

## 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, June 1, 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, JUNE 1, 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, JUNE 2, 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, JUNE 8, 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."

## Avalon

87. Jolene Rene Pivarnik  
GD-22-007944—\$3,636.72  
Joseph W. Gramc, Esq.  
412-281-0587

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

Having erected thereon a two-story frame house being known as 115 Harrison Avenue, Pittsburgh, PA 15202. Deed Book Volume 18017, Page 484. Block & Lot No. 159-C-218.

92. Ruth A. Edenhart  
GD-23-012972—\$1,706.15  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story frame house being known as 308 Marie Avenue, Pittsburgh, PA 15202. Deed Book Volume 5425, Page 12. Block & Lot No. 214-R-271.

## Baldwin Borough

35. Joseph M. Cusick and Michelle L. Cusick  
MG-25-001015—\$149,813.37  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5130 Colewood Drive, Pittsburgh, PA 15236. Deed Book Volume 12952, Page 162. Block and Lot Number 390-B-12.

## Bellevue

126. David Dixon  
MG-25-001024—\$34,727.19  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 513 Carolyn Avenue, Pittsburgh, PA 15202. Deed Book Volume 15668, Page 244. Block and Lot Number 0215-R-00180-0000-00 a/k/a 0215R00180000000 a/k/a 215-R-180.

## Ben Avon

156. Unknown Heirs of Robert E. Jones  
GD-26-000734—\$14,740.56  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Being thereon vacant land known as 8 Spruce Street, Pittsburgh, PA 15202. Deed Book Volume 7078, Page 424. Block & Lot No. 214-K-247.

## Blawnox

116. Jacob Werner  
GD-24-012997—\$3,737.45  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a two-story frame house being known as 904 Carla Drive, Pittsburgh, PA 15238. Deed Book Volume 17929, Page 273, Block & Lot No. 292-J-540.

## Braddock

162. Anita L. Bryant and Ronald J. Harris  
GD-25-013108—\$5,916.22  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two-story frame house being known as 156 Comrie Avenue, Braddock, PA 15104. Deed Book Volume 19386, Page 420. Block & Lot No. 236-L-5.

## Brentwood

80. Jennifer L. Tabor and David E. Leonard  
MG-25-000399—\$169,600.57  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 105 Pentland Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 19052, Page 86, Instrument 2022-29555, Block and Lot Number 137-C-307.

## Bridgeville

56. Dean D. Weaver  
GD-25-006225—\$12,888.91  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a single family dwelling being known and numbered as 660 Baldwin Street, Bridgeville, PA 15017. Deed Book 6214, Page 965. Block and Lot Number 255-R-286.

## Carnegie

110. Anthony Rattenni, Jr. and the United States of America  
GD-23-002933—\$3,497.66  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story frame house known as 522 5th Avenue, Carnegie, PA 15106. Deed Book Volume 18379, Page 224. Block & Lot 102-B-358.

150. Beverly J. Stingone  
MG-25-000227—\$77,676.21  
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.

## Castle Shannon

83. Erica A. Olson  
MG-24-000687—\$110,173.11  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

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

118. Karen A. Mackay  
GD-25-004907—\$3,407.27  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a two-story condominium unit being known as 369 Murrays Lane, Condominium Unit No. 27-D, Pittsburgh, PA 15234. Deed Book Volume 15900, Page 271, Block & Lot No. 249-B-230-0D27.

## City of Clairton

6. Lois J. Diana, Administratrix of the Estate of George M. Medved, Deceased and the United States of America  
GD-23-009880—\$9,618.07  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 922 Worthington Avenue, Clairton, PA 15025. Deed Book 11010, Page 187. Block and Lot Number 879-K-249.

#### 20. B&H Renovations & Properties LLC

GD-25-007159—\$79,490.38  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and First Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 128 Carnegie Avenue, Clairton, PA 15025. Deed Book Volume 18943, Page 175. Block and Lot Number 0657-P-00081-0000-00.

#### 62. Donald K. Duda

GD-24-013051—\$6,638.87  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Parcel One: Having erected thereon a dwelling being known and numbered as 341 Pennsylvania Avenue, Clairton, PA 15025. Deed Book 17332, Page 232. Block and Lot Number 657-N-010.

Parcel Two: Having erected thereon a dwelling being known and numbered as 339 Pennsylvania Avenue, Clairton, PA 15025. Deed Book 18390, Page 265. Block and Lot Number 657-J-056.

#### 63. Glenn A. Cochran and Sydney R. Cochran

GD-24-011973—\$10,827.84  
Christopher E. Vincent, Esq.  
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a dwelling being known and numbered as 120 Mendelssohn Avenue, Clairton, PA 15025. Deed Book 9978, Page 151. Block and Lot Number 764-D-072.

### Collier

#### 53. Vivekreddy Chinthakuntla, Parikh Bhumika Mukund and Pranay Kumar Gold Lingala

MG-24-000346—\$584,222.92  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Collier: Having erected thereon a dwelling being known and numbered as 1311 Francis Way, Oakdale, PA 15071. Deed Book Volume 19023, Page 265. Block and Lot Number 0331-K-00037-0000-00.

#### 131. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007749—\$378,278.01  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 212 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page, 534. Block and Lot Number 260-S-33.

#### 132. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007748—\$378,278.01  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 208 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 260-S-29.

#### 133. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007747—\$378,278.01  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 207 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 260-S-21.

#### 134. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007746—\$59,004.39  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 204 Hawk Hill Drive, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 260-S-25.

#### 135. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007745—\$87,632.97  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 172 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 198-A-15.

#### 136. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007744—\$142,013.64  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 168 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 198-A-19.

#### 137. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007743—\$79,008.97  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 164 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 199-N-35.

#### 138. RJ Steele Group LLC, a Pennsylvania limited liability company

GD-24-007742—\$79,008.97  
Michael J. Palumbo, Esq.  
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being vacant land known and numbered as 160 Shea Lane, Presto, Pennsylvania 15142. Deed Book Volume 18529, Page 534. Block and Lot Number 199-N-31.

### Coraopolis

#### 120. Richard Ashbaugh

GD-20-003054—\$6,478.40  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two-family two-story frame house being known as 1132 Vance Avenue, Coraopolis, PA 15108. Deed Book Volume 16521, Page 320. Block & Lot No. 342-J-16.

### Dormont

#### 55. Matthew Tkach

GD-25-006451—\$15,791.35  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family dwelling being known and numbered as

1132 Hillsdale Avenue, Pittsburgh, PA 15216. Deed Book 18030, Page 445. Block and Lot Number 98-H-124.

### Elizabeth Township

#### 11. Lane Living Management Limited Liability Company, a Pennsylvania limited liability company

GD-25-005014—\$215,600.30  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 240 Finney Road, Elizabeth, PA 15037-3018. Deed Book Volume 18634, Page 436. Block and Lot Number 876-S-295.

#### 153. Francis T. Gouker a/k/a Francis T. Gouker, III and the United States of America c/o the United States Attorney for the Western District of Pennsylvania

MG-25-000691—\$59,723.27  
Alexandra R. Heaney, Esq.  
Gross Polowy, LLC  
716-204-1700

In the Commonwealth of Pennsylvania, County of Allegheny, and Elizabeth Township: Parcel 1: Having erected thereon a dwelling being known and numbered as 524 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-G-00014-0000-00.

Parcel 2: Having erected thereon a residential auxiliary building being known and numbered as 524 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book Volume 15372, Page 579. Block and Lot Number 0998-L-00152-0000-00.

### Etna

#### 13. Angela M. McCarrison

GD-25-010294—\$17,933.25  
John T. Vogel, Esq.  
Tucker Arensburg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a residential dwelling known and numbered as 123 Cherry Street, Pittsburgh, Pennsylvania 15223. Deed Book Volume 13197, Page 183. Block and Lot 167-K-123.

#### 64. Arkham Real Estate, LLC

GD-25-011723—\$124,275.24  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two-family dwelling known and numbered as 5-7 Garden Way, Pittsburgh, PA 15223. Deed Book Volume 16587 Page 348. Block & Lot# 167-F-106.

#### 66. Arkham Real Estate, LLC

GD-25-011720—\$124,280.61  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two-family dwelling known and numbered as 9-11 Garden Way, Pittsburgh, PA 15223. Deed Book Volume 16361, Page 507. Block & Lot# 167-F-109.

#### 149. Raelise M. Ostrowski a/k/a Raelise Ostrowski, Michael P. Ostrowski, and the United States of America

MG-21-000225—\$66,547.17  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Etna: Having erected thereon a residential

dwelling being known and numbered as 9 Robertson Place, Pittsburgh, PA 15223. Deed Book Volume 11452, Page 172. Block and Lot Number: 0222-E-00100-0000-00.

### Forward

#### 86. William A. Verno

MG-25-000241—\$130,148.21  
Jeffrey A. Golvash, Esq.  
Golvash & Epstein, LLC  
412-882-4717

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Forward: Having erected thereon a dwelling being known and numbered as 5166 Mountain Top Lane, Elizabeth, PA 15037. Deed Book Volume 19310, Page 243. Block and Lot No.: 1736-A-343.

### Green Tree

#### 144. Alexander Hess and Katherine Ogrady

MG-25-000668—\$193,940.29  
Eric Rockkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1015 Glencoe Avenue, Pittsburgh, Pennsylvania 15220. Deed Book Volume 18809, Page 581. Block and Lot Number 0017-N-00188-0000-00.

### Harrison

#### 31. Anngela Investment, LLC

GD-25-010857—\$140,261.50  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1234 8th Avenue, Natrona Heights, PA 15065. Deed Book 18680, Page 425. Block and Lot Number 1367-S-156.

### Indiana

#### 79. Jeremy S. Beyerl

MG-25-000796—\$258,949.47  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 105 Allison Drive, Pittsburgh, Pennsylvania 15238. Deed Book Volume 18416, Page 508, Instrument 2021-13045, Block and Lot Number 953-R-32.

### Jefferson Hills

#### 158. Susan C. DiBalla, Executrix of the Estate of Anna DiBalla, Deceased

GD-25-011385—\$11,297.86  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Jefferson Hills Borough: Being all that single family dwelling being known and numbered as 200 Shellbark Street, Clairton, PA 15025. Deed Book 2664, Page 537. Block and Lot Number 881-C-348.

### Kilbuck

#### 145. Douglas W. Silk, as Agent for Bonnie J. Ufert

MG-25-000826—\$199,386.82  
Stern & Eisenberg, PC  
215-572-8111

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

Kilbuck: Having erected thereon a dwelling being known and numbered as 329 Harmony Rd., Pittsburgh, PA 15237-1131. Deed Book Volume 11512, Page 627. Block and Lot Number 0347-G-00006.

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### Leet

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**84. Cynthia P. Turich, Executrix of the Estate of Carol L. Heape and Patrick J. Dee**  
MG-25-000726—\$103,663.86  
Eric Rockkind, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a dwelling being known and numbered as 102 Colonial Drive, Sewickley, Pennsylvania 15143. Deed Book Volume 19153, Page 174. Block and Lot Number 0815-P-00006-0000-00.

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### Leetsdale

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**90. Foxxdon DeCanio**

GD-25-001059—\$3,092.62  
Joseph W. Gramc, Esq.  
412-221-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two-story frame house being known as 94 Ohio River Boulevard, Leetsdale, PA 15056. Deed Book Volume 17607, Page 124. Block & Lot No. 704-K-36.

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### Lincoln

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**46. Shaun M. Finneran**

MG-25-001059—\$66,981.03  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Parcel One: Having erected a dwelling being known and numbered as 23 Silverleaf Drive, Elizabeth, PA 15037, Document Number 2009-29602, Deed Book Volume 14097, Page 576, Block and Lot Number 0876-C-00122-0000-00.

Parcel Two: Vacant land being known and numbered as Silverleaf Drive, Elizabeth, PA 15037, Document Number 2009-29602, Deed Book Volume 14097, Page 576, Block and Lot Number 0876-C-00113-0000-00.

**60. J. Hew Investments, LLC and Justin Batson**  
GD-26-000452—\$174,032.62

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Having erected thereon a dwelling being known and numbered as 2150 Lincoln Blvd., Elizabeth, PA 15037. Deed Book 18872, Page 570. Block and Lot Number 1001-H-277.

**130. Bernard J. Gioia and Christina M. Gioia**  
MG-25-001041—\$21,088.93

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Having erected thereon a dwelling being known and numbered as 79 Harrison Rd., Elizabeth, PA 15037. Deed Book Volume 15263, Page 170. Block and Lot Number 0877-C-00153-0000-00 a/k/a 0877C00153000000 a/k/a 877-C-153.

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### Marshall

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**1. Jeanne Brooks Hammel and Donald C. Hammel**

MG-24-000489—\$2,810,278.18  
KML Law Group, P.C.  
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 310 Mingo Road, Wexford, PA 15090. Deed Book 13084, Page 438. Block and Lot Number 1655-C-8.

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### Town of McCandless

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**44. Kenneth B. Kennedy and Kelly A. Kennedy**  
GD-25-013344—\$112,618.33

Nicholas R. Pagliari, Esq.  
MacDonald, Illig, Jones & Britton, LLP  
814-870-7754

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 8131 Lindisfarne Drive, Pittsburgh, Pennsylvania 15237. Deed Book Volume 16571, Page 374. Block and Lot Number 612-F-197.

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### City of McKeesport

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**25. The Unknown Heirs of Irvin Smith a/k/a Irvin W. Smith, deceased and William Smith, solely in his capacity as known heir to Irvin Smith a/k/a Irvin W. Smith, deceased**

GD-24-013445—\$30,499.89  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and City of McKeesport: Having erected thereon a dwelling being known and numbered as 405 32nd St., McKeesport, PA 15132. Deed Book Volume 10902, Page 246. Block and Lot Number 464-F-10.

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### McKees Rocks

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**22. Divauna M. Taravella, in Her Capacity as Heir of Maria A. Taravella; Samantha M. Taravella, in Her Capacity as Heir of Maria A. Taravella; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Maria A. Taravella**

MG-25-000865—\$41,141.09  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 324 Catherine Street, McKees Rocks, PA 15136. Deed Book Volume 11434, Page 557. Block and Lot Number 0074-R-00021-00000-0.

**24. Mass RE I LLC, a Pennsylvania limited liability company**

GD-25-000194—\$216,911.06  
Stern & Eisenberg, PC  
215-572-8111

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 227 Bruce Street, McKees Rocks, PA 15136, Deed Book Volume 14601, Page 278. Block and Lot Number 0043-E-00190-0000-00.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny and Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 833 Woodworth Avenue, Pittsburgh, PA 15221. Deed Book Volume 14293, Page 434. Block and Lot Number 0233-J-000006-0000-00.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny and 15th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 48-50 Morse Way, Pittsburgh, PA 15207. Deed Book Volume 14411, Page 335. Block and Lot Number 0056-G-00065-0000-00.

**81. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Robert T. Styche a/k/a Robert T. "Bob" Styche a/k/a Robert Thomas Styche, Deceased**

MG-25-000906—\$8,676.46  
Powers Kirn, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 321 Russellwood Avenue, McKees Rocks, Pennsylvania 15136. Deed Book Volume 8716, Page 308. Block and Lot Number 72-H-297.

**146. Angela Atkins, solely in her capacity as known heir of Roy William Burkhardt, Jr. a/k/a Roy W. Burkhardt, Jr., deceased and Nicole Burkhardt, solely in her capacity as known heir of Roy William Burkhardt, Jr. a/k/a Roy W. Burkhardt, Jr., deceased and Michael Burkhardt, solely in his capacity as known heir of Roy William Burkhardt, Jr. a/k/a Roy W. Burkhardt, Jr., deceased**

GD-25-013353—\$24,239.87  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1009 Chartiers Avenue, McKees Rocks, PA 15136. Deed Book Volume 12529, Page 207. Block and Lot Number 72-M-198.

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### Millvale

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**39. Richard J. Redman**

MG-25-000383—\$159,783.03  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 3 Reserve St., Pittsburgh, PA 15209. Deed Book Volume 17978, Page 101. Block and Lot Number 0079-A-00173-0000-00 a/k/a 79-A-173.

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### Moon

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**16. Megan E. Marshall**

AR-25-007987—\$8,024.22  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Having erected thereon a Twin Oaks Manor Association unit being known and numbered as 6102 Sanlin Dr., Coraopolis, PA 15108. Deed Book 17846, Page 233. Block and Lot Number 596-F-00205-6102-00.

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### Mt. Lebanon

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**74. Leandra Jones and Timothy P. Jones**

MG-25-000912—\$511,441.39  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 11 Mount Lebanon Boulevard, Pittsburgh, PA 15228. Deed Book 16643, Page 159, Lot and Block: 0251-A-00242-0000-00.

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### Mt. Oliver

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**37. Lauren Strutt and William J. Strutt, III, as Known Heirs of Elaine J. Strutt, Deceased and All Unknown Heirs of Elaine J. Strutt, Deceased**

GD-24-007353—\$7,209.78  
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 25 Mutschler

Way, Pittsburgh, PA 15210. Deed Book 7541, Page 604. Block and Lot Number 33-H-253.

**42. Ronald Shialabba and Tara Gibson**

GD-25-008686—\$8,173.28  
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 450 William Street, Pittsburgh, PA 15210. Deed Book 13085, Page 271. Block and Lot Number 33-G-275-A.

**72. Mary Lux, as Heir of Raymond Augustine, Shelly Augustine a/k/a Michelle Lynn Moeller a/k/a Michelle Lynn Augustine, as Heir of Raymond Augustine, Sara Augustine, as Heir of Raymond Augustine, T. J. Augustine, as Heir of Raymond Augustine, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Raymond Augustine, Deceased**

MG-23-000240—\$69,929.56  
Robert Flacco, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 137 Frederick Street, Pittsburgh, PA 15210. Deed Book Volume 11665, Page 395. Block and Lot Number 0014-S-00074-0000-00.

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### Munhall

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**140. The Gudukas Revocable Trust**

GD-21-009522—\$13,980.70  
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, row-end style frame dwelling, known and numbered as 716 East 18th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 12974, Page 551, Block and Lot Number 180-A-316.

**141. Marie C. Cennema**

GD-20-005739—\$11,681.14  
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 1602 Martha Street, Homestead, Pennsylvania 15120. Deed Book Volume 9890, Page 314, Block and Lot Number 131-D-292.

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### North Braddock

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**108. Arik Morgan**

GD-18-013345—\$14,355.88  
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 829 North Avenue, Braddock, PA 15104. Deed Book Volume 13405, Page 522. Block & Lot No. 302-B-164.

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### North Fayette

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**5. Sonia Weller, in Her Capacity as Administratrix of the Estate of James L. Marx a/k/a James Lewis Marx**

MG-25-000884—\$169,062.69  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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

Township: Having erected thereon a dwelling being known and numbered as 40 Grace St., Imperial, PA 15126. Deed Book Volume 16016, Page 590. Block and Lot Number 0800-D-00035-0000-00.

**9. Theodore L. Peffley and Renee H. Peffley**  
MG-20-000182—\$232,124.88  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Having erected thereon a dwelling being known and numbered as 109 Timber Trail, Imperial, PA 15126. Deed Book Volume 12330, Page 555. Block and Lot Number 691-R-68.

**148. Mark V. Saunders and the United States of America**

MG-22-000036—\$204,741.27  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette: Having erected thereon a dwelling being known and numbered as 110 Lilac Court, Oakdale, PA 15071. Deed Book Volume 12932, Page 184. Block and Lot Number 0494-M-00034-0000-00.

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**North Versailles**

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**30. Taniqua N. Johnson**

MG-25-000718—\$120,522.88  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 1904 Girard Avenue, North Versailles, PA 15137. Deed Book 19933, Page 108. Block and Lot Number 376-L-385.

**95. Raymond G. Miletic and Alice J. Miletic**

GD-23-011649—\$1,695.57  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-and-a-half story masonry frame house being known as 640 Overhill Drive, North Veniailles, PA 15137. Deed Book Volume 4668, Page 745. Block & Lot No. 459-A-184.

**103. Christopher Paul Tomai**

GD-24-009798—\$2,782.91  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-story frame house being known as 161 Maryellen Drive, North Versailles, PA 15137. Deed Book Volume 17881, Page 147. Block & Lot No. 646-A-218.

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**Oakmont**

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**91. George Doas**

GD-25-000235—\$1,922.68  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a one-story brick house being known as 524 Edgewood Avenue, Oakmont, PA 15139. Deed Book Volume 18497, Page 363, Block & Lot No. 362-L-6.

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**Penn Hills**

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**12. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Patricia S. Crow, Deceased**

GD-25-004752—\$104,445.13  
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 255 Almar Drive, Verona, PA 15147. Deed Book Volume 17180, Page 204. Block and Lot Number 447-P-207.

**14. Charles E. Vaughn, Jr.**

MG-23-000685—\$139,059.14  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a dwelling being known and numbered as 11697 Althea Road, Pittsburgh, Pennsylvania 15235 a/k/a 11697 Althea Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00079-0000-00.

Parcel 2: Vacant land being known and numbered as 11693 Althea Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 13797, Page 518. Block and Lot Number 0449-E-00084-0000-00.

**23. The Unknown Heirs of Charlotte M. Ingram, deceased and Ranada Adams, solely in her capacity as known heir of Charlotte M. Ingram, deceased and Omar Ingram, solely in his capacity as known heir of Charlotte M. Ingram, deceased and Nateari Ingram, solely in her capacity as known heir of Charlotte M. Ingram, deceased**

MG-25-000384—\$113,036.05  
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 347 Hulton Road, Verona, PA 15147. Deed Book Volume 17126, Page 93. Block and Lot Number 0447-D-00085-0000-00.

**27. The Unknown Heirs of Yvonne Worthy, Deceased**

GD-25-004055—\$16,924.14  
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 8046 Mark Drive, Verona, PA 15147. Deed Book 6094, Page 467. Block and Lot Number 295-E-389.

**28. Derrick Clancy**

GD-25-007802—\$22,140.07  
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 31 Verona Rd., Pittsburgh, PA 15235. Deed Book 17434, Page 149. Block and Lot Number 295-N-6.

**43. Anthony Bentley**

GD-23-011646—\$26,519.11  
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 128 Curtis St., Pittsburgh, PA 15235. Deed Book 12396, Page 10. Block and Lot Number 296-D-222.

**48. Christen Brundage, as Executrix of the Estate of Cathryn B. Brundage**

MG-25-001075—\$80,199.41  
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 5819 Saltsburg Road, Verona, PA 15147.

Document Number 2017-11125, Deed Book Volume 16768, Page 262. Block and Lot Number 0447-P-00017-0000-00.

**54. Mary R. Jordan**

GD-24-004722—\$19,063.87  
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 120 B Sycamore Dr., Pittsburgh, PA 15235. Deed Book 3685, Page 343. Block and Lot Number 448-K-388.

**75. Marjorie L. Hodil a/k/a Marjorie Nolan, Individually and as known heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Kenneth M. Hodil, known Heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Stacey Isherwood, known Heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Michael Hodil, known Heir of Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased, Unknown Heirs, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Kenneth Hodil a/k/a Kenneth M. Hodil, Deceased**

MG-19-000629—\$211,236.65  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1460 Hunter Road, Verona, PA 15147. Deed Book Volume 12992, Page 393. Block and Lot Number 0445-D-00123-0000-00.

**89. Christina Aleprete**

GD-24-008579—\$3,234.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story frame house being known as 10063 Calvin Street, Pittsburgh, PA 15235. Deed Book Volume 5701, Page 49, Block & Lot No. 295-L-392.

**94. M & W Developments LLC**

GD-24-009485—\$2,025.06  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story brick house being known as 7834 Mount Carmel Road, Verona, PA 15147. Deed Book Volume 13834, Page 547, Block & Lot No. 230-L-266.

**105. Clarence Youngblood**

GD-24-011362—\$4,226.95  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 204 Milliken Avenue, Pittsburgh, PA 15235. Deed Book Volume 12904, Page 547, Block & Lot No. 369-E-257.

**109. Taceri Leah Star Oliver**

GD-24-009734—\$3,382.41  
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 449 Gulyrn Drive, Pittsburgh, PA 15235. Deed Book Volume 18565, Page 6, Block & Lot No. 538-M-393.

**111. Odell Germany, Jr.**

GD-24-009856—\$3,598.04  
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 7877 Aber Road, Verona, PA 15147. Deed Book Volume 19028, Page 331, Block & Lot No. 230-M-243.

**113. Melanie Mascaro Bacot and Mena Felix Bacot**

GD-24-008590—\$2,999.01  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story frame house being known as 911 6th Street, Verona, PA 15147. Deed Book Volume 18736, Page 155, Block & Lot No. 445-A-236.

**128. Matthew Joseph Daniels**

MG-25-000607—\$283,308.42  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 126 Crescent Garden Dr., Pittsburgh, PA 15235. Deed Book Volume 19204, Page 136. Block and Lot Number 0538-F-00038-0000-00 a/k/a 0538F00038000000 a/k/a 538-F-38.

**151. Leah Bivins**

MG-24-000339—\$68,025.75  
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 716 Pennwood Drive, Pittsburgh, PA 15235. Deed Book Volume 12292, Page 169. Block and Lot Number 369-R-110.

**157. Rhonda Rector**

GD-25-009994—\$13,667.29  
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 20 Overbrook Road, Pittsburgh, PA 15235. Deed Book 17130, Page 473. Block and Lot Number 231-D-298.

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**Pine**

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**70. Mark A. Hunkele and Jenene L. Hunkele**

MG-25-000467—\$793,855.55  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Pine Township: Having erected thereon a dwelling being known and numbered as 209 Crawford Ct., Mars, PA 16046. Deed Book Volume 11919, Page 511. Block and Lot Number 2374-F-00002-0000-00.

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**Pitcairn**

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**82. Elaine Lamont a/k/a Mary E. Lamont**

MG-25-000484—\$12,253.80  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

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

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**Plum**

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**17. Richard W. Patton**

GD-22-010259—\$62,742.96  
Grace E. Delaney, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 548 Surfside Drive, Pittsburgh, PA 15239.

Deed Book 4770, Page 649. Block and Lot Number 1240-E-223.

### Port Vue

**34. Nicholas Ammer a/k/a Nick Ammer, in His Capacity as Heir of Stacie L. Ammer; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Stacie L. Ammer**

GD-25-011033—\$61,877.16

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 904 Pleasant Avenue, McKeesport, PA 15133. Deed Book Volume 11753, Page 229. Block and Lot Number 0383-F-00251-0000-00.

### Richland

**104. Robert A. Sheridan and Lisa Sheridan**

GD-24-002791—\$9,424.07

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a one-story frame house being known as 4077 Glasgow Road, Valencia, PA 16059. Deed Book Volume 18970, Page 226, Block & Lot No. 2190-C-370.

### Ross

**41. Mary Elizabeth Merlino**

MG-25-000847—\$248,543.21

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

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Parcel One: Having erected thereon a dwelling being known and numbered as 125 Country Lane, Pittsburgh, PA 15229. Deed Book Volume 3892, Page 707, Block and Lot Number 0351-B-00012-0000-00 a/k/a 0351B00012000000.

Parcel Two: Vacant land being known and numbered as 125 Country Lane, Pittsburgh, PA 15229. Deed Book Volume 3892, Page 707, Block and Lot Number 0351-B-00016-0000-00 a/k/a 0351B00016000000.

### Sewickley

**52. Eileen Graham**

MG-24-000994—\$284,297.78

Nicole Francesc, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and the First Ward of the Borough of Sewickley: Having erected thereon a dwelling being known and numbered as 612 Beall Way, Sewickley, PA 15143. Deed Book Volume 13430, Page 475. Block and Lot Number 0421-B-00025-0000-00.

### Sewickley Hts.

**77. Krishna Sharma and the United States of America**

MG-25-000566—\$746,502.72

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Sewickley Heights: Having erected thereon a dwelling being known and numbered as 40 Audubon Road, Sewickley, PA 15143-9345 a/k/a 40 Audubon Road, Foxview Estate, Sewickley, PA 15143-9345. Deed Book Volume 12709, Page 96. Block and Lot Number 709-E-50.

### Shaler

**32. Michael Chislow**

MG-25-000443—\$317,414.40

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 204 Willett Road, Glenshaw, PA 15116. Deed Book Volume 19103, Page 331. Block and Lot Number 0520-H-00309-0000-00.

**85. Estate of David Lavia, deceased mortgagor/last record owner, Cristine Lavia, known heir of David Lavia, deceased mortgagor/last record owner; Jeffrey D. Lavia, Administrator of Estate and known heir of David Lavia, deceased mortgagor/last record owner**

MG-25-000112—\$47,209.70

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Shaler: Having erected thereon a dwelling being known and numbered as 223 Kittanning Street, Pittsburgh, PA 15215. Deed Book Volume 11177, Page 218. Block and Lot Number 0222-C-00066-0000-00.

**107. James T. McNamara, With Notice to Heirs and Assigns**

GD-25-008908—\$5,520.17

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story frame house being known as 230 Seavey Road, Pittsburgh, PA 15223. Deed Book Volume 7955, Page 643. Block & Lot No. 166-F-158.

### Sharpsburg

**65. Arkham Real Estate, LLC**

GD-25-011716—\$117,918.44

Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 1909 Chapman Street, Pittsburgh, PA 15215. Deed Book Volume 17053, Page 237. Block & Lot# 168-M-181.

**67. Arkham Real Estate, LLC**

GD-25-011718—\$132,791.01

Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 1869 Chapman Street, Pittsburgh, PA 15215. Deed Book Volume 17103, Page 142. Block & Lot# 168-M-168.

**68. Arkham Real Estate, LLC**

GD-25-011712—\$123,817.05

Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 326 Linden Avenue, Pittsburgh, PA 15215. Deed Book Volume 17021, Page 503. Block & Lot# 168-E-72.

**69. Arkham Real Estate, LLC**

GD-25-011711—\$129,132.18

Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known

and numbered as 215 Clifton Avenue, Pittsburgh, PA 15215. Deed Book Volume 17065, Page 298. Block & Lot# 168-J-7.

**122. Arkham Real Estate, LLC**

GD-25-011713—\$123,393.76

Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 219 Clifton Avenue, Pittsburgh, PA 15215. Deed Book Volume 17003, Page 478. Block & Lot#: 168-E-11.

**123. Arkham Real Estate, LLC**

GD-25-011715—\$141,775.63

Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sharpsburg: Having erected thereon a dwelling known and numbered as 1867 Chapman Street, Pittsburgh, PA 15215. Deed Book Volume 16202, Page 517. Block & Lot # 168-M-167.

### South Fayette

**4. W. Bruce Finnie, Jr. a/k/a W. B. Finnie, Jr. and Laura B. Finnie**

MG-25-000036—\$17,140.32

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

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 167 Hickory Heights Drive, Bridgeville, PA 15017. Deed Book Volume 12563, Page 35. Block and Lot Number 0399-C-00031-0000-00 / Alternate ID: 9946-X-84934-0000-00.

**45. Harold E. Walker**

AR-25-005485—\$4,782.08

Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association Inc. dwelling being known and numbered as 2518 Hunting Ridge Trail, Bridgeville, PA 15017. Deed Book 6015, Page 25. Block and Lot Number 572-C-00001.

### South Park

**8. Leevan L. Jefferson**

MG-24-000896—\$232,913.34

Robert Flacco, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a dwelling being known and numbered as 2871 Amy Drive, South Park, PA 15129, more fully described in Deed Book 18296, Page 491. Lot and Block: 0770-S-00009-0000-00.

**117. Lawrence B. Kunzelman & Barbara Kunzelman and the United States of America**

GD-25-005200—\$2,459.75

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 known as 1442 Wilson Avenue, South Park, PA 15129. Deed Book Volume 4999, Page 669. Block & Lot 772-P-300.

### Stowe

**40. Gregory T. Pflumm**

MG-25-000998—\$93,831.91

Carolyn Treglia, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 1521 Woodward Ave., McKees Rocks, PA 15136. Deed Book Volume 17321, Page 7. Block and Lot Number 0073-J-00192-0000-00 a/k/a 73-J-192.

**96. Stephanie Plata and William Plata**

GD-24-008614—\$2,186.56

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-family two-story frame house being known as 1121 9th Street, McKees Rocks, PA 15136. Deed Book Volume 17380, Page 140, Block & Lot No. 73-P-362.

**155. Alexi Paz Lopez and Melissa Lynne Copeland**

GD-19-008296—\$6,095.73

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story frame house being known as 619 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 19537, Page 18, Block & Lot No. 72-C-348.

### Tarentum

**119. Silver Eagle Investment Group, LLC**

GD-17-015470—\$6,294.82

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story frame house being known as 410 East 9th Avenue, Tarentum, PA 15084. Deed Book Volume 15248, Page 444. Block & Lot No. 1223-H-287.

### Turtle Creek

**88. Steven P. Mitchell and the United States of America**

GD-18-002843—\$6,190.09

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 two-family house being known as 201-203 Penn Avenue Extension, Turtle Creek, PA 15145. Deed Book Volume 7342, Page 94. Block & Lot No. 374-S-85.

### Upper St. Clair

**10. Valerie H. Miller**

GD-25-004563—\$395,710.01

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

In the Commonwealth of Pennsylvania, County of Allegheny, Upper St. Clair Township: Having erected thereon a dwelling being known and numbered as 2361 Morrow Road, Pittsburgh, PA 15241. Deed Book Volume 14910, Page 410. Block and Lot Number 0396-L-00066-0000-00.

### West Deer

**29. Amy Adamsky**

MG-24-000732—\$35,863.84

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 732 Little Deer Creek Valley Road, Russellton, PA

15076. Deed Book 14680, Page 473. Block and Lot Number 1361-D-93.

### 93. Michael Laface

GD-24-008586—\$3,005.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a two-story frame house being known as 550 Benjamin Street, Tarentum, PA 15084. Deed Book Volume 15842, Page 59. Block & Lot No. 1671-B-228.

### West Mifflin

### 33. Donna L. Jakob

MG-25-000526—\$75,218.39  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2514 Sunset Dr., West Mifflin, PA 15122. Deed Book Volume 6577, Page 133. Block and Lot Number 0241-L-00273-0000-00.

### West View

### 127. Elizabeth J. Wissner

MG-22-000889—\$102,470.80  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a dwelling being known and numbered as 6 Fordham Ave., Pittsburgh, PA 15229. Deed Book Volume 5317, Page 129. Block and Lot Number 0279-B-00037-0000-00.

### White Oak

### 121. All Unknown Heirs of Stella Bielic, Deceased

GD-25-008270—\$5,704.79  
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 612 Osborne Street, McKeesport, PA 15131. Deed Book 7419, Page 457. Block and Lot Number 460-G-393.

### Whitehall

### 97. The Danielson Family Partnership

GD-25-000559—\$2,813.80  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story frame townhouse being known as 207 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 388, Block & Lot No. 189-E-207-5.

### 98. The Danielson Family Partnership

GD-25-000561—\$2,888.00  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 203 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 408, Block & Lot No. 189-E-207-7.

### 99. The Danielson Family Partnership

GD-25-000558—\$2,862.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 209 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 373, Block & Lot No. 189-E-207-4.

### 100. The Danielson Family Partnership

GD-25-000556—\$2,872.58  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 215 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 378, Block & Lot No. 189-E-207-1.

### 101. The Danielson Family Partnership

GD-25-000557—\$2,862.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story frame townhouse being known as 211 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 393, Block & Lot No. 189-E-207-3.

### 102. The Danielson Family Partnership

GD-25-000555—\$2,862.10  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story masonry frame townhouse being known as 213 Shadowlawn Circle, Pittsburgh, PA 15236. Deed Book Volume 10685, Page 403, Block & Lot No. 189-E-207-2.

### Wilkins

### 51. Nathaniel Chinedu Ikechi, solely in his capacity as Administrator to the Estate of Marinus C. Iwuchukwu, deceased

GD-25-014076—\$140,243.33  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Wilkins: Having erected thereon a dwelling being known and numbered as 1 Thorncrest Dr., Pittsburgh, PA 15235-5214. Deed Book Volume 16760, Page 391. Block and Lot Number 452-M-158.

### Wilkinsburg

### 26. James C. McKinnon and Deborah McKinnon

GD-24-010068—\$16,302.94  
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 2101 Lindsay Rd., Pittsburgh, PA 15221. Deed Book 7382, Page 236. Block and Lot Number 297-K-52.

### 57. Yasmin Qureshi

GD-25-002895—\$13,277.84  
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 2115 Laketon Road, Pittsburgh, PA 15221. Deed Book 17638, Page 397. Block and Lot Number 297-B-17.

### 58. Maurie A. Ford, Executrix of the Estate of Jeff D. Satterwhite, Deceased

GD-25-008858—\$15,314.20  
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 1833 Montier Street, Pittsburgh, PA 15221. Deed Book 7328, Page 394. Block and Lot Number 232-H-248.

### 59. Devin D. Stubbs

GD-24-009043—\$27,869.55  
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 812 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 18370, Page 294. Block and Lot Number 232-J-318.

### 159. Lamar Thomas

GD-25-011751—\$19,923.84  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Sherman Street, Pittsburgh, PA 15221. Deed Book 11872, Page 484. Block and Lot Number 232-L-48.

### 160. The Unknown Heirs of Connie F. McNeil, Deceased

GD-25-010318—\$7,751.65  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 754 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 10835, Page 208. Block and Lot Number 232-J-154.

### 161. The Unknown Heirs of Dorothy J. Petty, Deceased

GD-25-013428—\$11,226.29  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Holland Avenue, Pittsburgh, PA 15221. Deed Book 8037, Page 616. Block and Lot Number 233-J-19.

### 163. The Unknown Heirs of Lorna Hunte, Deceased

GD-25-012249—\$1,625.97  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known as Laketon Road, Pittsburgh, PA 15221. Deed Book 13583, Page 516. Block and Lot Number 297-E-128.

### Pittsburgh—2nd Ward

### 143. 960 Costa, LLC

GD-24-015333—\$6,997,955.60  
Rachel M. Good, Esq.  
Duane Morris, LLP  
412-497-1000

In the Commonwealth of Pennsylvania, County of Allegheny, and City of Pittsburgh, Second Ward: Having erected thereon a commercial structure being known and numbered as 960 Penn Avenue, Pittsburgh, Pennsylvania 15222. Recorded at Deed Book Volume 44, Page 474, and being designated as Block and Lot 0009-N-00122-0000-00.

### Pittsburgh—4th Ward

### 50. Joel Cuban and Thomas R. Tysarczyk

AR-24-006062—\$42,325.26  
Fred C. Jug, Jr., Esq.  
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, 4th Ward, City of

Pittsburgh: Having erected thereon a Park Plaza Condominium Association unit being known and numbered as 128 North Craig Street, 305, Pittsburgh, PA 15213. Deed Book 10466, Page 513. Block and Lot Number 52-E-00011-0305-00.

### Pittsburgh—12th Ward

### 129. Eric Meggett

MG-24-000250—\$162,586.47  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 503 Paulson Ave., Pittsburgh, PA 15206. Deed Book Volume 19011, Page 513. Block and Lot Number 0124-N-00280-0000-00.

### Pittsburgh—13th Ward

### 154. Marc A. Franklin as Administrator of the Estate of Edward Franklin, Deceased, Michael L. Franklin as Heir of the Estate of Edward Franklin, Deceased, and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Edward Franklin

GD-25-009855—\$38,357.67  
Alexandra R. Heaney, Esq.  
Gross Polowy, LLC  
716-204-1700

In the Commonwealth of Pennsylvania, County of Allegheny, and 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1927 Robinson Boulevard, Pittsburgh, PA 15221. Deed Book Volume 4734, Page 669. Block and Lot Number 0232-H-00056-0000-00.

### Pittsburgh—14th Ward

### 76. Mass RE I, LLC

GD-25-000512—\$318,663.71  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6844 Thomas Boulevard, Pittsburgh, PA 15208-2333. Deed Book Volume DE VL-14435, Page 389, 2010-30720. Block and Lot Number 125-R-20.

### Pittsburgh—15th Ward

### 36. Mass RE I, LLC

GD-24-015132—\$126,667.75  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Fifteenth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 8-10 Alameda Street, Pittsburgh, PA 15207-1836. Deed Book Volume 14420, Page 166. Block and Lot Number 0057-B-00079-0001-00.

### Pittsburgh—16th Ward

### 78. Robert J. Mikszan, Jr.

MG-23-000689—\$136,626.69  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Sixteenth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 152 Dawes Street, Pittsburgh, PA 15210. Deed Book Volume 13664, Page 446. Block and Lot Number 013-N-083.

**Pittsburgh—19th Ward****15. Terry J. McClelland, Administrator of the Estate of Joyce McClelland a/k/a Joyce A. McClelland**

GD-25-014077—\$97,569.54  
 Kristine M. Anthou, Esq.  
 Grenen & Birsic, P.C.  
 412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a one and one-half story frame dwelling known and numbered as 1251 Woodbourne Avenue, Pittsburgh, PA 15226. DBV 11238, Page 360, B/L #96-J-332.

**38. Christopher R. Huth and Kimba D. Huth**

MG-25-000901—\$181,647.92  
 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 1410 Westfield Street, Pittsburgh, PA 15216. Deed Book Volume 18312, Page 292. Block and Lot Number 0035-D-00046-0000-00 a/k/a 0035D00046000000 a/k/a 35-D-46.

**71. Scott Wiloch and Harriet Wiloch**

MG-25-000881—\$70,513.22  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 19th Ward: Having erected thereon a dwelling being known and numbered as 100 Pauline Place, Pittsburgh, PA 15216. Deed Book Volume 13352, Page 358. Block and Lot Number 0035-P-00144-0000-00.

**Pittsburgh—20th Ward****7. John Hines and Yvonna Elizebeth Hines**

MG-25-001044—\$78,215.04  
 Powers Kirn, LLC  
 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1101 Tweed Street, Pittsburgh, Pennsylvania 15204. Deed Book Volume 18884, Page 444, Instrument 2022-13348, Block and Lot Number 42-J-284.

**147. Royal Realty by TLM, LLC**

GD-25-009545—\$117,106.10  
 Andrew T. Kravitz, Esq.  
 212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1020 Sutherland Street, Pittsburgh, PA 15204. Deed Book Volume 16558, Page 549. Block and Lot Number 0042-P-00021-0000-00.

**Pittsburgh—22nd Ward****142. October Real Estate Holdings, LLC**

GD-25-005885—\$1,197,040.10  
 Jill M. Fein, Esq.  
 Hill Wallack, LLP  
 215-579-7700

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 22nd Ward: Having erected thereon a rowhouse residential dwelling known and numbered as 1112 Arch St., Pittsburgh, PA 15212, Book Volume 19320, Page 251. Block & Lot No. 23-K-445.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 22nd Ward: Having erected thereon a rowhouse residential dwelling

known and numbered as 1114 Arch St., Pittsburgh, PA 15212, Book Volume 19320, Page 251. Block & Lot No. 23-K-449.

Parcel Three: In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 22nd Ward: Having erected thereon a rowhouse residential dwelling known and numbered as 1116 Arch St., Pittsburgh, PA 15212, Book Volume 19320, Page 251. Block & Lot No. 23-K-453.

**Pittsburgh—24th Ward****49. Damian E. Jost**

MG-26-000061—\$7,521.09  
 MDK Legal  
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 24: Having erected thereon a dwelling being known and numbered as 1245 Voskamp Street, Pittsburgh, PA 15212. Document Number 049071, Deed Book Volume 10734, Page 568. Block and Lot Number 0024-G-00062-0000-00.

**152. Arkham Asylum, LLC**

GD-25-003467—\$4,641,989.75  
 Justin L. McCall, Esq.  
 Andrew G. Dittoe, Esq.  
 McGrath McCall, P.C.  
 412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh: Premises A: Having erected thereon a commercial building known as 800 Vinial Street, Pittsburgh, PA 15212, Deed Book Volume 19635, Page 203, Block & Lot No. 24-K-369.

Premises B: Having erected thereon a commercial building known as 800 Vinial Street, Pittsburgh, PA 15212, Deed Book Volume 19635, Page 203, Block & Lot No. 24-K-363.

Premises C: Having erected thereon a commercial garage known as 906 Vinial Street, Pittsburgh, PA 15212, Deed Book Volume 19635, Page 203, Block & Lot No. 24-K-359.

**Pittsburgh—27th Ward****73. Mario A. McNemar**

MG-24-000356—\$117,000.63  
 Timothy A. Cirino, Esq.  
 212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3141 Sorento Street, Pittsburgh, PA 15212. Deed Book Volume 18714, Page 462. Block and Lot Number 0076-J-00209-0000-00.

**Pittsburgh—28th Ward****2. Alfred Chesick Solely in His Capacity as Heir of Jo Ann R. Chesick, Deceased, and Eugene Chesick Solely in His Capacity as Heir of Jo Ann R. Chesick, Deceased**

MG-19-000713—\$70,569.49  
 KML Law Group, P.C.  
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3889 Mayfair Street, Pittsburgh, PA 15204. Deed Book 13202, Page 31. Block and Lot Number 71-A-56.

**Pittsburgh—29th Ward****125. Justin E. Vesci**

MG-24-000820—\$191,883.43  
 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 139 Claus Avenue, Pittsburgh, PA 15227. Deed Book Volume 18263, Page 134. Block and Lot Number 0137-A-00282-0000-00 a/k/a 137-A-282.

**139. McNeil Commercial Properties-1150 Brownsville, LLC**

GD-25-004548—\$512,537.57  
 J. Michael McCague, Esq.  
 412-803-3690

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 1150 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 18802, Page 265. Block and Lot Number 60-C-11.

**Pittsburgh—30th Ward****124. Tip Top Property Investors, LLC**

GD-25-006993—\$134,220.14  
 Michelle L. Pierro, Esq.  
 Metz Lewis Brodman Must O'Keefe, LLC  
 412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward City of Pittsburgh: Having erected thereon a four-family dwelling known and numbered as 430 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 18294, Page 330. Block & Lot #33-C-145.

**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.sheriffallegheycounty.com](http://www.sheriffallegheycounty.com).

**Sheriff's Office, Pittsburgh, PA.**

Kevin M. Kraus, Sheriff

May 7, 2026

May 8, 15, 22, 2026

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

**Treasurer's Sale**

**SALE BY THE TREASURER OF THE CITY AND SCHOOL DISTRICT OF PITTSBURGH OF REAL ESTATE TO SATISFY UNPAID CLAIMS FOR CITY, SCHOOL AND ALLEGHENY COUNTY TAXES TO BE HELD ON FRIDAY, JULY 26, 2024 AT 10:00 A.M.**

Notice is hereby given that pursuant to the provisions of Act No. 171 of 1984, approved by the Governor October 11, 1984, of the Commonwealth of Pennsylvania, which in part authorizes and empowers the City Treasurer of cities of the second class to sell, at public sale, lands or real estate upon which the taxes assessed and levied by the City or School District or Allegheny County are delinquent and unpaid; this Act is known as the Second Class City Treasurer's Sale and Collection Act.

The following properties in the City of Pittsburgh will be exposed to public sale in City Council Chambers, City-County Building 5th Floor, Pittsburgh, PA, on Friday, July 26, 2024 at 10:00 A.M. and continued by adjournment to such time or times, as the City Treasurer shall designate such properties shall be sold for unpaid taxes which have been assessed against said properties. The following schedule shows (opposite each numbered property or properties) the City, School and County taxes for 2023 and prior years as well as PWSA, demolition, and other municipal charges which are unpaid but does not include advertising, posting and lien charges all of which are legally due and must be paid prior to the above date and time of sale in order to avoid sale. Names shown are those of owners, lienholders, or other known interested parties who may retain a legal interest in the property described.

Said Sale will be made without prejudice to any other liens or claims of the City, School District of Pittsburgh or County of Allegheny, for any other unpaid taxes, or other municipal charges and claims, whether lien or not, against the respective property which have been inadvertently omitted and not included herein.

**TERMS OF SALE:** As soon as the property is struck down, the purchaser shall:

(1) Immediately pay the advertised amount by cashier/certified check or cash set forth opposite the particular property sold. Payment must be in cash, certified check or cashier's check.

(2) Any amount bid in excess of the upset price must be received in the Department of Finance on or before 2:00 P.M. the day of sale. Funds to be paid by cash, certified check or cashier's check.

(3) Pay any and all other City, School and County tax claims and municipal charges and claims, whether lien or not, together with any penalty and interest, advertising cost, posting cost and County Department of Court Records' costs owed against the property purchased upon demand after the sale.

(4) Failure to comply with item 3 will result in the initial payment being forfeited and the sale being canceled.

For information call the Office of the City Treasurer, City of Pittsburgh, City-County Building, Pittsburgh, PA 15219, Phone: (412) 255-2525.

Jennifer Gula,  
 Treasurer, City and  
 School District of Pittsburgh

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[pittsburghlegaljournal.org](http://pittsburghlegaljournal.org).

**Fifth Ward**

1. Dean Robert P - 1050010h00140 00. Francis St, Harry Lebman Plan 23 Pt 24 Lot 30x115 In All Frances St 2 1/2 Sty Brk Dup 530 Partial Claim.....\$36,443.94
2. Robinson Thomas & Robinson Agnes M Morgan James P Morgan Estelle - 1050026n00124 00. 1 Olney St, Lot 24.08x20.04 Olney Way 2 Brk Gars Partial Claim.....\$2,163.65
3. Est Of Lille Agnew - 1050027b00285 00. 758 Cherokee St, Lot 18.15x100 Cherokee St 2 Sty Brk Hse #758 Partial Claim.....\$56,109.26

**Tenth Ward**

4. Moder Albert M Revocable Trust (the) - 1100081a00292 00. 5417 Camelia St, R E Breed Plan 225-226 Lot 40x100 In All Camelia St 1 Sty Brk V Bung & Gar 5417 Partial Claim.....\$28,064.93
5. Zeno Conrad J - 1100081e00120 00. 5400 Camelia St, R E Breed Plan 237 Lot 23.75x100x27.5 Rr Camelia 2 Sty Brk & Shg 1 Sty Cem & Shg Gar Partial Claim.....\$11,891.14
6. Est Of Raymond E Przybilinski Jr. - 1100120p00017 00. 5605 Celadine St, Jane Holmes Plan 216 Lot 20x100 Celadine St 2 Sty Fra Hse 5605 Partial Claim.....\$6,394.51

**Eleventh Ward**

7. Est Of John A Ingram & Ingram Florence L - 1110083e00050 00. 5521 Black St, Pts 125-126 Lot 40x156.5 In All Black St 1 Sty Brk V Hse 5521 Partial Claim.....\$40,085.83

**Twelfth Ward**

8. Washington Virginia G & Washington James A - 1120124h00048 00. 6579 Navarro St, Dean Park 2nd Rev Plan 4-f Lot 16.27xAvg73.63x20.56 Navarro St-Coral Album St 2 Sty Stn Ven Hse 6579 Partial Claim.....\$23,048.61
9. Harvey Maxine - 1120124i00214 00. 6559 Rowan St, Lot 32x120 Rowan Ave 2 Sty Cem Blk & Shg Hse 6559 1 C B Gar Partial Claim.....\$2,659.15
10. Geter Louis R & Est Of Flossie M Geter - 1120124i00270 00. 6558 Rowan St, Hague Plan Pts 37-70 Lot 28.46xavg117.50x20.11 Rr In All Rowan St 2 Sty Brk & Shg Hse 6558 Partial Claim.....\$7,293.23
11. 6601 Lyric St Trust & Jody M Cutuli - 1120124r00300 00. 6601 Lyric St, Briggs Plan 34 Pt 33 Lot 23x117.5 In All Lyric Cor Montezuma St 2 Sty Fra Hse 6601 Partial Claim.....\$12,809.96
12. Est Of Ella B Kemper - 1120124r00302 00. 6605 Lyric St, Briggs Plan Pt 32 Lot 23x117.5 Lyric St 1 Sty Brk V Hse 6605 1 Sty Brk Gar Partial Claim.....\$6,653.52
13. Spieker Henry H & Est Of Emma E Spieker - 1120124s00043 00. Deary St, Mrs Barbara Durkin 2nd Plan 5 Lot 25x100 Deary St Bet Grape & Montezuma Sts Partial Claim.....\$9,806.48
14. Est Of Dorothy J Payne - 1120124s00113 00. 6703 Lyric St, Briggs Plan Pt 1 Lot 20x60.75 Lyric Ave Rr Grape St 2 Sty Fra Hse 6703 Partial Claim.....\$4,683.39

**Thirteenth Ward**

15. Aleacio Charles & Aleacio Carolyn D - 1130174e00168 00. 7039-7049 Forest Way, Homewood Drive Pk Plan 14-15-16 119 & Pt 118 Lot 100.5x140 In All Idlewild St Bet Murland & La Row 6-2 Sty Brk Hses 7040-7040 1/2-7042-7044-7046-7046 1/2 Row 7-2 Sty Brk Hses 7041-7041 1/2-7043-7045-7047-7047 1/2-7049 Forest Way Partial Claim.....\$83,861.85

16. Gardner Barbara A - 1130174i00030 00. Idlewild St, Homewood Drive Park Plan 283 Lot 25x93 Idlewild St Partial Claim.....\$4,454.46
17. Tyson Thomasine Denise - 1130174i00036 00. Snowden St, Bank Of Commerce Addn Extn Plan Parts 60-61 Lot 16.25xavg115.74x23.27 Snowden St Partial Claim.....\$5,328.13
18. Clarke James E - 1130231n00185 00. 635 Seagirt St, Lot 38.47x115x35.44 Rr Seagirt St Nr Tokio 1 Sty Dble I C Gar 2 Sty Brk Hse 635 Partial Claim.....\$5,823.82

**Fourteenth Ward**

19. Jones John David Haapanen Silja - 1140087f00140 00. 5644 Melvin St, Lot 27.55xavg131.91 Melvin St 1/2 Of 2 Sty Dble Hse & Gar #5644 Partial Claim.....\$17,354.76

**Fifteenth Ward**

20. McMahon Gerald Robert Jr - 1150056p00155 00. 2nd Ave, Lot 25x160 Second Ave 2 Sty Fra Hse 5116 Dble C B Gar Partial Claim.....\$5,511.76

**Eighteenth Ward**

21. Gardenhire Lance - 1180015g00086 00. 77 Industry St, Lot 30xavg100.09x23.22 Rear Industry St Cor Laverne St 2 1/2 Sty Tri Plex Int Gar 77 Partial Claim.....\$24,486.06

**Nineteenth Ward**

22. Stenson John & Schneider Kathleen - 1190001n00112000300. 145 Bigham St, Olin & Jones Plan #1-b Lot = 19.55x100 Bigham St 1/2-2 Sty Brk Dble Hse #145 Partial Claim.....\$29,524.08

**Twentieth Ward**

23. Darby Maureen P - 1200042d00218 00. Frustum St, Wood Plan Pts 124-125 Lot 14.52x110x14.51 Partial Claim.....\$23,309.29
24. Heasley Donald H & Heasley Louise M - 1200042d00219 00. Frustum St, Wood Plan Pts 124-125 Lot 15x110x14.585 Partial Claim.....\$26,098.74

**Twenty-first Ward**

25. Gonsowski John G - 1210022b00041 00. Success St, Lot 23.2x132 Colfax St To Success St Lot 22.9x132 Colfax St To Success St Partial Claim.....\$60,993.65
26. Est Of Joseph A Badamo & Banal Victor J - 1210022b00071 00. Marvista St, Lot 22.9x132 Marvista St 2 Sty Fra Hse #1228 Partial Claim.....\$15,372.03
27. Minor Marie - 1210022b00072 00. Marvista St, Lot 20x132 Marvista St Partial Claim.....\$2,579.68

**Twenty-third Ward**

28. Mathews Maru - 1230024e00257 00. Vista St, Verona Items Plan 77 70-71 Tri Lot 44x66x78 Vista St To A Point 2 Sty Fra Hse #922 Partial Claim.....\$5,160.37

**Twenty-fourth Ward**

29. Leaver Thomas E - 1240047k00172 00. 1900 Rhine St, Rhine St #1 Irreg Lot 20x79x82.37 Rr 3 Sty Fra-Alum Sdg Fc Hse 1900 Partial Claim.....\$23,259.12
30. Lynch Frank D - 1240047p00043 00. 1230 Itin St, N Schenkle Plan 17-16 Lot 44x100 In All Iten St 2 1/2 Sty Fra Asb Shg Hse #1230 1 Sty C B Gar Partial Claim.....\$22,681.29

31. Mullner David W & Mullner Donna L - 1240047p00126 00. 1126 Haslage Ave, Haslage Plan 64 Lot 23.21xavg103.61x55.95 Rr Haslage Ave 2 1/2 Sty M Brk Hse 1126 I C Gar Partial Claim.....\$3,475.77
32. Mgf Company - 1240047p00151 00. 1214 Yetta Ave, Lot = 24x172.91x25.37x180.652 Sty Fra Shg & Alum Sdg Hse #1214 Partial Claim.....\$28,889.12

**Twenty-sixth Ward**

33. Rutledge Frank M & Rutledge Patricia F - 1260046g00141 00. Suffolk St, University Park Plan 199 Lot 25x100 Partial Claim.....\$37,768.30
34. Rutledge Frank & Rutledge Patricia F - 1260046g00142 00. Suffolk St, University Park Plan 198 Lot 25x100 Suffolk St Partial Claim.....\$1,216.24
35. Salmen Carl & Salmen Emma - 1260046j00162 00. Chautauqua St, Berry Plan Pt 9 Strip 3x170 Chautauqua St Partial Claim.....\$1,894.82
36. Winghart George V & Winghart Mildred A - 1260047a00186 00. 1134 Fabyan St, City View Pl 37-38 Lot 50x100 In All Fabyan St Brk Gar 2 1/2 Sty Fra-Alum Sdg-Stn Fc Hse 1134 Partial Claim.....\$40,895.95
37. AIB Group LLC - 1260047a00191 00. 1122 Fabyan St, City View Pln #32 Lot 25x100 S Fabyan St 2 Sty Fra Stn Front Shg Sid Hse #1122 Partial Claim.....\$20,668.46
38. Harris James E III & Harris Karen L - 1260047a00199 00. 1108 Fabyan St, J. Voegtly Heir's Plans Lots 25-26-27 = 75x100x75x100 Partial Claim.....\$28,110.53
39. Richards Chris - 1260047e00005 00. 909 South Side Ave, Dikun Plan Of Lots Lot 1 = 71.92x77.68x23.68x22.35x96x100 Partial Claim.....\$7,307.54
40. Scherling Barbara - 1260047e00014 00. 921 South Side Ave, Pentecost Plan 4 Lot 24x100 South Side Ave 1 1/2 Sty Fra Alum Sdg Hse 921 Partial Claim.....\$16,772.37
41. Monsted David S - 1260047g00084 00. 2118 Rockledge St, E Hetzels Plan 16 Lot 25x103 Rockledge St 2 1/2 Sty Fra Ins Brk Hse 2118 Partial Claim.....\$12,106.17
42. Allegheny Home Rental & Inc. - 1260047j00353 00. 2104 Lappe Ln, Buente Hgts Plan Pt #1 Irreg Lot 33.95x100.27.42 Lappe Lane Cor Buente St 1/2-2 Sty Dble-Brk V Hse & Int-gar #2104 Partial Claim.....\$31,562.81
43. Crouch Jennifer M - 1260047i00153 00. 1916 Bader St, John Baders Plan 38 Lot 25x103 Bader St 2 1/2 Sty Asb Shg Hse 1916 Partial Claim.....\$24,901.22
44. Beatty Arthur T & Beatty Janice M - 1260047i00165 00. 1450 Damas St, William Zoller Plan Pts 11-12-13-14 Lot 50x100 Partial Claim.....\$39,857.29
45. 98 Watson Boulevard & Land Trust - 1260077b00212 00. 98 Watson Blvd, Watson Pl Plan Pt 407 Lot 24.77xavg120.38x33.20 Rr Watson Blvd 2 Sty Brk & Shg Hse & Int Gar 98 Partial Claim.....\$29,603.08

**Twenty-seventh Ward**

46. Williamson Justin - 1270044h00048 00. Plough St, Lot = 44x93.33x44x91.33 Partial Claim.....\$8,726.96
47. Wolford Kelley L - 1270045b00037 00. 2915 Stayton St, Hammond Plan Pts 33-34 Lot 21.35x107 In All Stayton St 2 1/2 Sty Fra Hse 2915 Partial Claim.....\$17,583.06
48. Farrell Ronald J - 1270045b00175 00. 1100 Woodland Ave, A C Patterson Plan Pt 11 Lot 18.33x100 Woodland Ave 2 Sty Fra & Shg Hse 1100 Partial Claim.....\$30,626.16

49. Ruffner Jeffrey W & Ruffner Jayne M - 1270045f00167 00. 1111 Hodgkiss St, Brighton Place Plan 16-17-49 Lot 21.18x100x10.83 In All Hodgkiss St 2 1/2 Sty Alum Sdg Hse 1111 Partial Claim.....\$65,667.34
50. Ib Property Holdings LLC - 1270045n00131 00. Mannheim St, Lot 20x90 McCook St 2 Sty Fra Alum Sidg Hse 2348 Mattern St 1 Car Gar Partial Claim.....\$13,803.41
51. Timmerman Wade C - 1270075g00320 00. 3452 Fleming Ave, W J Richter Plan Pt #7 Lot 16.70x50 Fleming Ave 2 1/2 Sty Fra P (w Hse Rr 3452 Partial Claim.....\$39,226.37
52. Usel Kimberly Kimberly Wilhelm - 1270075i00093 00. Richardson Ave, H Kleber Jr Plan 23 Lot 25xavg99.4 Richardson St 1 1/2 Sty Fra Hse 3265 Partial Claim.....\$17,745.50
53. Eke Chinwendu - 1270076n00303 00. Wadlow St, Schimmer Plan 8 Blk 4 Lot 25x115 Wadlow St 2 Sty Fra Alum Sdg Hse 3021 Vensel Way Partial Claim.....\$15,036.96
54. Mustovic Raymond J & Mustovic Antoinette - 1270114p00012 00. 3842 Oswego St, Mt Vernon Land Co Plan 45 Lot 40x130 Oswego St 1 1/2 Sty Brk V Hse & I C Gar 3842 Partial Claim.....\$9,511.00
55. Henderson Hugh D & Henderson Roseann - 1270115e00069 00. 1121 Laphis Rd, Benton Plan 76 To 81 Inc & Strip Irreg Lot 120.56xavg151.7x185 Rear Of Laphis Rd 1 Sty Fra Hse 1121 Partial Claim.....\$14,738.15
56. Henderson Hugh D & Henderson Roseann - 1270115e00070 00. 1121 Laphis Rd, Lot 93.81xavg62x110.44 Rr Laphis Rd Fra Out Bldg Partial Claim.....\$17,096.27

**Twenty-eighth Ward**

57. Brown Hugh A - 1280040r00158 00. 140 Hyde St, W Pgh Terrace Plan 202 Lot 25x100 Hyde St 2 Sty Fra Hse 140 Partial Claim.....\$2,160.65

**Thirtieth Ward**

58. Cerminara George W & Cerminara Julia A - 1300033c00018 00. Marland St, Knoxville Ld Imp Co Plan Pt 61 Lot 25xavg84.4 Marland St 2 Sty M Brk Hse 208 Partial Claim.....\$31,164.23

**Thirty-second Ward**

59. Popovski V Walter - 1320138a00202 00. 2501 Transport St, Fair Haven Plan Pt Lot 1 = 25x52.75x118.33x85x8.91x134.52x8x61.99 Partial Claim.....\$14,380.99

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for details.

## 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:

Bartek, Cindy, deceased, of Pittsburgh, PA. No. 06344 of 2023. Craig Rice, Admr., 108 Monongahela Avenue, Glassport, PA 15045 or to Michaela Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-01058w May 22, 29; Jun 5, 2026

Branch, Isla J. a/k/a Isla Branch, deceased, of Pittsburgh, PA. No. 03045 of 2026. Frank B. Branch, Jr., Admr., 3 Eagle Way, Pittsburgh, PA 15035 or to Emanuel J. Oakes, Jr., Esq., Law Offices of Emanuel J. Oakes, Jr., 1100 Bessica St., Wilkinsburg, PA 15221.

26-01720 May 22, 29; Jun 5, 2026

Brubaker, Terry L., deceased, of Tarentum, PA. No. 08267 of 2025. Heather Mennow, Extrx., 2421 McCoy Road, Wooster, OH 44691.

26-01062w May 22, 29; Jun 5, 2026

Bundridge, Donna, deceased, of City of Pittsburgh, PA. No. 02344 of 2026. Saeed AbdulAziz, Admr., c/o Weston P. Pesillo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

26-01067w May 22, 29; Jun 5, 2026

Carroll, Brenda Louise, deceased, of Forest Hills, PA. No. 03177 of 2026. James Carroll, Extrx., 152 Carriage Hill Road, Glenshaw, PA 15116 or to Justin Ellis, Esq., Zacharia Brown Elder Law, 108 W. McMurray Rd., Canonsburg, PA 15317.

26-01053w May 22, 29; Jun 5, 2026

Delach, George F., deceased, of Pittsburgh, PA. No. 03193 of 2026. Elizabeth Delach, Extrx., 52 Arlington Court, Pittsburgh, PA 15223 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

26-01059w May 22, 29; Jun 5, 2026

Ewalt, Henry W., deceased, of Mt. Lebanon Township, PA. No. 02898 of 2026. Mary J. Ewalt, Extrx., c/o Brian J. Kahle, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

26-01065w May 22, 29; Jun 5, 2026

Gapsky, James Lawrence, deceased, of Etna, PA. No. 3235 of 2026. Richard Gapsky, Extrx., c/o Eric J. Beinhart, Esq., GRB Law, 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139.

26-01064w May 22, 29; Jun 5, 2026

Gary, Edward L., deceased, of White Oak, PA. No. 02205 of 2026. Darlene Gary, Admr., c/o Robert W. Koehler, Esq., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

26-01722 May 22, 29; Jun 5, 2026

Hambelton, Stuart William, deceased, of Pittsburgh, PA. No. 03090 of 2026. Kevin G. Hambelton, Extrx., 910 Summer Place, Pittsburgh, PA 15234 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

26-01060w May 22, 29; Jun 5, 2026

Hughes, Audrey R., deceased, of Scott Township, PA. No. 02919 of 2026. Phyllis Hughes Shehab, Extrx., c/o Robert J. Garvin, Esq., Goldberg Kamin & Garvin, 1806 Frick Building, 437 Grant Street, Pittsburgh, PA 15219.

26-01072w May 22, 29; Jun 5, 2026

Joyce, Sr., Joseph M., deceased, of Sharpsburg, PA. No. 350 of 2007. Janet L. Besterman, Admr., c/o Eric J. Beinhart, Esq., GRB Law, 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139.

26-01063w May 22, 29; Jun 5, 2026

Kann, Linda Sue, deceased, of Pittsburgh, PA. No. 07710 of 2025. Daniel E. Kann, Admr. c.t.a., c/o Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.

26-01718 May 22, 29; Jun 5, 2026

Krisay, Lisa A., deceased, of Pittsburgh, PA. No. 02814 of 2026. Daniel S. DeBalli, Extrx., c/o F. Christopher Spina, Esq., Spina Law Associates, P.C., 1002 Fifth Avenue, Pittsburgh, PA 15219.

26-01071w May 22, 29; Jun 5, 2026

Makar, Minyone, deceased, of White Oak, PA. No. 02357 of 2026. Laura Massie, Admr., c/o D. Scott Lautner, Esq., 68 Old Clairton Rd., Pittsburgh, PA 15236.

26-01057w May 22, 29; Jun 5, 2026

Moore, Johnnie Antione, deceased, of Pittsburgh, PA. No. 00970 of 2026. Joycelyn Moore, Admr., c/o Quintarra Morant, Esq., P.O. Box 10946, Pittsburgh, PA 15236.

26-01726 May 22, 29; Jun 5, 2026

Phillips, Terry C., deceased, of Baldwin, PA. No. 01224 of 2026. Thomas R. Phillips, Admr., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317 or to Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.

26-01051w May 22, 29; Jun 5, 2026

Polesky, Sr., Fred Paul, deceased, of Moon Township, PA. No. 05270 of 2026. Lucille C. Polesky, Extrx., c/o Weston P. Pesillo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

26-01068w May 22, 29; Jun 5, 2026

Rettger, Jr., Joseph D., deceased, of Churchill Borough, PA. No. 03040 of 2026. John N. Rettger, Co-Extrx., 302 Glasgow Road, Pittsburgh, PA 15221 and Richard Rettger, Co-Extrx., 1400 Greendale Drive, Pittsburgh, PA 15239 or to Ryan G. Lemke, Esq., Hergenroeder, Rega, Ewing & Kennedy, LLC, Centre City Tower, 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.

26-01719 May 22, 29; Jun 5, 2026

Schiemer, Rae LaVerne a/k/a R. LaVerne Schiemer, deceased, of Pittsburgh, PA. No. 03221 of 2026. Thomas J. Schiemer, Jr., Extrx., 508 Neola Circle, Pittsburgh, PA 15237 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Highway, Pittsburgh, PA 15237.

26-01070w May 22, 29; Jun 5, 2026

White, Elliott, deceased, of Pittsburgh, PA. No. 02442 of 2026. Cydney Cooper, Extrx., c/o Quintarra Morant, Esq., P.O. Box 10946, Pittsburgh, PA 15236.

26-01725 May 22, 29; Jun 5, 2026

Wolf, John F., deceased, of Carnegie, PA. No. 02307 of 2026. Nicholas Leonard Wolf, IV, Extrx., 6111 19th Street, Zephyr Hills, FL 33542 or to Robert W. Koehler, Esq., Manor Complex, Penthouse, 564 Forbes Ave., Pittsburgh, PA 15219.

26-01721 May 22, 29; Jun 5, 2026

Bach, III, William P., deceased, of Bethel Park, PA. No. 02326 of 2026. Cheryl A. Bach, Admr., 5836 Shirley Drive, Bethel Park, PA 15102 or to Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.

26-01674 May 15, 22, 29, 2026

Barnes, Sandra Lee, deceased, of Pittsburgh, PA. No. 02349 of 2026. Andrew

John Barnes, Admr., 1725 Placid Street, Pittsburgh, PA 15207 or to Joseph R. West, Esq., West & Zuberbuhler, P.C., 2200 Georgetown Drive, Suite 202, Sewickley, PA 15143.

26-01670 May 15, 22, 29, 2026

Benton, Mary Ann, deceased, of Pittsburgh, PA. No. 1863 of 2026. Thomas J. Enright, Extrx., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

26-01676 May 15, 22, 29, 2026

Brooks, Lovelle a/k/a Lovelle Wilson Brooks a/k/a Minnie Lovelle Craig Brooks, deceased, of Pittsburgh, PA. No. 03750 of 2023. Janet L. Salmon, Extrx., 4273 Verona Road, Verona, PA 15147 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 424 South 27th Street, Suite 230, Pittsburgh, PA 15203.

26-00991w May 15, 22, 29, 2026

Brown, Curtiss Wray a/k/a Curtiss W. Brown, deceased, of McKeesport, PA. No. 01391 of 2026. Kizmet Graciano, Extrx., 116 5th Avenue, Rear 2, McKeesport, PA 15132 or to Barry J. Palkovitz, Esq., Palkovitz Law Office, 1966 Lincoln Way, Ste. 200, White Oak, PA 15131.

26-01671 May 15, 22, 29, 2026

Fulmer, Tracy A., deceased, of Pittsburgh, PA. No. 02369 of 2026. Bryan Fulmer, Extrx., 316 James Street, Apt. A, Verona, PA 15147 or to Nicholas C. Scholle, Esq., The Lynch Law Group, LLC, 375 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.

26-01678 May 15, 22, 29, 2026

King, Marion G., deceased, of West Deer Township, PA. No. 01980 of 2026. Marcia Dunphy, Extrx., 8257 Brittany Place, Pittsburgh, PA 15237 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

26-01673 May 15, 22, 29, 2026

Monaco, Linda L., deceased, of Allison Park, PA. No. 2120 of 2026. Michele Riley, Extrx., 2686 Miller Drive, Allison Park, PA 15101 or to Slade R. Miller, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-00989w May 15, 22, 29, 2026

Monroe, David Hood, deceased, of Brackenridge, PA. No. 02789 of 2026. Madeleine Monroe, Extrx., 1225 Dickinson Street Southwest, Grand Rapids, MI 49507 or to Justin D. Okun, Esq., Farrell Weaver & Okun, 1428 Banksville Road, Pittsburgh, PA 15216.

26-01672 May 15, 22, 29, 2026

Smith, Barbara J., deceased, of McKeesport, PA. No. 02365 of 2026. George S. Smith, Extrx., 109 Pagano Dr., New Stanton, PA 15672 or to Melanie Lewis, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Suite 310, Delmont, PA 15626.

26-00990w May 15, 22, 29, 2026

Susany, Brad A., deceased, of Allison Park, PA. No. 02046 of 2026. Kristen Aluise, Admr., 901 Charles Street, Glenshaw, PA 15116 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

26-01677 May 15, 22, 29, 2026

Urban, Robert M., deceased, of Munhall, PA. No. 03727 of 2021. Derek Urban, Admr., 114 W. Schwab Ave., Munhall, PA 15120 or to Melanie Lewis, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Suite 310, Delmont, PA 15626.

26-00995w May 15, 22, 29, 2026

Valentine, Lillie R., deceased, of Pittsburgh, PA. No. 844 of 2026. Pamela

Valentine, Extrx., 692 N. Hawkins Avenue, Akron, OH 44313 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.

26-01675 May 15, 22, 29, 2026

Witherspoon, Kathleen Ann, deceased, of Plum, PA. No. 2917 of 2026. Karen Rust, Extrx., c/o Taylor J. Johns, Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146-2142.

26-00987w May 15, 22, 29, 2026

Zegar, Michael G., deceased, of Homestead, PA. No. 03091 of 2026. Valerie A. Prosser, Extrx., c/o Elizabeth W. Altman, Esq., EW Altman Law, LLC, P.O. Box 395, Oakmont, PA 15139.

26-00993w May 15, 22, 29, 2026

Zurman, Dolores R. a/k/a Dolores Ruth Zurman, deceased, of Bridgeville, PA. No. 02799 of 2026. Raymond Zurman, Extrx., 620 Elm Street, Bridgeville, PA 15017 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.

26-00988w May 15, 22, 29, 2026

Ganoe, Carl W., deceased, of Penn Hills, PA. No. 2930 of 2026. Cindy K. Ganoe, Extrx., c/o Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

26-00924w May 8, 15, 22, 2026

Garda, Donna M. a/k/a Donna Marie Garda, deceased, of Pittsburgh, PA. No. 02770 of 2026. Kelly Nugent, 1106 Brookline Blvd., Pittsburgh, PA 15226 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

26-01628 May 8, 15, 22, 2026

Griffin, Rosemarie, deceased, of Pittsburgh, PA. No. 2420 of 2026. Melissa Bevan, Admr., 1022 Kirsopp Avenue, Pittsburgh, PA 15220 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Four Gateway Center, 444 Liberty Ave., Suite 1000, Pittsburgh, PA 15222.

26-01627 May 8, 15, 22, 2026

Hagamaier, Suzanne, deceased, of Gibsonia, PA. No. 2867 of 2026. Clinton J. Hagmaier, Extrx., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

26-00922w May 8, 15, 22, 2026

Hirsch, Carol M. a/k/a Carol Anne Mosblack, deceased, of Pittsburgh, PA. No. 01412 of 2026. Cynthia J. Sieck, Extrx., 1400 Corry Street, Yellow Springs, OH 45387 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

26-01632 May 8, 15, 22, 2026

Iurlano, Pauline T. a/k/a Pauline Tomko Iurlano, deceased, of O'Hara, PA. No. 02952 of 2026. Thomas G. Iurlano, Extrx., 523 Brookdale Drive, Pittsburgh, PA 15215 or to Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-00928w May 8, 15, 22, 2026

Krakovsky, Jr., William P., deceased, of Pittsburgh, PA. No. 2381 of 2026. Corey Oltyan, Admr. c.t.a., 1548 Celebration Circle, Bridgeville, PA 15017 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-00934w May 8, 15, 22, 2026

Leech, Robert G., deceased, of Braddock Hills, PA. No. 2880 of 2026. Jill Ann Swick, Extrx., c/o Christopher L. Harkins, Jr., Esq.,

May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

26-00925w May 8, 15, 22, 2026

Malarkey, Anna J., deceased, of Pittsburgh, PA. No. 00197 of 2026. Linda Bentley Mullarkey, Extr., 119 Laura Lee Drive, Monroeville, PA 15146 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

26-00926w May 8, 15, 22, 2026

Newell, Sr., James D., deceased, of Pittsburgh, PA. No. 2565 of 2026. James D. Newell, Jr., Extr., 3577 Huntertown Road, Allison Park, PA 15101 or to Beata I. Gray, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-00932w May 8, 15, 22, 2026

Perella, Patricia, deceased, of Pittsburgh, PA. No. 02774 of 2026. Colleen Hartner, 3500 Piney Fork Road, South Park, PA 15129 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

26-01629 May 8, 15, 22, 2026

Roberson, June L., deceased, of Penn Hills, PA. No. 2866 of 2026. Reginald T. Roberson, Admr., c/o Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

26-00927w May 8, 15, 22, 2026

Scharrer, James R., deceased, of Pittsburgh, PA. No. 2568 of 2026. Jennifer Scharrer, Extr., 1594 Pinetree Drive, Pittsburgh, PA 15241 or to Jonathan A. Orié, Esq., Orié & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

26-01631 May 8, 15, 22, 2026

Schmotzer, George D., deceased, of Pittsburgh, PA. No. 01276 of 2026. Francis J. Schmotzer, Extr., 1359 Spreading Oak Drive, Pittsburgh, PA 15220 or to Irwin B. Wedner, Esq., 1544 Overton Lane, Apt. A, Pittsburgh, PA 15217.

26-01625 May 8, 15, 22, 2026

Spitz, Carl J., deceased, of Pittsburgh, PA. No. 01940 of 2026. Loretta H. Spitz, Extr., 3830 McClure Ave., Pittsburgh, PA 15212 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.

26-01626 May 8, 15, 22, 2026

Walsh, Elizabeth J. a/k/a Betty Walsh a/k/a Elizabeth Walsh, deceased, of Tarentum Borough, PA. No. 02563 of 2026. Colleen E. Ocampo, Extr. c/o John N. Paz, Esq., Paz & Paz, 543 East Tenth Ave., Tarentum, PA 15084.

26-01630 May 8, 15, 22, 2026

Zisek, Linda A., deceased, of Sewickley, PA. No. 2757 of 2026. Carrie Anne DiPucci, Extr., c/o Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

26-00923w May 8, 15, 22, 2026

### Articles of Incorporation Business Corporation

Joelyssa M. Johnson, Esq., Barbor, Sottile & Johnson, P.C., 917 Philadelphia St., Indiana, PA 15701-3911. 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 Hype Sales PGH, Inc.

26-01054w May 22, 2026

### Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a proposed nonprofit corporation, Rising Well Development, which has been incorporated under the Nonprofit Corporation Law of 1988, as amended.

26-01741 May 22, 2026

### Articles of Amendment Nonprofit Corporation

Dean R. Phillips, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237. 412-369-9696. Notice is hereby given that Articles of Amendment were filed with the Department of State of the Commonwealth of Pennsylvania, on May 13, 2026, changing the name of the nonprofit corporation from Sewickley Valley Chamber of Commerce Foundation to Greater Sewickley Valley Chamber of Commerce Foundation which is organized under the Nonprofit Corporation Law of 1988.

26-01744 May 22, 2026

### Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania  
In Re: Lipella Pharmaceuticals Inc., Debtor.  
Case No. 26-20876-CMB  
Chapter 11

Lipella Pharmaceuticals Inc., Movant v. No Respondents.

Hearing Date: Thursday, June 4, 2026, 2:30 PM

#### Notice Of Sale Of Assets

Lipella Pharmaceutical Inc., as debtor (collectively, the "Debtor"), is seeking to sell substantially all of its assets (the "Assets") through a sale under section 363 of the Bankruptcy Code. On April 29, 2026, the United States Bankruptcy Court for the Western District of Pennsylvania (the "Bankruptcy Court") entered the Order (I) Scheduling a Hearing to Consider Approval of the Sale or Sales of Substantially All Assets and the Assumption and Assignment of Certain Executory Contracts and Unexpired Leases, (II) Approving Certain Bidding Procedures, Assumption and Assignment Procedures, and the Form and Manner of Notice Thereof, (III) Establishing Procedures in Connection with the Selection of and Protections Afforded to Any Stalking Horse Purchaser, and (IV) Granting Related Relief [Docket No. 45] (the "Bidding Procedures Order"), which, among other things, authorized and approved certain dates, deadlines, and bidding procedures for the sale of the Assets (the "Bidding Procedures"). The Bidding Procedures provide for the sale of the Assets free and clear of all liens, claims, encumbrances and other interests, to the extent permissible by law.

Pursuant to the Bidding Procedures Order and in accordance with the Bidding Procedures, the Debtor, in consultation with its professionals, determined the Successful Bidder with respect to the Debtor's Assets to be in consultation with its professionals, determined the Successful Bidder with respect to the Debtor's Assets to be XRAIY LLC (the "Successful Bidder").

The Debtor will seek approval of a Sale to the Successful Bidder at a Sale Hearing to be held on June 4, 2026, at 2:30 p.m. (prevailing EST) before the Honorable Carlota M. Böhm, at the United States Bankruptcy Court for the Western District of Pennsylvania, Courtroom B, 54th Floor, U.S. Steel Tower, Pittsburgh, PA 15219. The initial listing price of the Assets is \$3,405,000. Higher or better offers will be considered at the Sale Hearing. A good faith cash deposit

in an amount equal to \$300,000 is needed at the time of the Sale Hearing.

Any objections to the Sale to the Successful Bidder must be filed and served by no later than May 26, 2026, at 4:00 p.m. (prevailing EST) upon the following parties: counsel to the Debtor, Tucker Arensberg, P.C., Attn: Michael A. Shiner, Esq., (mshiner@tuckerlaw.com); (b) BDO, Attn: Evan Blum (ebblum@bdo-ba.com) and Chad Artem (cartem@bdo-ba.com) and (c) the Office of the U.S. Trustee, Attn: William Buchanan (William.Buchanan@usdoj.gov).

Any interested party should contact the Debtor's financial advisor, BDO Consulting Group, LLC ("BDO"), c/o Evan Blum (ebblum@bdo-ba.com) and Chad Artem (cartem@bdo-ba.com).

The Failure Of Any Person Or Entity To File And Serve An Objection By The Applicable Objection Deadline Shall Be Deemed To Consent To, And A Bar To The Assertion By Such Person Or Entity Of Any Objection To The Sale Order, The Proposed Transaction, Or The Debtor's Consummation And Performance Of The Asset Purchase Agreement (Including, Without Limitation, The Transfer Of Any Of The Assets And Assumption And Assignment Of Any Assumed Contracts, Free And Clear Of All Liens, Claims, Encumbrances And Other Interests).

26-01780 May 22, 2026

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-004665. In re: Petition of Brandon Simmons, parent(s) and Legal guardian(s) of Suavario Vaeron L C Harris Martin for change of name to Suavario Vaeron L. C. Harris-Simmons. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, June 10, 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.

26-01073w May 22, 2026

### Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: 02-26-00678. In re: Petition of Alexander William Viera, for change of name to Alexander William Oliver. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, June 22, 2026, at 10:00 a.m. as the time and Courtroom 4, 1700 Frick Building, 437 Grant Street, 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. Jeanette Robilliard-Clark, McMorrow Law, LLC, 10475 Perry Hwy., Suite 204, Wexford, PA 15090, Ph: 724-940-0100, Attorney for Petitioner.

26-01731 May 22, 2026

### Transfer of Title and/or Request to Issue Title

A Hearing on the request of Kevin Napper to Order Transfer of Title, and/or Request to Issue Title for 2014, Ford, E350, 1FTSS3ELXEDA21753 will be held 11:00 a.m., June 4, 2026, Allegheny County in Courtroom 703, City-County Building, 414 Grant Street, Pittsburgh, PA 15219. For more information contact Kevin Napper at 412-699-7757. GD-26-3655

26-01052w May 22, 2026

### Notice of Trust Administration

Trust Notice is hereby given of the administration of the Rose L. Pedrinelli Revocable Living Trust dated 1/7/2016. The Trustee named below gives notice of the

death of Rose L. Pedrinelli, late of Allegheny County, Pennsylvania who died on March 23, 2026. The Trustee requests that all persons with claims against the Decedent submit them in writing to the Trustee to the attention of his attorney, and that all persons indebted to the Decedent make payment without delay:

Arthur J. Pedrinelli, Trustee  
c/o James P. Shields, Esq.  
The Elder Law Offices of Shields & Boris  
1150 Old Pond Road  
Bridgeville, PA 15017

26-01729 May 22, 29; Jun 5, 2026

### Action to Partition Real Property

In the Court of Common Pleas of Allegheny County, Pennsylvania  
GD-26-1685

Rosemary Gartner, Donna Gujski, and Ethel Legg, Plaintiffs.

vs.

Jennifer Gartner, Defendant.

To: Defendant, Jennifer Gartner

This action seeks the partition of real property located at 97 Fountain Street, Crafton, Allegheny County, Pennsylvania 15205, by sale, in which Plaintiff, Rosemary Gartner is the life tenant of the real property, while Plaintiffs, Donna Gujski and Ethel Legg, and Defendant, Jennifer Gartner each hold an equal one-third (1/3) remainder interest as tenants in common.

Now, notice is hereby given to the Defendant(s) hereinafter named and unless Affidavit of Defense be filed to said claims in the Director of Court Records Office of Allegheny County within twenty (20) days after May 22, 2026, judgment may be entered against you by the Court without further notice for the relief requested by the Plaintiffs. You may lose money or your property or other rights important to you.

Defendant, Jennifer Gartner, GD 26-1685, Crafton Borough, DBV 9196, P. 424, Block & Lot 68-N-116, Being Known As 97 Fountain Avenue, Pittsburgh, PA 15205.

Weston P. Pesillo, Esquire  
Pa. I.D. 324595  
wpesillo@tuckerlaw.com  
Kaitlyn S. Smearcheck, Esquire  
Pa. I.D. 334312  
ksmearcheck@tuckerlaw.com.

1500 One PPG Place  
Pittsburgh, PA 15222  
412-566-1212

#### Notice

You are hereby notified that on February 26, 2026, Plaintiffs filed Complaint for Partition of Real Property, endorsed with a Notice to Defend, at the above number and term.

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for the relief requested by the Plaintiffs. You may lose money or your 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION 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  
4th Fl. Koppers Building, 436 Seventh  
Avenue, Pittsburgh, PA 15219

(412) 261-5555  
www.acbalrs.org

26-01732 May 22, 2026

**Notice**

Notice of Service by Publication  
In the Court of Common Pleas of Allegheny  
County,  
Pennsylvania Civil Division No.  
Docket No: GD-26-002548  
First US Bank, Plaintiff  
v.

Louis J. Lamanna, Defendant  
Complaint in Civil Action And Replevin  
Important Notice

To: Louis J. Lamanna

You have been sued in Court in the  
above-captioned matter. Plaintiff has filed a  
complaint for replevin and breach of  
contract seeking repossession of a trailer and  
damages in the amount of \$30,774.84 plus  
interest and attorney's fees.

Notice: If you wish to defend, you must  
enter a written appearance personally or by  
an attorney and file your defenses or  
objections in writing with the Court within  
twenty (20) days.

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 other  
claim or relief requested by the plaintiff. You  
may lose money or property or other rights  
important to you.

YOU SHOULD TAKE THIS PAPER TO  
YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE A LAWYER, 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,  
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YOU WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER LEGAL  
SERVICES TO ELIGIBLE PERSONS AT A  
REDUCED FEE OR NO FEE.

Lawyer Referral Service of the Allegheny  
County Bar Association  
11th Floor, Koppers Building  
436 Seventh Avenue  
Pittsburgh, PA 15219  
(412) 261-5555

Plaintiff's Attorneys: Beverly Weiss  
Manne, Esquire, PA 34545, Tucker Arensberg  
PC, One PPG Place, Suite 1500, Pittsburgh,  
PA 15222, 412-566-1212.

26-01751 May 22, 2026

**Notice**

In the Court of Common Pleas of Allegheny  
County, Pennsylvania  
Civil Division  
No.: GD-26-003085

Deutsche Bank National Trust Company, As  
Trustee For Soundview Home Loan Trust  
2005-Opt2, Asset-Backed Certificates, Series  
2005-Opt2, Plaintiff  
v.

Unknown Heirs, Successors, Assigns, and  
All Persons, Firms, or Associations  
Claiming Right, Title or Interest From or  
Under Karen L. Cercone a/k/a Karen Lee  
Cercone, Deceased, Defendant(s)

**Notice**

Notice To:

Unknown Heirs, Successors, Assigns,  
And All Persons, Firms, Or Associations  
Claiming Right, Title Or Interest From Or  
Under Karen Cercone a/k/a Karen L.  
Cercone A/K/A Karen Lee Cercone,  
Deceased

You are hereby notified on that on March  
20, 2026, Plaintiff, Deutsche Bank National  
Trust Company, As Trustee For Soundview  
Home Loan Trust 2005-Opt2, Asset-Backed  
Certificates, Series 2005-Opt2 filed a  
Complaint against you in the Court of  
Common Pleas of Allegheny County,  
Pennsylvania, Docket No. GD-26-003085,  
wherein Plaintiff seeks to enforce its rights  
under its loan documents.

If you wish to defend, you must enter a  
written appearance personally or by attorney

and file your defenses or objections in  
writing with the Court. You are warned that  
if you fail to do so the case may proceed  
without you and a judgment may be entered  
against you without further notice for the  
relief requested by the Plaintiff. You may  
lose money or property or other rights  
important to you.

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

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

Lawyer Referral Service  
Allegheny County Bar Association: 400  
Koppers Building  
436 7th Avenue, 3rd Floor  
Pittsburgh, PA 15219  
Telephone:(412) 261-5555

<https://www.getapittsburghlawyer.com>

Brock & Scott, PLLC  
Attorney for Plaintiff  
(844) 856-6646

26-01752 May 22, 2026

**Notice**

To Victor Akitoye, His Heirs, Lienholders,  
And Parties In Interest, A Petition For  
Conservatorship Has Been Filed By Jade  
Investments LLC Under The Blighted And  
Abandoned Properties Act In The Allegheny  
Court Of Common Pleas Under Case No. CS-  
26-000005 Against The Property Of 1370  
Laketon Road, Pittsburgh, Pennsylvania,  
15221. This Is Formal Notice Pursuant To  
Pa.R.C.P.430(b)(1). Failure To Defend These  
Claims Will Result In Judgment Entered  
Against The Subject Matter Property  
Involved.

26-01753 May 22, 2026

**Statement of Registration  
Foreign Business Corporation**

Jacques L. Moye, Sr., Esq., Clark Hill PLC,  
301 Grant Street, 14th Fl., Pittsburgh, PA  
15219. Notice is hereby given that Form  
Energy, Inc., a foreign business corporation,  
has applied for a Statement of Registration to  
do business in the Commonwealth of  
Pennsylvania under the provisions of  
Chapter 4 of the Association Transactions  
Act. The corporation is incorporated under  
the laws of the State/Country of Delaware.  
The address of its principal office under the  
laws of said jurisdiction is 30 Dane Street,  
Somerville, MA 02143, and subject to section  
109 (relating to name of commercial  
registered office provider in lieu of registered  
address), the address, including street and  
number, if any, of its proposed registered  
office in Pennsylvania is 5235 North Front  
Street, Harrisburg, PA 17110.

26-01733 May 22, 2026

**Voluntary Dissolution  
Business Corporation**

Gabrielle N. Morella, Esq., Morella &  
Associates, A Professional Corporation, 706  
Rochester Road, Pittsburgh, PA 15237.  
Notice is hereby given by Westcorp America,  
Inc., a Pennsylvania business corporation,  
that said corporation is winding up its affairs  
in the manner prescribed by section 1975 of  
the Business Corporation Law of 1988, so  
that its corporate existence shall cease upon  
the filing of Articles of Dissolution in the  
Department of State of the Commonwealth  
of Pennsylvania.

26-01055w May 22, 29, 2026

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