

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, Tuesday, September 2, 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 Sheriffs Sale; provided, that if the sale is made on TUESDAY, SEPTEMBER 2, 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. WEDNESDAY, SEPTEMBER 3, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, SEPTEMBER 8, 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."

Aleppo

115. Michelle C. Russo

MG-25-000153—\$88,789.71

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

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having

erected thereon a dwelling being known and numbered as 411 Timber Lane, Sewickley, PA 15143. Deed Book Volume 10524, Page 594. Block and Lot Number 422-H-612.

Aspinwall

67. Benjamin Fitzgerald Graves

GD-24-011652—\$3,951.44

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Aspinwall: Having erected thereon a two-story four-family house being known 129-135 West 8th Street, Pittsburgh, PA 15215. Deed Book Volume 14887, Page 274, Block & Lot No. 169-L-80.

Avalon

44. Daniel J. Aubel a/k/a Daniel Aubel and Roberta L. Aubel a/k/a Roberta Aubel

MG-19-000442—\$69,016.37

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 111 Marie Avenue, Pittsburgh, PA 15202. Deed Book 12258, Page 593. Block and Lot Number 214-L-155.

Baldwin Borough

107. Margaret A. Gierczynski a/k/a Margaret A. Gottschalk

MG-24-000712—\$103,329.98

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single family residential dwelling being known and numbered as 279 Olympic Road, Pittsburgh, PA 15236. Deed Book Volume 9237, Page 49. Block and Lot Number 390-K-226.

Bethel Park

2. Joseph L. Brooks and the United States of America

GD-13-024385—\$4,654.28

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two-story frame house being known as 6290 Irishtown Road Extension, Bethel Park, PA 15102. Deed Book Volume 10004, Page 635. Block & Lot No. 888-B-320.

70. David Marshall Brown and Nancy Parker Brown

GD-23-011436—\$2,816.40

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one and a half story frame house being known as 3270 Sylvan Road, Bethel Park, PA 15102. Deed Book Volume 14993, Page 1. Block & Lot No. 477-L-174.

81. David J. Antonich

MG-25-000251—\$133,619.44

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5691 Clark Avenue, Bethel Park, PA 15102. Document Number 2005-11410, Deed Book Volume

12411, Page 259. Block and Lot Number 0566-N-00144-0000-00.

Braddock

75. C. Wellington Jordan, with Notice to Heirs and Assigns

GD-24-006951—\$5,637.46

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a one-story brick house being known as 219 Camp Avenue, Braddock, PA 15104. Deed Book Volume 6265, Page 913. Block & Lot No. 236-M-233.

Brentwood

36. Carol A. Hickey

MG-24-000581—\$152,256.11

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story frame dwelling known and numbered as 123 Olanca Avenue, Pittsburgh, PA 15227. Deed Book Volume 5627, Page 975, Block and Lot Number 188-F-196.

Bridgeville

126. Randal S. Pittman

GD-25-002374—\$236,367.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1412 Romano Dr., Bridgeville, PA 15017. Deed Book Volume 17371, Page 456. Block and Lot Number 0321-A-00115-0000-00.

Carnegie

58. Beverly J. Stingone

MG-25-000227—\$64,864.39

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story residential dwelling known and numbered as 210 5th Ave., Carnegie, PA 15106. Deed Book Volume 14782, Page 555. Block & Lot No. 130-K-62.

65. Robert Allen Waite and Denise Marie Waite

GD-13-002675—\$2,795.91

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story brick house being known as 419 Bank Street, Carnegie, PA 15106. Deed Book Volume 8287, Page 52. Block & Lot No. 102-A-205.

102. The Unknown Heirs of James A. Rodgers, deceased

MG-24-000508—\$133,881.72

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 23 Woodruff Dr., Carnegie, PA 15106-3053. Deed Book Volume 11754, Page 73. Block and Lot Number 0066-K-00246-0000-00.

Castle Shannon

88. Linnea Rae Ondick

AR-24-004090—\$3,730.72

John M. Steidle, Esq.
Burns White, LLC
412-995-3106

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a condominium unit being known and numbered as 289 Murrays Lane, Pittsburgh, PA 15234. Deed Book Volume 7935, Page 147. Block and Lot Number 0190-P-00230-0006-00.

92. Lawrence J. McNeilis, Administrator of the Estate of Edward J. McNeilis, Deceased

GD-24-003708—\$12,292.60

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 795 Killarney Dr., Pittsburgh, PA 15234. Deed Book 9927, Page 403. Block and Lot Number 139-J-84.

116. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Emma J. Pauley; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Cheryl Ann Pauley

GD-24-005816—\$42,135.41

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 4142 Steiger Street, Pittsburgh, PA 15234. Deed Book Volume 13806, Page 473. Block and Lot Number 0250-K-00020-0000-00.

City of Clairton

25. Michelle Cosgrove a/k/a Michelle O'Hare, Solely in Her Capacity as Heir of Barbara Meeks, Deceased, Rachel Epsy a/k/a Rachel Meeks, Solely in Her Capacity as Heir of Barbara Meeks, Deceased, Joshua Meeks Solely in His Capacity as Heir of Barbara Meeks, Deceased, the Unknown Heirs of Barbara Meeks Deceased, Gregory O'Hare Solely in His Capacity as Heir of Barbara Meeks, Deceased, Samantha Pring a/k/a Samantha Meeks, Solely in Her Capacity as Heir of Barbara Meeks, Deceased

MG-23-000974—\$68,864.10

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

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 605 Thompson Avenue, Clairton, PA 15025. Deed Book 18768, Page 124. Block and Lot Number 1002-C-201.

73. Paul M. Rainbow

GD-23-013929—\$4,316.90

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a one-story brick house being known as 907 Toman Avenue, Clairton, PA 15025. Deed Book Volume 15408, Page 391. Block & Lot No. 879-K-229.

Collier

17. William Garrison, with Notice to Heirs and Assigns

GD-25-001105—\$17,914.30
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being thereon vacant land known as Ewing Road, Carnegie, PA 15106. Deed Book Volume 2478, Page 712. Block & Lot No. 147-B-16.

43. Marc Caputo

MG-25-000270—\$582,528.16
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 1030 Meridian Drive, Presto, PA 15142. Deed Book 18811, Page 50. Block and Lot Number 198-B-17.

Coraopolis

77. Edward L. Brandyberry and Frances W. Brandyberry, Husband and Wife

GD-25-002775—\$13,084.76
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a residential dwelling known and numbered as 723 Wood Street, Coraopolis, Pennsylvania 15108-1747, Deed Book Volume 7753, Page 294, Block and Lot 419-G-226.

Dormont

86. Ocho Dormont, LLC

GD-25-005719—\$626,213.44
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a commercial building with Apts./Units 5-19 known as 2814 W. Liberty Avenue, Pittsburgh, Pennsylvania 15216 and designated as Lot & Block 62-N-213, described in Deed Book Volume 19240, Page 92.

87. Ocho Dormont, LLC

GD-25-005723—\$525,726.62
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a commercial building with Apts./Units 5-19 known as 2820 W. Liberty Avenue, Pittsburgh, Pennsylvania 15216 and designated as Lot & Block 62-N-210, described in Deed Book Volume 19299, Page 392.

Duquesne

63. Yvonne Pabellon

GD-20-003052—\$2,499.76
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 2: Having erected thereon a two-story brick house being known as 111 South 4th Street, Duquesne, PA 15110. Deed Book Volume 13174, Page 367, Block & Lot No. 378-E-66.

100. Deven Jordan Development, LLC

GD-25-005418—\$232,115.95
Abigail M. Kunkel, Esq.
Weisel, Xides & Foerster, LLP
412-471-4128

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne, First Ward: Having erected thereon a commercial building being known

and numbered as 1016 Duquesne Blvd., Duquesne, PA 15110. Deed Book Volume 19797, at Page 415. Block/Lot# 304-B-326.

East Deer

3. Jennifer Hager

GD-20-003840—\$2,402.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a one-story concrete block house being known as 731 Freepoint Road, Creighton, PA 15030. Deed Book Volume 5107, Page 391. Block & Lot No. 841-A-25.

East McKeesport

101. Jodi M. Jones

GD-24-010420—\$44,240.32
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Parcel 1: Having erected thereon a dwelling being known and numbered as 304 Carson Street, East McKeesport, PA 15035. Deed Book Volume 10849, Page 142. Block and Lot Number 0546-P-00058-0000-00.

Parcel 2: Being vacant land being known as Carson Street, East McKeesport, PA 15035. Deed Book Volume 10849, Page 142. Block and Lot Number 0546-P-00056-0000-00.

East Pittsburgh

47. Paula Crosby, individually and in her capacity as Heir of Paul T. Crosby, deceased, and All Unknown Heirs of Paul T. Crosby, deceased

MG-24-000720—\$18,504.68
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 413 Franklin Street, East Pittsburgh, PA 15112. Deed Book 16021, Page 320. Block and Lot 375-P-89.

72. Lacey D. Hamilton and Eric R. Mathis

GD-19-013145—\$3,041.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a two and a half story brick house being known as 509 Center Street, East Pittsburgh, PA 15112. Deed Book Volume 17217, Page 425. Block & Lot No. 375-R-49.

76. Carla White and Lafayette Pitts

GD-23-014295—\$5,375.27
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one-story commercial building being known as 814 Linden Avenue, East Pittsburgh, PA 15112. Deed Book Volume 17938, Page 197. Block & Lot No. 375-H-191.

Edgeworth

128. Matteo A. Gruelle, Trustee and His Successors in Trust of the Matteo A. Gruelle Revocable Trust Dated January 31, 2014

MG-24-000703—\$672,471.13
Robert E. Smithson, Jr., Esq.
610-395-3535

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

Edgeworth: Having erected thereon a dwelling being known and numbered as 711 Chestnut Road, Sewickley, PA 15143. Deed Book Volume 16290, Page 453. Block and Lot Number 602-M-29.

Elizabeth Township

18. Iron Man Services, LLC

GD-24-001837—\$4,657.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story commercial building being known as 5601-5603 West Smithfield Street, McKeesport, PA 15135. Deed Book Volume 14675, Page 76. Block & Lot No. 653-K-190.

80. Tricia L. Nigut and Bryan A. Nigut a/k/a Bryan Nigut

MG-25-000326—\$204,618.85
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 421 Cedar Drive, Elizabeth, PA 15037. Document Number 2005-31074, Deed Book Volume 12587, Page 180. Block and Lot Number 1270-L-00085-0000-00.

Etna

48. Michele Dusenberry and the United States of America

MG-24-000084—\$177,411.58
Padgett Law Group
850-422-2520

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

124. Jennifer L. Ventrice and Michael P. Ventrice

MG-24-000015—\$108,776.29
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 46 Angle Aly., Pittsburgh, PA 15223. Deed Book Volume 17642, Page 396. Block and Lot Number 0222-J-00226-0000-00.

Findlay

23. Darcy L. Boni

MG-16-000951—\$165,242.35
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a dwelling being known and numbered as 347 Birch Street, Imperial, PA 15126. Deed Book 12690, Page 439. Block and Lot Number 801-F-265.

Forward

38. Bobbe Jean Krznaric

GD-24-012684—\$23,372.80
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Parcel 1: Being all that vacant land known and numbered as Williamsport Road, Monongahela, PA 15063. Deed Book 15515, Page 224. Block and Lot Number 1737-A-121;

Parcel 2: Being all that single family dwelling known and numbered as 4683 Williamsport Road, Monongahela, PA 15063. Deed Book Volume 15515, Page 238. Block and Lot Number 1737-A-127;

Parcel 3: Being all that vacant land known and numbered as Williamsport Road, Monongahela, PA 15063. Deed Book Volume 15515, Page 245. Block and Lot Number 1737-A-3;

Parcel 4: Being all that vacant land known and numbered as Williamsport Road, Monongahela, PA 15063. Deed Book Volume 15515, Page 245. Block and Lot Number 1737-A-114.

Glassport

121. Andrew Michael Miller

MG-24-000803—\$67,011.00
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a one-story residential dwelling known and numbered as 15 Ohio Ave., Glassport, PA 15045. Deed Book Volume 11127, Page 306. Block & Lot No. 467-C-169.

Hampton

74. John Galup, with Notice to Heirs and Assigns

GD-23-013741—\$11,265.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a two-story frame house being known as 4957 South Pioneer Road, Gibsonia, PA 15044. Deed Book Volume 16143, Page 59. Block & Lot No. 1212-E-336.

Harrison

30. Kristin M. Rupert

MG-25-000293—\$110,471.60
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1610 Sylvan Avenue, Natrona Heights, Pennsylvania 15065. Deed Book Volume 17048, Page 428, Instrument 2017-39024, Block and Lot Number 1678-L-331.

Homestead

37. Jacquelyn L. Smith

GD-16-008300—\$7,204.87
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story frame dwelling, being known and numbered as 101 East 14th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 16233, Page 148, Block and Lot Number 131-C-100.

Ingram

85. Steven D. Boehm

MG-25-000360—\$79,064.47
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 6-8 Evans Avenue, Pittsburgh, PA 15205. Document Number 2015-34356, Deed Book Volume 16183, Page 443. Block and Lot Number 0070-S-00029-0000-00.

Kennedy

- 21. Edward Rossetti a/k/a Edward M. Rossetti and Tamilyn B. Rossetti**
MG-20-000341—\$407,926.39
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 5006 Julia Lane, McKees Rocks, PA 15136. Deed Book 18321, Page 390. Block and Lot Number 154-B-79.

Town of McCandless

- 95. John Tucker and Jade Tucker**
GD-24-009117—\$61,050.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a single family dwelling being known and numbered as 8571 Babcock Boulevard, Pittsburgh, PA 15237. Deed Book 19176, Page 146. Block and Lot Number 715-H-35.

- 103. Melissa A. Griffith and William K. Kraft**
MG-25-000120—\$318,651.19
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a condominium unit known as Unit 25C in the Forest Oaks at Wexford Condominium being known and numbered as 10558 Timber Edge Drive, Wexford, Pennsylvania 15090. Deed Book Volume 18968, Page 390. Block and Lot Number 1348-P-51-25C.

City of McKeesport

- 8. Duane Wilder**
GD-24-009100—\$2,672.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 7: Having erected thereon a two-story frame house being known as 1213 Maple Street, McKeesport, PA 15132. Deed Book Volume 18754, Page 292. Block & Lot No. 381-A-333.

- 54. Andrea R. Iapalucci**
MG-25-000071—\$23,518.11
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 513 Park Street, McKeesport, PA 15132. Deed Book Volume 14234, Page 435. Block and Lot Number 0307-M-00165-0000-00.

- 64. Charla R. Pettis**
GD-19-015678—\$2,713.35
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 6: Having erected thereon a two-story frame house being known as 907 Evans Avenue, McKeesport, PA 15132. Deed Book Volume 8741, Page 305, Block & Lot No. 380-N-86.

- 118. H.S., a Minor, in Her Capacity as Heir of Sean Sluganski; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Sean Sluganski**
GD-24-008283—\$160,043.22
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport, 12th Ward: Having erected thereon a dwelling being known and numbered as 118 Hershey Drive, McKeesport, PA 15132. Deed Book Volume 18637, Page 33. Block and Lot 0463-P-00192-0000-00.

- 120. Michael Walker**
MG-24-000873—\$54,554.61
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward, City of McKeesport: Having erected thereon a dwelling being known and numbered as 318 30th Street, McKeesport, PA 15132. Deed Book 17564, Page 554. Block and Lot 464-F-111.

Monroeville

- 50. Chad G. Skena**
MG-23-000842—\$180,432.82
Robert E. Smithson, Jr., Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a condominium in Glenwood Condominiums, being designated as Unit No. 471, Building 322 Beacon Hill, being known and numbered as 471 Cannongate Drive, Monroeville, PA 15146. Deed Book Volume 6046, Page 698. Block and Lot Number 977-B-471.

- 68. Rose Marie Hart**
GD-24-008159—\$1,910.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two-story two-family house being known 830-832 Patton Street Extension, Monroeville, PA 15146. Deed Book Volume 17429, Page 209, Block & Lot No. 544-M-198.

- 114. Jose Luis Ruiz and Jacob Luis Ruiz**
MG-24-000996—\$153,587.63
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 437 Valley View Drive, Monroeville, PA 15146. Deed Book Volume 18671, Page 126. Block and Lot Number 742-K-199.

Moon

- 66. Tammy Gangliero**
GD-17-010173—\$10,995.58
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story brick house being known as 126 Lang Drive, Coraopolis, PA 15108. Deed Book Volume 8009, Page 14. Block & Lot No. 597-P-188.

Mt. Lebanon

- 33. Deborah J. Cardamone**
GD-25-001913—\$121,258.81
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 622 Rockwood Avenue, Pittsburgh, PA 15234. Deed Book Volume 6719, Page 533. Block and Lot 0192-S-00270-0000-00.

- 123. John Trainor**
GD-25-003677—\$140,315.35
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 834 Vallevesta Avenue, Pittsburgh, PA 15234. Deed Book Volume 16735, Page 182. Block and Lot Number 0251-H-00273-0000-00.

Munhall

- 22. M. Carol Nadzam and Richard J. Nadzam**
MG-24-000510—\$94,148.92
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 2906 John Street, Homestead, PA 15120. Deed Book 7944, Page 603. Block and Lot Number 132-H-107.

North Braddock

- 71. Kieshawna Hicks**
GD-24-004913—\$1,974.38
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two story brick house, known as 422 Lobinger Avenue, Braddock, PA 15104. Deed Book Volume 18941, Page 419. Block & Lot No. 301-E-278.

North Fayette

- 24. Michael J. Willson a/k/a Michael Willson**
MG-24-000902—\$86,661.97
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Parcel One: Having erected thereon a dwelling being known and numbered as 101 Gormley Avenue Oakdale, PA 15071. Deed Book Volume 13539, Page 86, Block and Lot Number 492-L-14.

Parcel Two: Having thereon a vacant land being known as Noblestown Rd., Oakdale, PA 15071. Deed Book Volume 13539, Page 86, Block and Lot Number 492-L-25.

- 117. Daria Rankin, in Her Capacity as Heir of Barbara E. Richell; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Barbara E. Richell; Diane Richell a/k/a Diane Meutz, in Her Capacity as Heir of Barbara E. Richell**
MG-22-000119—\$213,086.07
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and North Fayette Township: Having erected thereon a dwelling being known and numbered as 202 Timberglenn Drive, Imperial, PA 15126. Deed Book Volume 09474, Page 110. Block and Lot 0690-D-00139-0000-00.

North Versailles

- 39. David Byrd, Linda Byrd and Robert Holmes, as Known Heirs of Albert Atzenberger, Deceased and All Unknown Heirs of Albert Atzenberger, Deceased and Beatrice Atzenberger, Deceased**
GD-25-000531—\$29,169.30
Amanda L. Mulheren, Esq.
724-978-0333

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

Versailles: Having erected thereon vacant land being known and numbered as Logan Road, North Versailles, PA 15137. Deed Book 4188, Page 119. Block and Lot Number 751-F-168.

- 99. Jerry J. Jones and Kasey Amanda Jones**
GD-25-000469—\$51,551.74
Benjamin Hoen, Esq.
216-739-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a single family dwelling known as 412 West Carter Drive, North Versailles, PA 15137, Deed Instrument No. 2017-32149, Block and Lot No. 0376-P-00093-0000-00.

Penn Hills

- 26. Gina Feather, Solely in Her Capacity as Heir of Eugene M. Perhac, Deceased, Eugene Perhac, Jr. a/k/a Gene Perhac, Solely in His Capacity as Heir of Eugene M. Perhac, Deceased**
MG-24-000929—\$72,289.62
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 2618 Reiter Road, Pittsburgh, PA 15235. Deed Book 5395, Page 564. Block and Lot Number 635-D-194.

- 42. Dawn Wright a/k/a Dawn A. Wright, in Her Capacity as Administratrix and Heir of the Estate of Joe C. Taylor a/k/a Joe Cleveland Taylor; Josef F. Wright, in His Capacity as Heir of Joe C. Taylor a/k/a Joe Cleveland Taylor; Shawnee Wright, in Her Capacity as Heir of Joe C. Taylor a/k/a Joe Cleveland Taylor; Barbara Hamer, in Her Capacity as Heir of Joe C. Taylor a/k/a Joe Cleveland Taylor; Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Joe C. Taylor a/k/a Joe Cleveland Taylor**
GD-23-011657—\$95,622.32
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 131 South Joslyn Dr., Pittsburgh, PA 15235. Deed Book Volume 14822, Page 20. Block and Lot Number 0539-D-00267-0000-00.

- 79. Bernard J. Gioia and Christina M. Gioia**
GD-25-004593—\$34,999.73
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 255 Pheasant Drive, Pittsburgh, PA 15235. Document Number 2004-10190, Deed Book Volume 11999, Page 501. Block and Lot Number 0450-J-00022-0000-00.

- 90. Regina Bentley**
GD-23-009510—\$16,724.20
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 130 Curtis Street, Pittsburgh, PA 15235. Deed Book 16121, Page 60. Block and Lot Number 296-D-227.

- 112. Shanika R. Bentley a/k/a Shanika Rae Alexander, as believed Heir to the Estate of Douglas M. Bentley; Unknown Heirs to the Estate of Douglas M. Bentley; Unknown Administrators to the Estate of Douglas M. Bentley**

MG-25-000126—\$112,571.10
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Vacant Land being known as Mark Drive, Verona, PA 15147. Document Number 2021-43727, Deed Book Volume 18731, Page 360. Block and Lot Number 0230-B-00016-0000-00.

Parcel 2: Having erected thereon a dwelling being known and numbered as 7741 Mark Drive, Verona, PA 15147. Document Number 2021-43727, Deed Book Volume 18731, Page 360. Block and Lot Number 0230-F-00025-0000-00.

125. Alvin V. Brown, Jr.
GD-25-002284—\$107,741.48
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 2908 Laketon Rd., Pittsburgh, PA 15235. Deed Book Volume 11771, Page 357. Block and Lot Number 0296-H-00023-0000-00.

127. William F. Thorn, III a/k/a William Thorn, III
MG-25-000322—\$108,475.79
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills f/k/a Township of Penn Hills: Having erected thereon a dwelling being known and numbered as 219 Richland Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 16426, Page 319, Instrument No. 2016-18057, Block and Lot Number 370-H-24.

Pitcairn

4. Edwina Dawn Nguyen, Executrix of the Estate of Edwina Walton, Deceased
GD-23-010833—\$2,498.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two-story frame house being known as 567 5th Street, Pitcairn, PA 15140. Deed Book Volume 4563, Page 346. Block & Lot No. 746-P-227.

29. Craig A. Hall
MG-25-000083—\$77,555.60
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling being known and numbered as 510 3rd Street, Pitcairn, Pennsylvania 15140. Deed Book Volume 18418, Page 115, Instrument Number 2021-13169, Block and Lot Number 747-B-208.

Plum

9. Charles E. Eckert
GD-24-004999—\$9,812.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a two-story masonry frame house being known as 260 Lynn Ann Drive, New Kensington, PA 15068, Deed Book Volume 7357, Page 479, Block & Lot No. 630-M-190.

10. Amanda M. Covel
GD-23-003565—\$2,057.20
Joseph W. Gramc, Esq.
412-281-0587

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

Having erected thereon a one-story frame house being known as 1660 O'Block Road, Pittsburgh, PA 15239. Deed Book Volume 9489, Page 468, Block & Lot No. 1103-D-210.

46. Michele M. Flynn and Timothy J. Flynn
MG-23-000216—\$309,404.80
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 244 Rampart Boulevard, New Kensington, PA 15068. Deed Book Volume 10555, Page 250. Block and Lot Number: 0734-L-00394-0000-00.

57. Frank Augustynowicz a/k/a Francis S. Augustynowicz a/k/a Francis Augustynowicz
MG-24-000926—\$214,182.01
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 161 Alcan Dr., Pittsburgh, PA 15239. Deed Book Volume 7419, Page 353. Block and Lot Number 1239-E-00004-0000-00.

109. Rochelle Robinson
GD-24-000402—\$5,889.57
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 22 Koomatuck Drive, Pittsburgh, PA 15239. Deed Book 16223, Page 548. Block and Lot Number 973-B-261.

Port Vue

94. Glassland Holdings, LLC
GD-24-004299—\$10,502.47
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 1920 Tacoma Ave., McKeesport, PA 15133. Deed Book 18320, Page 413. Block and Lot Number 465-A-284.

Reserve

11. Jennifer L. Ehnott and Michael Seitz
GD-22-006389—\$2,253.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a one and half story frame house being known as 1728 Luty Avenue, Pittsburgh, PA 15212. Deed Book Volume 18035, Page 19. Block & Lot No. 47-H-286.

35. Chechak Enterprises
GD-25-003736—\$6,895.90
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a residential dwelling known and numbered as 2875 Mount Troy Road (Rear), Pittsburgh, Pennsylvania 15212, Deed Book Volume 17798, Page 584, Block and Lot 78-G-82.

Ross

96. Greyson Paul Patterson
AR-23-004198—\$3,918.26
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having

erected thereon a Charlemagne II Condominium Association condominium unit being known and numbered as 3403 Charlemagne Circle, Pittsburgh, PA 15237. Deed Book 18543, Page 119, Block and Lot Number 517-H-30-3403.

129. Bonnie Straight a/k/a Bonnie Smith Straight, Robert T. Smith, Jr. as Surviving Heir of Robert Smith a/k/a Robert T. Smith, Deceased, Unknown Surviving Heirs of Robert Smith a/k/a Robert T. Smith, Deceased, 1105 Perry Highway Operations, LLC d/b/a North Hills Skilled Nursing and Rehabilitation Center, as Guardian Ad Litem for Jeffrey A. Smith, an Incapacitated Person, and Elva J. Smith Testamentary Trust Dated August 4, 1984
MG-24-000049—\$144,532.20
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a single family residential dwelling being known and numbered as 283 Bascom Avenue, Pittsburgh, PA 15214. Deed Book Volume 11349, Page 358. Block and Lot Number 162-J-115.

Scott

7. James R. King
GD-24-008432—\$4,744.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a one-story frame brick being known as 1739 Norsen Drive, Pittsburgh, PA 15243. Deed Book Volume 15704, Page 483. Block & Lot No. 253-A-17.

Shaler

19. Gregory J. Hoburg and Ursula M. Hoburg
MG-23-000420—\$10,380.88
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 124 Friday Road, Pittsburgh, PA 15209. Deed Book Volume 9042, Page 432. Block and Lot 0118-M-00220-0000-00.

49. Anthony L. Skillpa
MG-24-000655—\$180,458.53
Emmanuel J. Argenti, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1001 Wible Run Road, Pittsburgh, PA 15209. Deed Book Volume 13999, Page 226. Block and Lot Number 354-J-225.

South Park

5. Glenn A. Feters
GD-24-007215—\$4,540.21
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one-story brick house being known as 1537 Thelma Avenue, South Park, PA 15129. Deed Book Volume 14731, Page 380. Block & Lot 772-H-227.

15. Barbara A. Stephan
GD-24-006826—\$3,445.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park:

Having erected thereon a two-story brick house being known as 135 Norrington Drive, Pittsburgh, PA 15236. Deed Book Volume 7027, Page 603. Block & Lot No. 564-F-49.

South Versailles

131. The Unknown Heirs of Marie A. Butler, Deceased
GD-23-007455—\$5,017.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Versailles: Being thereon vacant residential land being known as 406 Depot Street, Coulters, PA 15028. Deed Book Volume 7911, Page 418. Block & Lot No. 759-S-380.

Swissvale

12. Andrew D. Topping
GD-23-006215—\$10,073.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story brick house being known as 7336 Trevanion Avenue, Pittsburgh, PA 15218. Deed Book Volume 13368, Page 409. Block & Lot No. 177-J-55.

16. Meredith Eaton Drahnak
GD-23-008188—\$4,550.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story brick house being known as 7615 Roslyn Street, Pittsburgh, PA 15218. Deed Book Volume 15870, Page 526. Block & Lot No. 178-D-226.

61. Boxer Development Group, Inc.
GD-23-014493—\$5,696.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story three-family house being known as 7908 Westmoreland Avenue, Pittsburgh, PA 15218. Deed Book Volume 11758, Page 560. Block & Lot No. 234-N-234.

Turtle Creek

108. Amy Andrews and Wayne Andrews a/k/a Wayne D. Andrews
MG-24-000547—\$84,425.92
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a single family residential dwelling being known and numbered as 419 Stewart Street, Turtle Creek, PA 15145. Deed Book Volume 11582, Page 61. Block and Lot Number 455-F-162.

Upper St. Clair

97. John E. Nedlik a/k/a John Nedlik, Karen L. Hughes and the United States of America
GD-24-010014—\$61,482.95
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2317 Engelwood Drive, Pittsburgh, PA 15241. Deed Book Volume 8964, Page 139. Block and Lot Number 0396-R-00012.

Wall**82. Christopher M. Viator, as Executor of the Estate of Pamela A. Skanes**

MG-25-000244—\$25,319.22
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wall: Having erected thereon a dwelling being known and numbered as 419 Wall Avenue, Wall, PA 15148. Document Number 2011-26356, Deed Book Volume 14722, Page 36. Block and Lot Number 0643-C-00060-0000-00.

West Deer**13. Edward J. Balog**

GD-23-008391—\$4,872.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story frame house being known as 4703 Valleyfield Drive, Allison Park, PA 15101. Deed Book Volume 6879, Page 605. Block & Lot No. 1214-J-51.

62. Linda A. Pantone

GD-24-000790—\$1,804.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story brick house being known as 11 Clover Lane, Gibsonia, PA 15044. Deed Book Volume 9839, Page 86. Block & Lot No. 2012-F-61.

West Mifflin**6. Melanie Philip**

GD-23-014431—\$4,057.02
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 815 Division Street, West Mifflin, PA 15122. Deed Book Volume 14927, Page 417. Block & Lot No. 237-P-244.

White Oak**69. Daniel Driscoll, with Notice to Heirs and Assigns**

GD-22-013557—\$6,532.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a one-story modular home being known as 1242 Clark Street, McKeesport, PA 15131. Deed Book Volume 18657, Page 166. Block & Lot No. 552-R-155.

Whitehall**130. Gabriel Constantin Cirimpei**

AR-25-003000—\$6,962.00
Lisa M. Burkhardt, Esq.
412-532-4110

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny and Whitehall Borough. Having erected thereon a dwelling being known and numbered as 162 Providence Way, Pittsburgh, Pennsylvania 15234. Deed Book Volume 18700, Page 13. Block and Lot Number 0249-N-00150-0000-00.

Wilkins**60. Meri K. Hodges and Sharon A. Hodges**

GD-24-004266—\$10,008.56
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a one and a half story brick house being known as 957 Lilly Lane, Pittsburgh, PA 15221. Deed Book Volume 17939, Page 296. Block & Lot No. 372-R-130.

111. Janet Banovski a/k/a Janet M. Banovski

GD-19-010105—\$38,189.07
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 133 Wallace Avenue, East Pittsburgh, PA 15112. Deed Book Volume 7015, Page 541. Block and Lot Number 0373-R-00332-0000-00.

Wilkinsburg**41. WT Pittsburgh, LLC**

GD-24-002666—\$4,163,668.80
Jared S. Roach, Esq.
412-288-3131

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a commercial apartment building being known and numbered as Wood Towers, 810 Wood Street, Wilkinsburg, Pennsylvania 15221; Deed Book 6131, Page 579, which has Tax Parcel Number 0176-D-00225.

89. Curtis Barrett

GD-24-004499—\$11,699.63
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 1976 McNary Blvd., Pittsburgh, PA 15221. Deed Book 17723, Page 95. Block and Lot Number 297-K-35.

91. UZ GUYZ, LLC

GD-25-000652—\$22,573.31
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 1140 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 19336, Page 573. Block and Lot Number 233-K-162.

93. The Unknown Heirs of Renee Nesbitt, Deceased

GD-17-009640—\$20,490.44
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 1606 Laketon Road, Pittsburgh, PA 15221. Deed Book 7518, Page 295. Block and Lot Number 232-H-168.

113. The Unknown Heirs of James E. Williams, Deceased

GD-23-002977—\$12,053.58
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1707 Maplewood Avenue, Pittsburgh, PA 15221. Deed Book 10448, Page 478. Block and Lot Number 232-F-86.

Pittsburgh—3rd Ward**84. P. William Bercik**

MG-24-000021—\$197,135.06
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 3: Having erected thereon a dwelling being known and numbered as 707 Roberts Street, Pittsburgh, PA 15219. Document Number 064825, Deed Book Volume 10451, Page 529. Block and Lot Number 0009-S-00081-0000-00.

Pittsburgh—4th Ward**40. National Builders & Acceptance Corp.**

GD-21-007843—\$5,570,907.98
David A. Strassburger, Esq.
Jordan Lee Strassburger, Esq.
Strassburger McKenna Gutnick & Gefsky
412-281-5423

All the right, title, interest and claim of defendant National Builders & Acceptance Corp. of, in, and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward, and City of Pittsburgh: Having erected thereon a 3-story brick commercial building, known as 219-223 Atwood Street, Pittsburgh, PA 15213. Being designated in the Deed Registry Office of the Allegheny County as Block and Lot Number 28-C-185 and being known as numbered as Deed Book Volume 5760 and Page 963.

Pittsburgh—10th Ward**34. A&S Home Ventures, LLC; and Katherine Tavarez**

GD-24-003365—\$394,856.39
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having erected thereon a single family dwelling being known and numbered as 4819 Kincaid Street, Pittsburgh, PA 15224. Deed Book Volume 18972, Page 460. Block and Lot Number 50-F-68.

55. Quincy Lowry

MG-24-000719—\$67,084.46
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 930 Oranmore St., Pittsburgh, PA 15201. Deed Book Volume 18591, Page 579. Block and Lot Number 0081-M-00310-0000-00.

Pittsburgh—13th Ward**51. Leatrice Davis**

MG-23-000113—\$46,624.60
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 13th Ward: Having erected thereon a dwelling being known and numbered as 2086 Calistoga Pl., Pittsburgh, PA 15221. Deed Book Volume 14579, Page 246. Block and Lot 0232-C-00150-0000-00.

119. Homewood House Apts., LLC

GD-25-001428—\$6,381,105.74
Thomas D. Maxson, Esq.
Dentons Cohen & Grigsby, P.C.
412-297-4900

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of

Pittsburgh: Having erected thereon a multi-level apartment building known and numbered as 7130 Frankstown Ave., Pittsburgh, PA 15208. Deed Book Volume 19003, Page 302. Block/Lot No. 0174-J-00385-0000-00.

Pittsburgh—15th Ward**20. Linda M. Wisniewski, Personal Representative of the Estate of Robert Wisniewski, Deceased**

MG-25-000103—\$120,733.35
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward, City of Pittsburgh: Having erected thereon a two-story frame dwelling being known and numbered as 4345 Bristol Street, Pittsburgh, PA 15207. Deed Book Volume 17043, Page 538. Block and Lot Number 55-F-43.

32. Swareco Property Management LLC, a Pennsylvania limited liability company

GD-24-007466—\$143,025.94
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 37 1/2 Alameda Street, Pittsburgh, PA 15207. Deed Book Volume 15281, Page 481. Block and Lot Number 0057-C-0094.

Pittsburgh—17th Ward**1. Caputo Properties, LLC**

GD-24-011959—\$1,037,432.42
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 17th Ward: Having erected thereon a two-family residential dwelling known and numbered as 1818 Mary St., Pittsburgh, PA 15203. Deed Book Volume 18835, Page 295. Block & Lot No. 12-N-69.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 8th Ward: Having erected thereon a four-family residential dwelling known and numbered as 369-375 Gross St., Pittsburgh, PA 15224. Deed Book Volume 18835, Page 295. Block & Lot No. 51-B-41.

78. McGuirk Properties, LLC

GD-25-002289—\$631,510.46
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 17: Having erected thereon a dwelling being known and numbered as 437-439 East Carson Street, Pittsburgh, PA 15203. Document Number 2022-29133, Deed Book Volume 19047, Page 541. Block and Lot Number 0003-F-00069-0000-00.

Pittsburgh—18th Ward**52. Amy K. Egli a/k/a Amy K. Blakemore, in Her Capacity as Heir of Rosemarie Blakemore; Deborah Lynne Blakemore a/k/a Debbie Blakemore, in Her Capacity as Heir of Rosemarie Blakemore; Brian Keith Blakemore, in His Capacity as Heir of Rosemarie Blakemore; and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Rosemarie Blakemore**

MG-22-000569—\$29,290.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

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 830 Lillian St., Pittsburgh, PA 15210-1665. Deed Book Volume 8190, Page 363. Block and Lot Number 0014-K-00032-0000-00.

Pittsburgh—19th Ward

27. Neal T. Redinger

MG-25-000157—\$96,048.60
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Nineteenth Ward of the City of Pittsburgh: Having erected thereon a two and one-half story brick dwelling with concrete brick garage known and numbered as 1132 Woodbourne Avenue, Pittsburgh, PA 15226. DBV 16959, Page 109, B/L #97-M-237.

53. Kawthar I. Albe

MG-24-000930—\$86,879.78
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1409 Kenberma Ave., Pittsburgh, PA 15216. Deed Book Volume 14756, Page 142. Block and Lot Number 0035-C-00185-0000-00.

110. Evan G. Michelotti, Known Heir of Betty Michelotti, Deceased; Eric S. Michelotti, Known Heir of Betty Michelotti, Deceased; Eugene K. Michelotti, Known Heir of Betty Michelotti, Deceased; Vincent J. Michelotti, Known Heir of Betty Michelotti, Deceased; Mark S. Michelotti, Known Heir of Betty Michelotti, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Betty Michelotti, Deceased; Michael A. Michelotti, Known Heir of Betty Michelotti, Deceased

MG-25-000030—\$90,950.28
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1518 Alton St., Pittsburgh, PA 15216. Deed Book Volume 4573, Page 11. Block and Lot Number 0035-C-00201-0000-00.

Pittsburgh—20th Ward

45. Annette Jones a/k/a Annette L. Jones, known Heir of Samuel Jones, deceased, and Angela N. Jones, known Heir of Samuel Jones, deceased, and Heather M. Jones, known Heir of Samuel Jones, deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Samuel Jones, deceased, and the United States of America

MG-24-000319—\$45,985.37
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh (formerly Borough of Sheridan): Having erected thereon a dwelling being known and numbered as 3253 Faronia Street, Pittsburgh, PA 15204. Deed Book Volume 10782, Page 585, Block and Lot 0070-D-00146-0000-00.

Pittsburgh—27th Ward

31. Peggy A. Giegucz

GD-24-011522—\$67,567.73
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a dwelling being known and numbered as 4020 Kleber Street, Pittsburgh, PA 15212. Deed Book Volume 10307, Page 15. Block and Lot 0114-C-00062-0000-00.

Pittsburgh—29th Ward

56. Maudleen Cottrell

MG-25-000174—\$101,397.20
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 441 E. Agnew Avenue, Pittsburgh, PA 15210. Deed Book Volume 18469, Page 60. Block and Lot Number 0059-J-00246-0000-00.

98. The Unknown Heirs of Walter N. Pondexter a/k/a Walter N. Pondexter Sr., deceased and Walter N. Pondexter Jr., solely in his capacity as known heir of Walter N. Pondexter a/k/a Walter N. Pondexter Sr., deceased

MG-24-000253—\$50,486.24
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1526 Nobles Lane, Pittsburgh, PA 15210. Deed Book Volume 6049, Page 145, Block and Lot Number 0060-J-0144.

Pittsburgh—30th Ward

83. Lynne Layne

GD-25-003959—\$17,481.67
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 30: Having erected thereon a dwelling being known and numbered as 232 Suncrest Street, Pittsburgh, PA 15210. Document Number 159250, Deed Book Volume 9600, Page 76. Block and Lot Number 0033-F-00115-0000-00.

106. Charles W. Neilson and Deborah M. Neilson

MG-25-000141—\$161,970.10
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 308 Suncrest Street, Pittsburgh, PA 15210. Deed Book Volume 10124, Page 186. Block and Lot Number 33-F-129.

Pittsburgh—31st Ward

105. Christine Fernandez

MG-25-000215—\$116,561.96
Powers Kirn, LLC
215-942-2090

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 33 Wheeling Street, Pittsburgh, Pennsylvania

15207, Deed Book Volume 19300, Page 570, Instrument Number 2023-12413, Block and Lot Number 134-E-103.

Parcel 2: Being vacant land known and numbered as Wheeling Street, Pittsburgh, Pennsylvania 15207, Deed Book Volume 19300, Page 570, Instrument Number 2023-12413, Block and Lot Number 134-E-109.

Pittsburgh—32nd Ward

28. Deontate Brown

MG-25-000292—\$182,831.39
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2344 Fairland Street, Pittsburgh, Pennsylvania 15210. Deed Book Volume 18993, Page 229, Instrument Number 2022-23887, Block and Lot Number 95-P-94.

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
Aug 7, 2025
Aug 8, 15, 22, 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:

Adamchik, Joan K. a/k/a Joan Kathleen Adamchik, deceased, of Pittsburgh, PA. No. 04845 of 2025. Cheryl Adamchik, Co-Extr. and Mary Ciesluk, Co-Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
25-03049 Aug 22, 29; Sep 5, 2025

Dempe, Lois Ann, deceased, of McDonald, PA. No. 4950 of 2025. Deborah Vadas, Co-Extr. and Scott Dempe, Co-Extr., 21 Robinson Run Rd., McDonald, PA 15057 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Pano, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057.
25-03044 Aug 22, 29; Sep 5, 2025

Ferguson, Gloria, deceased, of Pittsburgh, PA. No. 5064 of 2025. Anthony B. Coles, Admr., 2642 Saybrook Drive, Pittsburgh, PA 15235 or to Brock Meanor, Esq., Law Office of Brock A Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
25-01657w Aug 22, 29; Sep 5, 2025

Gumash, Geraldine V., deceased, of Pittsburgh, PA. No. 01033 of 2025. Robert E. Gumash, Extr., 9044 Woodview Drive, Pittsburgh, PA 15237 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.
25-03039 Aug 22, 29; Sep 5, 2025

Leventry, Thomas E., deceased, of Allison Park, PA. No. 05346 of 2025. Jessica M. Leventry, Extr., 2463 Trotter Drive, Allison Park, PA 15101 or to Richard L. Osberg, III, Esq., Law Offices of Richard L. Osberg, III, PLLC, 1900 Main Street, Suite 225, Canonsburg, PA 15317.
25-01661w Aug 22, 29; Sep 5, 2025

Mary, Russell Eugene, deceased, of Pittsburgh, PA. No. 05220 of 2025. Russell Mary, Admr., 2010 Superior Street, Bethel Park, PA 15102 or to Kathryn A. Gioia, Esq., Bowles Rice, 1800 Main Street, Suite 200, Canonsburg, PA 15317.
25-01655w Aug 22, 29; Sep 5, 2025

McGuire, Alice T., deceased, of Pittsburgh, PA. No. 04527 of 2025. Patrick A. McGuire, Extr., 224 Lucca Lane, Pittsburgh, PA 15241 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
25-03053 Aug 22, 29; Sep 5, 2025

McLemore, James H. a/k/a James Henry McLemore, deceased, of Pittsburgh, PA. No. 04291 of 2025. Donna Gail McLemore, Admr., 726 Macfarlane Drive, Pittsburgh, PA 15235.
25-03040 Aug 22, 29; Sep 5, 2025

Musmanno, Mary, deceased, of Moon Township, PA. No. 03785 of 2025. Colleen M. Shields, Co-Extr., 616 Fieldstone Drive,

Moon Township, PA 15108 and Matthew J. Musmanno, Co-Extr., 1120 Try Street, Monongahela, PA 15063 or to Liberty J. Weyandt, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

25-01664w Aug 22, 29; Sep 5, 2025

Myers, Mildred J., deceased, of Coulter, PA. No. 05195 of 2025. Mark A. Myers, Extr., 950 Tourman Way, Box 56, Coulter, PA 15028 or to Pat A. Capolupo, Esq., 1615 Route 51, Jefferson Hills, PA 15025.

25-03052 Aug 22, 29; Sep 5, 2025

Nicoletti, Georgianne, deceased, of Allison Park, PA. No. 5145 of 2025. Tiffany Rickey, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

25-01663w Aug 22, 29; Sep 5, 2025

Pawlak, Raymond Anthony, deceased, of Pittsburgh, PA. No. 4279 of 2025. Pamela Ann Riffner, Extr., c/o Gregory W. Bevington, Esq., Bootay Bevington & Nichols, LLC, 310 Grant St., Suite 1102, Grant Building, Pittsburgh, PA 15219.

25-03050 Aug 22, 29; Sep 5, 2025

Rostek, Robert C., deceased, of Pittsburgh, PA. No. 04822 of 2025. Michael R. Rostek, Extr., 4861 Mooney Road, Munhall, PA 15120 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

25-03045 Aug 22, 29; Sep 5, 2025

Sabol, Loretta L., deceased, of Duquesne, PA. No. 05122 of 2025. Joseph R. Sabol, Extr., 903 Princeton Drive, McDonald, PA 15057 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.

25-03046 Aug 22, 29; Sep 5, 2025

Sivavec, Catherine M. a/k/a Catherine Marie Sivavec, deceased, of Pittsburgh, PA. No. 05129 of 2025. Eric Sivavec, Extr., c/o Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.

25-03047 Aug 22, 29; Sep 5, 2025

Tomazich, Dorothy, deceased, of Imperial, PA. No. 05347 of 2025. James Tomazich, Extr., 2547 Red Oak Court, Allison Park, PA 15101 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.

25-01665w Aug 22, 29; Sep 5, 2025

Ware, Nadine, deceased, of Pittsburgh, PA. No. 4830 of 2025. Michael Ware, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

25-01659w Aug 22, 29; Sep 5, 2025

Weinheimer, Jr., John F., deceased, of Pittsburgh, PA. No. 05147 of 2025. Tamara Szemanski, Co-Extr., 5047 Debra Drive, Pittsburgh, PA 15236 and Marcy Ochs, Co-Extr., 3122 Northern Drive, South Park, PA 15129 or to Jennifer L. Schiavoni, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.

25-03051 Aug 22, 29; Sep 5, 2025

Aldridge, Nelson David a/k/a David Nelson Aldridge, deceased, of Jefferson Hills, PA. No. 04795 of 2025. Gary David Aldridge, Extr., 246 Waltz Flat Road, Ruffsdales, PA 15679 or to Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022.

25-02971 Aug 15, 22, 29, 2025

Blake, Mary Ann, deceased, of Allison Park, PA. No. 4796 of 2025. Jeffrey P. Blake, Extr., c/o Meg L. Burkardt, Esq., GRB Law, 647 Allegheny Ave., Suite 100, Oakmont, PA 15139.

25-02950 Aug 15, 22, 29, 2025

Bloch, Joan R., deceased, of Pittsburgh, PA. No. 04836 of 2025. James J. Bloch, Extr., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

25-01604w Aug 15, 22, 29, 2025

Contakos, Peter J., deceased, of McKeesport, PA. No. 5072 of 2025. Kate E. Contakos, Extr., 505 W. 143 Street, New York, NY 10031 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.

25-01605w Aug 15, 22, 29, 2025

Danko, Marilyn J., deceased, of South Fayette Township, PA. No. 04653 of 2025. Jocelyn A. Morelock, Extr., 7083 Highland Creek Drive, Bridgeville, PA 15017 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

25-02962 Aug 15, 22, 29, 2025

DeFazio, Mafalda A. a/k/a Mafalda Ann DeFazio, deceased, of Pittsburgh, PA. No. 04105 of 2025. Louis DeFazio, Admr., c/o Timothy J. Kidd, Esq., 8095 Saltsburg Rd., Pittsburgh, PA 15239.

25-02965 Aug 15, 22, 29, 2025

Eckert, II, Edward C., deceased, of Indiana Township, PA. No. 04826 of 2025. Noelle M. Noel, Co-Admr., 213 N. Rose Dr., Glenshaw, PA 15116 and Vickie A. Celender, Co-Admr., 358 W. Starz Rd., Gibsonia, PA 15044 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

25-02948 Aug 15, 22, 29, 2025

Fleissner, Donald E. a/k/a Donald Fleissner a/k/a Donald Edward Fleissner, deceased, of Etna Borough, PA. No. 4666 of 2025. Christopher G. Fleissner, Extr., 8905 Estelle Court, Oklahoma City, OK 73135 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

25-02968 Aug 15, 22, 29, 2025

Flowers, Glenn R., deceased, of Pittsburgh, PA. No. 04909 of 2025. William K. Jones, Jr., Admr. c.t.a., 992 Somerton Drive, South Park, PA 15129 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

25-02957 Aug 15, 22, 29, 2025

Gruber, Edward, deceased, of O'Hara, PA. No. 04375 of 2025. Donna Marie Gruber, Extr., 25 Crest Drive, Pittsburgh, PA 15215 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.

25-02970 Aug 15, 22, 29, 2025

Guinn, Donald Edgell a/k/a Donald E. Guinn, deceased, of Upper St. Clair, PA. No. 04868 of 2025. Lois Guinn, Admr., 610 Friendship Circle, Upper St. Clair, PA 15241 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

25-02951 Aug 15, 22, 29, 2025

Hawkins, Robert J., deceased, of North Versailles, PA. No. 4656 of 2025. Elmira Hawkins, Admr., 218 Tintman Avenue, North Versailles, PA 15137 or to Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-02952 Aug 15, 22, 29, 2025

Hawkins, Sr., Curtis Lamont, deceased, of Pittsburgh, PA. No. 04814 of 2025. Ross Hawkins, Admr., c/o Deborah A. Liotus, Esq., 564 Forbes Avenue, Suite 1008, Pittsburgh, PA 15219.

25-02949 Aug 15, 22, 29, 2025

Klein, Mary Jane, deceased, of Pittsburgh, PA. No. 04711 of 2025. Donna L. Kinney, Admr., 500 E. Bruceton Road, Pittsburgh, PA 15236 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

25-02960 Aug 15, 22, 29, 2025

LaFollette, Barbara Ann, deceased, of Clairton, PA. No. 03306 of 2025. Don M. LaFollette, Extr., 451 Lincoln Hall Rd., Elizabeth, PA 15037 or to Mary Margaret Isabella, Esq., The Manor Building, Suite 206, 4701 Baptist Road, Pittsburgh, PA 15227-1176.

25-02969 Aug 15, 22, 29, 2025

Luther, Bryan J., deceased, of Emsworth, PA. No. 03311 of 2025. Nicole M. Luther, Admr., 157 Orchard Avenue, Emsworth, PA 15202 or to Andrew G. Rothery, Esq., Perry Calder Law, Frick Building, Suite 200, 437 Grant Street, Pittsburgh, PA 15219.

25-02944 Aug 15, 22, 29, 2025

Mathews, Constance J. a/k/a Constance Mathews a/k/a Constance J. Miskevics a/k/a Constance Miskevics Mathews, deceased, of Pittsburgh, PA. No. 4872 of 2025. Kathleen J. Felitsky, Extr., 3072 Swansea Crescent West, Allison Park, PA 15101 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

25-02955 Aug 15, 22, 29, 2025

McCarthy, Rita L., deceased, of West Mifflin, PA. No. 05062 of 2025. Jessica Chepic, Extr., 112 Tangelo Dr., Jefferson Hills, PA 15025 or to D. Scott Lautner, Esq., 68 Old Clairton Rd., Pittsburgh, PA 15236.

25-01596w Aug 15, 22, 29, 2025

Mickle, Timothy I., deceased, of Crescent, PA. No. 04665 of 2025. Timothy I. Mickle, II, Admr., P.O. Box 89, South Heights, PA 15081 or to Jeffrey R. Bellomo, Esq., Bellomo & Associates, LLC, 3198 East Market Street, York, PA 17402.

25-02953 Aug 15, 22, 29, 2025

Pelczarski, Daniel E., deceased, of Ross Township, PA. No. 4942 of 2025. Martin E. Pelczarski, Admr., 305 Calendon Place, Cranberry Twp., PA 16066 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

25-02964 Aug 15, 22, 29, 2025

Peters, Jr., Charles R., deceased, of Coraopolis, PA. No. 05179 of 2025. Charles Riffle Peters, III, Admr., 358-A Twisp-Carlton Road, Carlton, WA 98814 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-01598w Aug 15, 22, 29, 2025

Ramski, Roberta M. a/k/a Roberta Ramski, deceased, of Pittsburgh, PA. No. 4953 of 2025. Donna Silvio, Admr., 121 Crestwood Drive, Pittsburgh, PA 15209 or to Jonathan A. Orie, Esq., Orie & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

25-02963 Aug 15, 22, 29, 2025

Rowland, Richard Mark, deceased, of McKees Rocks, PA. No. 04444 of 2025. Terri Elizabeth Rowland, Admr., 5046 Julia Lane, McKees Rocks, PA 15136.

25-01602w Aug 15, 22, 29, 2025

Roy, Edith M., deceased, of Mt. Lebanon, PA. No. 04960 of 2025. Michael W. Roy, Extr., 15 Ralston Place, Pittsburgh, PA 15216 or to Edwin W. Russell, Esq., Meyer, Unkovic & Scott, LLP, Henry W. Oliver Building, 535 Smithfield St., Suite 1300, Pittsburgh, PA 15222.

25-02966 Aug 15, 22, 29, 2025

Scapellato, Joseph G., deceased, of Liberty Borough, PA. No. 04507 of 2025. Christina M. Newmyer, Admr., 202 Halsey Drive, McKeesport, PA 15132 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg, LLC, 1416 Lincoln Way, White Oak, PA 15131.

25-02956 Aug 15, 22, 29, 2025

Venincasa, Sylvia M., deceased, of Bethel Park, PA. No. 04843 of 2025. Lisa Chiplasky, Extr., 104 Mae Lane, Uniontown, PA 15401 or to Peter D. Lyle, Esq., Morascyzk & Polochak, 81 Dutilh Road, Suite 200, Cranberry Township, PA 16066.

25-02961 Aug 15, 22, 29, 2025

Weaver Wagner, Theresa, deceased, of Monroeville, PA. No. 03906 of 2025. William Preston Watson, Extr., 5201 Sky Lane Drive, Durham, NC 27704 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

25-02954 Aug 15, 22, 29, 2025

White, Margaret Ann, deceased, of Castle Shannon, PA. No. 04615 of 2025. John White, Admr., 936 St. Anne Street, Pittsburgh, PA 15234 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

25-02967 Aug 15, 22, 29, 2025

Allman, Diane D., deceased, of Pittsburgh, PA. No. 02888 of 2025. Robert L. Allman, II, Extr., 100 Adams Avenue, Apt. 218, Pittsburgh, PA 15243 or to Mary Jo Corsetti, Esq., Williams Coulson, 420 Ft. Duquesne Blvd., Fl. 16, Pittsburgh, PA 15222.

25-01545w Aug 8, 15, 22, 2025

Brucker, Mary Beth a/k/a Mary Brucker, deceased, of Bethel Park, PA. No. 04590 of 2025. Joan M. Catello, Extr., 15 Stoden Drive, Greensburg, PA 15601 or to Richard W. Schimizzi, Esq., Schimizzi Law, LLC, 35 W. Pittsburgh Street, Greensburg, PA 15601.

25-01546w Aug 8, 15, 22, 2025

Dutkovic, Mark E. a/k/a Mark Dutkovic, deceased, of Pittsburgh, PA. No. 4595 of 2025. Lisa A. Dutkovic, Extr., c/o Shirley Novak, Esq., 301 Grant Street, Suite 270, Pittsburgh, PA 15219.

25-02894 Aug 8, 15, 22, 2025

Fisher, Gary Alan, deceased, of McKees Rocks, PA. No. 04388 of 2025. Darlene Fisher, Admr., 4035 Crabapple Ln., McKees Rocks, PA 15136 or to Benjamin Webb, Esq., Penn & Webb PLLC, 44 Abele Road, Suite 238, Bridgeville, PA 15017.

25-01534w Aug 8, 15, 22, 2025

Garlits, Jr., Harry G., deceased, of Imperial, PA. No. 04951 of 2025. Helen C. O'Keefe, Admr. c.t.a., 479 Lincoln Avenue, Heidelberg, PA 15106 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-01549w Aug 8, 15, 22, 2025

Lewis, John D., deceased, of Verona Borough, PA. No. 2421 of 2025. Gus J. Lewis, Co-Extr., 161 Valley Fields Drive, Pittsburgh, PA 15239. Sandra S. Patrinos, Co-Extr., 667 Cavalcade Circle, Naperville, IL 60540 and Karen D. Affrica, Co-Extr., 160 Kepple Road, Leechburg, PA 15656 or to John P. Donovan, Esq., John P. Donovan & Associates, LLC, 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139.

25-02897 Aug 8, 15, 22, 2025

Manfredo, Sr., Anthony F., deceased, of South Park, PA. No. 3146 of 2025. Anthony F. Manfredo, Jr., Admr., 5304 Springvalley Drive, Pittsburgh, PA 15236 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317.

25-01537w Aug 8, 15, 22, 2025

Parfitt, Karen Sue a/k/a Karen Parfitt a/k/a Karen S. Parfitt, deceased, of Pittsburgh, PA. No. 05009 of 2025. Cara Allison, Extrx., c/o Alex Ostojich, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-01536w Aug 8, 15, 22, 2025

Plesniak, Charles, deceased, of McKeesport, PA. No. 04864 of 2025. Steven Plesniak, Admr., c/o Benjamin Webb, Esq., Penn & Webb PLLC, 44 Abele Road, Suite 238, Bridgeville, PA 15017.

25-01533w Aug 8, 15, 22, 2025

Rupprecht, John Raymond a/k/a John R. Rupprecht, deceased, of Bridgeville, PA. No. 04714 of 2025. John R. Rupprecht, Jr., Extr., 210 Oak Ridge Drive, Venetia, PA 15367 or to Emily L. Davidson, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.

25-02896 Aug 8, 15, 22, 2025

Schmertz, Clyde L. a/k/a Clyde Schmertz, deceased, of Pittsburgh, PA. No. 04810 of 2025. Marc Rosenwasser, Extr. and Atty., 5001 Baum Blvd., Ste. 789, Pittsburgh, PA 15213.

25-02895 Aug 8, 15, 22, 2025

Severance, Alan W., deceased, of Churchill, PA. No. 02774 of 2025. Patricia Severance, Extrx., 1 Lear Drive, Churchill, PA 15235 or to Vanda Raszewski, Esq., Raszewski Law PC, 1225 S. Main St., Suite 304C, Greensburg, PA 15601.

25-01551w Aug 8, 15, 22, 2025

Articles of Incorporation Business Corporation

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

25-01658w Aug 22, 2025

Articles of Incorporation Business Corporation

Steven T. Casker, Esq., Lope, Casker and Casker, 207 E. Grandview Avenue, Zelienople, PA 16063. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Harmony Heating and Cooling, Inc.

25-01666w Aug 22, 2025

Articles of Incorporation Nonprofit Corporation

Jay Arthur Gilmer, Esq., 7246 Campania Avenue, Pittsburgh, PA 15206. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 1, 2025, with respect to a nonprofit corporation, Potter's House Worship Center International, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-01667w Aug 22, 2025

Certificate of Organization Limited Liability Company

Michael J. Pawk, Esq., Lutz Pawk & Black, 101 East Diamond Street, Suite 102, Butler, PA 16001. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Act of 2016. The name of the company is Walsh Mediation, LLC.

25-03048 Aug 22, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-007174. In re: Petition of Temilolu Olumuyiwa Adeyeye, for change of name to Temi Joshua Adeyeye. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 3, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-01593w Aug 22, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-005957. In re: Petition of Gisele Kayla Ellis, parent(s) and Legal guardian(s) of Alissa Anne Farmer for change of name to Leliani Alissa Ellis. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 10, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-01653w Aug 22, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-007431. In re: Petition of Baby Boy Hall, for change of name to Anthony Hall. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 24, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-01656w Aug 22, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-007521. In re: Petition of Peter Myrianthopoulos, for change of name to Peter Husar. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 10, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-01660w Aug 22, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-002006. In re: Petition of Monica Roxanne

Tatum a/k/a Monica Roxanne Cwynar, for change of name to Monica Roxanne Cwynar. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 24, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Amanda Malamud, Fiffik Law Group, P.C., 661 Andersen Drive, Suite 315, Pittsburgh, PA 15220, Ph: 412-391-1014, Attorney for Petitioner.

25-01662w Aug 22, 2025

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of The Rooted Way, with its principal office or place of business at 9401 McKnight Road, Suite 105, Pittsburgh, PA 15237. The names and addresses of all persons who are parties to the registration are: Pittsburgh Psychotherapy Associates, LLC.

25-03054 Aug 22, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-013439. Notice is hereby given to All unknown heirs of Richard F. Marrone, deceased, and all other parties of interest, that a tax sale has been initiated against the property located at 99 Ridge Avenue, Dravosburg, Allegheny County, Pennsylvania 15034, known as lot/block 309-L-080. This notice acts as service of the Praecept for Writ of Scire Facias Sur Tax Lien and Statement pursuant to the July 9, 2025 Order of Court.

25-03062 Aug 22, 2025

Notice

Notice of Public Auction of Real Property In:

Allegheny County, Beaver County, Clearfield County, Jefferson County, McKean County and Westmoreland County, Pennsylvania

Michael F. Flanagan, in his capacity as the Court-appointed receiver in Case No. 3:24-cv-52 pending in the United States District Court for the Western District of Pennsylvania (the "Receiver"), hereby posts, pursuant to 28 U.S.C. § 2002, this notice of his intention to sell to the highest qualified bidder the following real and personal property located at the following six (6) locations:

1. In Allegheny County: the currently closed facility formerly known as "Jefferson Hills Healthcare and Rehabilitation Center" located at 448 Old Clairton Road, Jefferson Hills, PA 15025, being Parcel No. 767-A-50-0-1 of the City of Clairton, County of Allegheny. This property is being sold for future development without any assurance as to development potential.

2. In Beaver County: the 67-bed licensed nursing facility known as "Beaver Healthcare and Rehabilitation Center" located in the City of Aliquippa at 616 Golf Course Road, Aliquippa, PA 15001, being Parcel No. 65-006-7313.001 of the City of Aliquippa, County of Beaver.

3. In Clearfield County: the 131-bed licensed nursing facility and the related continuing care retirement community known as "Ridgeview Healthcare and Rehabilitation Center" located in the City of Curwensville at 30 4th Street, Curwensville, PA 16833, being Parcel No. H09-691-00014 in the City of Curwensville, County of Clearfield.

4. In Jefferson County: the 75-bed licensed nursing facility and related continuing care retirement community known as "Mulberry Healthcare and Rehabilitation Center" located in the City of Punxsutawney at 411-1/2 West Mahoning Street, Punxsutawney, PA 15767, being Parcel Nos. 24-002-0411, 24-002-0428, 24-002-0427, 24-002-0408A, 24-002-0425A, 24-002-0426, 24-002-0408B, 24-002-0422 and 24-002-0425 in the Borough of Punxsutawney, County of Jefferson.

5. In McKean County: the 34-bed licensed nursing facility and related 28-bed licensed personal care home known respectively as "Lakeview Healthcare and Rehab" and "Lakeview Senior Care" located in the City of Smethport at: 15 West Willow Street, Smethport, PA 16749, being Parcel Nos. 15-005-607 and 15-005-605.01 of the City of Smethport, County of McKean.

6. In Westmoreland County: the 35-bed licensed nursing facility known as "Scottdale Healthcare & Rehabilitation Center" located in the City of Scottsdale at 900 Porter Avenue, Scottsdale, PA 15683, being Parcel No. 47-13-12-0-015, 47-13-12-0-014 and 47-13-12-0-013 of the City of Scottsdale, County of Westmoreland.

The Receiver is prepared to enter into a stalking horse contract with affiliates of 980 Investments and Heart Healthcare Management LLC. That contract provides for a refund of the deposit and specifies the starting minimum bid that will be required. The stalking horse contract includes a Purchase Price of \$37,418,377.48 subject to a \$9,224.22 per diem adjustment (positive or negative) to the extent that the Closing does not occur on September 3, 2025, plus all closing costs to be paid by the Buyer, with the Buyer depositing with its Title Company the cash sum of \$1,000,000.00 (One Million Dollars) to be applied at closing as a cash payment against the Purchase Price with the remainder paid by assumption of the remaining balance of the existing mortgage lien against properties subject to underwriting clearance by the current mortgage holder.

Any competing offers for the entire package must be made pursuant to the terms and conditions set forth in the Sales Procedures approved by the Court, must offer a purchase price of at least \$37,669,000.00, and should be received in good form no later than six (6) business days prior to the date scheduled for public auction.

The properties will be sold at public auction, unless there are no other Qualifying Bids, such auction to be held on Wednesday, September 3, 2025 at 9:00 AM (Eastern Time then prevailing) in person at the Law Office of Cozen O'Connor, One Oxford Centre, 301 Grant Street (41st Floor), Pittsburgh, PA 15219, although the Receiver may determine in his discretion to provide a Zoom link for additional participants with the link to be provided in advance by the Receiver to all Qualified Bidders. Sales will be for cash or cash equivalents. The Sales Procedures require bidders to post a deposit in cash or certified funds of One Million Dollars (\$1,000,000.00). Sales will be "As Is" with no representations or warranties of any type, other than those contained in the Asset Purchase Agreement negotiated with Stalking Horse and will close upon receipt of required regulatory approvals.

The Receiver reserves the right to postpone or adjourn the auction, to accept any bid or to reject any and all bids that he does not believe to be in the best interests of the receivership estate, or to withdraw the properties at any time prior to the announcement of the completion of the auction. The Receiver's acceptance of any bid is expressly conditioned on the successful bidder executing a purchase and sale agreement in form and content satisfactory to the Receiver, in consultation with Plaintiff (the current mortgage holder) and complying with the Sales Procedures.

For additional information, including legal descriptions of the properties, a copy of the Sales Procedures, or to make a competing offer for the properties, please contact (email):

- Louis J. Capozzi, Jr., Esq. and Daniel K. Natirboff, Esq., Capozzi Adler, P.C., 2933 North Front Street, Harrisburg, PA 17110-1250, Email: dann@capozziadler.com - counsel to the Receiver

- Michael F. Flanagan, Receiver, 7611 State Line Road (Suite 303), Kansas City, MO 64114, Email: MikeFlanagan@mffllc.com - Receiver

- Eugene A. Giotto, Esquire, Cozen O'Connor, P.C., One Oxford Centre (41st floor), 301 Grant Street, Pittsburgh, PA 15219 (Email: egiotto@cozen.com), counsel for Plaintiff.

25-02569 Aug 1, 8, 15, 22, 2025

Notice of Action in Mortgage Foreclosure

Court of Common Pleas - Allegheny County, PA - Civil Action - Law - No. MG-16-000755 - Mortgage Foreclosure - Citizens Bank of Pennsylvania, Plaintiff vs. Ethel Marie Plummer, Deceased, Defendant - NOTICE - To: Delaine L. Plummer, Violet Plummer and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Ethel Marie Plummer, Deceased, Defendants - NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - TAKE NOTICE that the real estate located at 7012 Penn Ave., Pittsburgh, PA 15208, is scheduled to be sold at Sheriff's Sale on 10/6/25 at 9:00 a.m., in Allegheny County, 4th Fl., Gold Rm., Courthouse, Pittsburgh, PA via virtual technology to enforce the court judgment of \$169,181.80, obtained by Plaintiff (the mortgagee). Property Description: Prop. sit in the 14th Ward, City of Pittsburgh, Allegheny County, PA. Front: 31.17 ft. Depth: 120 ft. Being prem.: 7012 Penn Ave., Pittsburgh, PA. Tax Parcel #126-C-270. Improvements consist of residential property. Sold as the property of Ethel Marie Plummer, Deceased. TAKE NOTICE that a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 10 days after the filing of the schedule. Gregory Javardian, LLC, Atty. for Plaintiff, 1310 Industrial Blvd., 1st Fl., #101, Southampton, PA 18966, 215-942-9690.

25-03117 Aug 22, 2025