

GD-25-006316—\$59,849.90

Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 27: Having erected thereon a two-family dwelling being known and numbered as 3124 Frederick Street, Pittsburgh, Pennsylvania 15212. Deed Book Volume 18590, Page 429. Block and Lot Number 76-N-213.

Pittsburgh—29th Ward

8. The Unknown Heirs of Dana L. Walsh a/k/a Dana Walsh and Joshua March, solely in his capacity as known heir of Dana L. Walsh a/k/a Dana Walsh, deceased

MG-24-000875—\$62,742.02

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Twenty-Ninth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 131 Newburn Avenue, Pittsburgh, PA 15227. Deed Book Volume 12368, Page 176. Block and Lot Number 137-E-164.

Pittsburgh—31st Ward

44. David J. Fosbrink, known Heir of Angela Fosbrink, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Angela Fosbrink, deceased

MG-24-000932—\$106,083.80

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 5921 Rodgers St. Ext., Pittsburgh, PA 15207. Deed Book Volume 12338, Page 139, Block and Lot 0243-B-00166-0000-00.

Parcel 2: Having vacant land being known and numbered as Rodgers St. Ext., Pittsburgh, PA 15207. Deed Book Volume 12338, Page 139, Block and Lot 0243-B-00168-0000-00.

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

Jan 8, 2026

Jan 9, 16, 23, 2026

For legal advertising
information and
reservations, contact
412-261-6255 •
PLJads@acba.org.

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:

Abraham, Charlotte, deceased, of Coulters, PA. No. 0001 of 2026. Samuel George Petrulli, Admr., 405 Tourman Street, PO Box 43, Coulter, PA 15028 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

26-00065 Jan 16, 23, 30, 2026

Arco, Gloria F. a/k/a Gloria Arco, deceased, of Pittsburgh, PA. No. 7661 of 2025. Susan L. Rich, Extr., c/o Michael E. Fiffik, Esq., Fiffik Law Group, P.C., Foster Plaza 7, 661 Andersen Dr., Suite 315, Pittsburgh, PA 15220.

26-00078 Jan 16, 23, 30, 2026

Ehser, Elmer Vincent a/k/a Elmer V. Ehser, deceased, of McKeesport, PA. No. 08205 of 2025. Dolores M. Erkel, Extr., 163 Carmella Drive, McKeesport, PA 15131 or to Barry J. Clegg, Esq., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite 1, Harrison City, PA 15636.

26-00074 Jan 16, 23, 30, 2026

Frazier, Margaret F., deceased, of East Pittsburgh, PA. No. 06054 of 2025. Ryan L. Dansak, Admr. and Atty., Myers Duffy Dansak & Clegg, LLC, 3361 Route 130, Suite One, Harrison City, PA 15636.

26-00072 Jan 16, 23, 30, 2026

Giorgianni, Kathleen M., deceased, of Pittsburgh, PA. No. 08122 of 2025. Diane M. Singleton, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

26-00058w Jan 16, 23, 30, 2026

Helbig, Edward R., deceased, of Pittsburgh, PA. No. 01003 of 2025. Lynne H. Helbig, Extr., 1000 Old Station Rd., #1108, Cranberry Twp., PA 16066 or to Carl M. Hanchak, Esq., Hanchak & Pratt, LLC, 76 Old Clairton Road, Pittsburgh, PA 15236.

26-00061w Jan 16, 23, 30, 2026

Josey, Susan Ann, deceased, of Oakdale, PA. No. 07979 of 2025. Jamie Medved, Admr., 565 Bateman Road, Oakdale, PA 15071 or to George C. Entenmann, Esq., 300 Mt. Lebanon Blvd., Suite 212, Pittsburgh, PA 15234.

26-00073 Jan 16, 23, 30, 2026

O'Brien, Rita M., deceased, of Coraopolis, PA. No. 00118 of 2026. Michael P. O'Brien, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

26-00057w Jan 16, 23, 30, 2026

Onderick, Jessica M. a/k/a Jessica Marcella Onderick, deceased, of Wilkins Township, PA. No. 07635 of 2025. Michael Onderick, Extr., c/o Katlynn Oliver, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

26-00064 Jan 16, 23, 30, 2026

Peacock, Alan, deceased, of Harwick, PA. No. 00036 of 2026. Thomas Loebig, Extr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

26-00062w Jan 16, 23, 30, 2026

Rocca, Angela a/k/a Angelina Rocca, deceased, of Pittsburgh, PA. No. 06954 of 2025. Catherine M. Yobbi, Extr., 1046 Welfer St., Pittsburgh, PA 15217 or to Christopher Lepore, Esq., 157 Druid Drive, McMurray, PA 15317.

26-00063 Jan 16, 23, 30, 2026

Vitulla, Marion I. a/k/a Marion Aniuik, deceased, of Pittsburgh, PA. No. 08128 of 2025. Andrea J. Vitulla, Extr., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

26-00059w Jan 16, 23, 30, 2026

Breen, Josephine Joan, deceased, of Gibsonia, PA. No. 8312 of 2025. Marlene Kowalecki, Extr., 1120 Vine Street, Porter, IN 46304 or to Slade R. Miller, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-00016w Jan 9, 16, 23, 2026

Davis, Gary D., deceased, of Clairton, PA. No. 03929 of 2025. Brian F. Levine, Admr. and Atty., Levine Law, LLC, 22 E. Grant Street, New Castle, PA 16101-2279.

26-00024 Jan 9, 16, 23, 2026

Kirby, Nancy L. a/k/a Nancy Kirby, deceased, of Franklin Park, PA. No. 07688 of 2025. James I. Kirby, Jr., Admr., 1823 Vollmer Drive, Glenshaw, PA 15116 or to William E. Goehring, Esq., 1207 Beechwood Blvd., Pittsburgh, PA 15206.

26-00017 Jan 9, 16, 23, 2026

LeDonne, Benjamin Anthony a/k/a Ben LeDonne a/k/a Benjamin LeDonne a/k/a Benjamin Ben Anthony LeDonne, deceased, of Pittsburgh, PA. No. 07820 of 2025. Lisa LeDonne, Extr., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-00017w Jan 9, 16, 23, 2026

Lodge, Helen D., deceased, of Pittsburgh, PA. No. 07839 of 2025. Barbara L. Musante, Co-Extr. and Susanne L. Sieminski, Co-Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

26-00022 Jan 9, 16, 23, 2026

Moore, Bonita J., deceased, of South Fayette, PA. No. 08241 of 2025. Lori A. Bailey, Extr., 6837 Ridgevue Drive, Pittsburgh, PA 15236 or to Susan D. Livingston, Esq., Thomas H. Ayooob III & Associates, LLC, 710 Fifth Ave., Ste. 2000, Pittsburgh, PA 15219.

26-00016 Jan 9, 16, 23, 2026

Passarelli, Quinn, deceased, of Pittsburgh, PA. No. 06688 of 2025. Daniel Tatomin, Admr., 318 Sleepy Hollow Road, Pittsburgh, PA 15228 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

26-00020 Jan 9, 16, 23, 2026

Pastirak, Darryl J. a/k/a Darryl Joseph Pastirak, deceased, of Monroeville, PA. No. 06993 of 2025. Janice L. Pastirak, Admr., 1323 Foxwood Drive, Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

26-00018 Jan 9, 16, 23, 2026

Pompa, Laverne a/k/a Laverne Depastino Pompa, deceased, of Pittsburgh, PA. No.

07371 of 2025. Gerard A. Pompa, Jr., Extr., c/o Richard W. Kelly, Jr., Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Suite 300, Pittsburgh, PA 15222.

26-00019 Jan 9, 16, 23, 2026

Stroebel, Catherine a/k/a Catherine D. Stroebel, deceased, of Pittsburgh, PA. No. 06779 of 2025. Wendy S. Herchenroether, Extr., c/o P. Bowman Root, IV, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield Street, Ste. 300, Pittsburgh, PA 15222.

26-00021 Jan 9, 16, 23, 2026

Talento, Catherine A., deceased, of Pittsburgh, PA. No. 7249 of 2025. Denise A. Kaminski, Extr., 8 Robin Del Drive, Pittsburgh, PA 15215 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-00015w Jan 9, 16, 23, 2026

Vignovic, Millie, deceased, of Oakmont, PA. No. 07652 of 2025. David Vignovic, Extr., 109 Oakhaven Drive, Wexford, PA 15090 or to Charles F. Pegher, Esq., Porter Wright Morris & Arthur, LLP, Six PPG Place, Third Floor, Pittsburgh, PA 15222.

26-00015 Jan 9, 16, 23, 2026

Walsh, Ada D., deceased, of Pittsburgh, PA. No. 07996 of 2025. Debra Walsh Brown, Extr., c/o W. Chad Pociernicki, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

26-00023 Jan 9, 16, 23, 2026

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation will be filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which is to be incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is TOTBROK INC.

26-00063w Jan 16, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-007636. In re: Petition of Chenggang Liu and Mingqing Song, parent(s) and Legal guardian(s) of Mu Liu for change of name to Muriel Mu Liu. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, February 11, 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.

26-00064w Jan 16, 2026

Intent to Withdraw Foreign Business Corporation

K&L Gates LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222. Notice is hereby given that, pursuant to the Business Corporation Law of 1988, Schauenburg Flexadux Corporation, a corporation incorporated under the laws of the State of Colorado, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1900 W. Littleton Boulevard, Littleton, CO 80120, and the address of its last registered office in Pennsylvania is 1301 Fourth Avenue, Coraopolis, PA 15108.

26-00092 Jan 16, 2026

Notice

In The Court Of Common Pleas Of
Allegheny County, Pennsylvania
Civil Division
AR-25-008899

Allegheny County Central Tax Collection
District, Plaintiff,
vs.

Victor Serrano-Martinez & Sandra Diaz-
Aguilar, Defendant(s).

Victor Serrano-Martinez & Sandra Diaz-
Aguilar:

You are hereby notified that on October 31, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-008899. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2021 and 2024 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

26-00066 Jan 16, 2026

Notice

In The Court of Common Pleas of Allegheny
County, Pennsylvania
Civil Division
AR-25-008893

Allegheny County Southwest Tax
Collection District, Plaintiff,
vs.

Tina King-Pemberton, Defendant(s).
Tina King-Pemberton:

You are hereby notified that on October 31, 2025 Plaintiff, Allegheny County Southwest Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-008893. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2020 and 2021 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

26-00067 Jan 16, 2026

Notice

In The Court of Common Pleas of Allegheny
County, Pennsylvania
Civil Division
AR-25-007335

Allegheny County Central Tax Collection
District, Plaintiff,
vs.

Mark Holt, Defendant(s).
Mark Holt:

You are hereby notified that on September 11, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-007335. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2019 that was to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

26-00068 Jan 16, 2026

Notice

In The Court of Common Pleas of Allegheny
County, Pennsylvania
Civil Division
AR-25-008207

Allegheny County Central Tax Collection
District, Plaintiff,
vs.

Luis A. Guzman, Defendant(s).

Luis A. Guzman:

You are hereby notified that on October 8, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-008207. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2019 that was to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

26-00069 Jan 16, 2026

Notice

In The Court of Common Pleas of Allegheny
County, Pennsylvania
Civil Division
AR-25-007333

Allegheny County Central Tax Collection
District, Plaintiff,
vs.

Stephanie E. Jasinski, Defendant(s).
Stephanie E. Jasinski:

You are hereby notified that on September 11, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-007333. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2021 that was to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Complaint or for any claim or relief requested by the plaintiff. You

may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

26-00070 Jan 16, 2026

Notice

In The Court of Common Pleas of Allegheny
County, Pennsylvania
Civil Division
AR-25-001083

Allegheny County Central Tax Collection
District, Plaintiff,
vs.

Frederick Patterson, Defendant(s).
Frederick Patterson:

You are hereby notified that on February 12, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-001083. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2012, 2013, 2014 and 2015 that were to be reported and paid.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. 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 Complaint or for any claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service

The Allegheny County Bar Association
400 Koppers Building, 436 Seventh Avenue
Pittsburgh, PA 15219
(Telephone: 412-261-5555)

26-00071 Jan 16, 2026

Notice

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

Dollar Bank, Federal Savings Bank, Plaintiff
vs.

Tequea Boyd, Known Heir of the Estate of Tamiya C. Harris and the Unknown Heirs of the Estate of Tamiya C. Harris; the Unknown Executors of the Estate of Tamiya C. Harris; and the Unknown Administrators of the Estate of Tamiya C. Harris, Defendants.

**Our Health Care Power
of Attorney and
Living Will documents are
available on the ACBA
website for free at
ACBA.org/LivingWill.**

Notice of Sheriff's Sale of Real Estate on March 2, 2026 at 9:00 AM. in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA via virtual technology.

All The Right, Title, Interest And Claim Of Tequea Boyd, Known Heir Of The Estate Of Tamiya C. Harris And The Unknown Heirs Of The Estate Of Tamiya C. Harris; The Unknown Executors Of The Estate Of Tamiya C. Harris And The Unknown Administrators Of The Estate Of Tamiya C. Harris, In And To The Following Described Property:

All The Following Described Real Estate Situated In The Commonwealth Of Pennsylvania, County Of Allegheny And City Of Pittsburgh, 29th Ward. Having Erected Thereon A Single Family Dwelling Known As 2506 Waterman Avenue, Pittsburgh, PA 15227. Deed Book Volume 18858, Page 181, Block And Lot Number 94-F-56.

Dollar Bank, Federal Savings Bank vs. Tequea Boyd, Known Heir of the Estate of Tamiya C. Harris and The Unknown Heirs of the Estate of Tamiya C. Harris; The Unknown Executors of the Estate of Tamiya C. Harris and The Unknown Administrators of the Estate of Tamiya C. Harris, at Execution No. MG-25-000503 in the amount of \$\$137,156.20.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esquire, PA ID #77991, Attorneys for Plaintiff, One Gateway Center, 9th Floor, Pittsburgh, PA 15222, (412) 281-7650, Email: kanthou@grenenbirsic.com.
26-00076 Jan 16, 2026

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania, Docket No. CS-25-58 Petitioner Andrew Riegner v. Respondent Susann Alker. To Respondent, whose last known address is 621 Washington Ave., Carnegie PA 15106. You are hereby notified that Petitioner has filed a Petition for the Appointment of a Conservator against you in the Court of Common Pleas of Allegheny County, Pennsylvania, at Docket No. CS-25-58, wherein Petitioner seeks to be appointed conservator over property known as 1714 Center Ave., Pittsburgh, PA 15229, Block and Lot No. 279-N-034. You Have Been Sued In Court. If you wish to defend against all claims set against you, you must take action within twenty (20) days by entering a written appearance personally, or by your attorney, 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 against you and a judgment entered against you by the court without further notice for any money claimed in the complaint or for any claim or relief requested by the Petitioner. 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 BE ABLE TO OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Lawyer Referral Service, Allegheny County Bar Association, Koppers Building, 4th Floor, 436 7th Avenue, Pittsburgh, PA 15219, (412) 261-5555, www.acbalrs.org. Matthew J. Kalina, Esq., 966 Perry Highway, Pittsburgh, PA 15237, (412)366-6629.

26-00077 Jan 16, 2026

Voluntary Dissolution Nonprofit Corporation

Notice is hereby given by Old Sewickley Post Office Corporation, 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.

26-00101 Jan 16, 23, 2026