

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, January 6, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, JANUARY 6, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, JANUARY 7, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JANUARY 13, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class
County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows:

SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

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

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

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

Baldwin Borough

10. Donald Mient a/k/a Donald J. Mient and Mary Mient a/k/a Mary Ann Mient
MG-23-001101—\$142,256.16
KML Law Group, P.C.
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 1233 Cloverfield Drive, Pittsburgh, PA 15227. Deed Book 8694, Page 447. Block and Lot Number 58-J-148.

30. Dino E. Conti and Eugene A. Conti
GD-23-004725—\$4,602.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two story brick house being known as 725 Agnew Road, Pittsburgh, PA 15227. Deed Book Volume 15450, Page 585. Block & Lot No. 59-R-66.

Bell Acres

34. Erin E. Toth
GD-23-000566—\$4,616.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a one story stone house being known as 102 Orris Road, Sewickley, PA 15143. Deed Book Volume 18098, Page 218. Block & Lot No. 1198-B-226.

Bethel Park

41. Mandy Reed
MG-24-000218—\$303,884.67
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 110 Logan Rd., Bethel Park, PA 15102. Deed Book Volume 19296, Page 157. Block and Lot Number 0477-M-00159-0000-00.

69. Daniel Varhola
GD-22-012359—\$3,305.90
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two story brick house being known as 1029 Surrey Woods Road, Bethel Park, PA 15102. Deed Book Volume 4440, Page 225. Block & Lot No. 391-R-252.

80. Mary Ann Ritchey, Solely in Her Capacity as the Executrix of the Estate of Lynda J. Pore
MG-24-000391—\$69,042.78
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling known and numbered as 5996 Cherryview Ln., Bethel Park, PA 15102. Deed Book Volume 12207, Page 103, Parcel Number 666-R-125. Block / Lot # 666-R-125.

81. Elizabeth Pagano
GD-22-015781—\$33,026.31
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1514 Stoltz Road, Bethel Park, PA 15102. Deed Book 18126, Page 182. Block and Lot Number 665-H-155.

Braddock Hills

31. James E. Colwell
GD-23-000640—\$3,167.90
Joseph W. Gramc, Esq.
412-281-0587

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

Hills: Having erected thereon a two story brick house being known as 698 Park Avenue, Pittsburgh, PA 15221. Deed Book Volume 18177 Page 429. Block & Lot No. 235-C-252.

68. Darlene M. James
GD-23-000643—\$9,242.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a two story frame house being known as 979 Wilkins Avenue, Pittsburgh, PA 15221. Deed Book Volume 16526, Page 469. Block & Lot No. 300-E-154.

Brentwood

97. Sean Cullen Doyle
MG-23-000383—\$177,134.39
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 2960 Churchview Ave., Pittsburgh, PA 15227. Deed Book Volume DE, V1-18699, Page 427. Block and Lot Number 0094-R-00041-0000-00.

Bridgeville

90. Zachary Arturi, as Administrator of the Estate of Valerie Arturi, Deceased
GD-24-006541—\$19,669.47
Justin M. Tuskan, Esq.
Metz Lewis Brodman Must O'Keefe LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a one-story residential building and garage known as 226 Patterson Avenue, Bridgeville, PA 15017. Deed Book Volume 10971, Page 162. Block and Lot Number 255-E-346.

City of Clairton

91. Richard James and Kelli Gaines
MG-23-001078—\$76,233.78
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the First Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 713 Walnut Avenue, Clairton, PA 15025. Deed Book Volume 18839, Page 373, Block and Lot Number 764-F-122.

92. Anthony B. Koontz and Nicole M. Koontz
MG-18-001178—\$85,611.10
Roger Fay, Esq.
856-724-1888

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 409 Mendelssohn Avenue, Clairton, PA 15025 a/k/a 409 Mendelssohn Avenue, Clairton, PA 15025. Deed Book Volume 10065, Page 219, at Instrument Number 154206. Block and Lot Number 0764-G-00236-0000-00.

Collier

22. John Weigner
GD-19-003661—\$10,316.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a one story frame house being known as 1028 Franklin Street, Oakdale, PA 15071. Deed Book Volume 9076, Page 639. Block & Lot No. 331-N-7.

Crafton**8. Gregg W. Dodd, Jr.**

GD-24-009450—\$41,180.16
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two story frame dwelling house, now known and numbered as 1672 Crafton Boulevard, Pittsburgh, PA 15205. Deed Book Volume 16861, Page 535, Block and Lot Number 39-B-316.

29. Mary Frances Olson

GD-22-004477—\$2,821.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a one story frame house being known as 555 Chess Street, Pittsburgh, PA 15205. Deed Book Volume 17050, Page 337. Block & Lot No. 39-B-140.

Dormont**70. Scott A. Charlton and Jill L. Charlton**

GD-19-003562—\$1,162.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two story brick house being known as 1132 Arkansas Avenue, Pittsburgh, PA 15216. Deed Book Volume 16481, Page 375. Block & Lot No. 97-E-18.

Duquesne**3. Louise A. Negron and Gabriel Negron-Medina**

MG-24-000563—\$114,037.03
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - 3rd Ward: Having erected thereon a dwelling being known and numbered as 508 Fern Aly., Duquesne, Pennsylvania 15110. Deed Book Volume 18787, Page 248. Block and Lot Number 0378-N-00037-0000-00.

77. James Michael Crunkleton, as Surviving Heir of John C. Crunkleton, Deceased, Karen Shelton, as Surviving Heir of John C. Crunkleton, Deceased and Unknown Surviving Heirs of John C. Crunkleton, Deceased

MG-24-000469—\$37,402.69
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the City of Duquesne: Having erected thereon a single family residential dwelling being known and numbered as 110 Miller Avenue, Duquesne, PA 15110. Deed Book Volume 10247, Page 559. Block and Lot Number 304-B-143.

East Pittsburgh**89. Deon Triplett a/k/a Deon L. Triplett, in His Capacity as Heir of Anita Triplett a/k/a Anita Phyllis Triplett; Ashawntae Thomas a/k/a Ashawntae M. Thomas, in Her Capacity as Heir of Anita Triplett a/k/a Anita Phyllis Triplett; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Anita Triplett a/k/a Anita Phyllis Triplett**

GD-23-011760—\$50,672.01
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 532 Maple St., East Pittsburgh, PA 15112. Deed Book Volume 17066, Page 465. Block and Lot 0375-L-00127-0000-00.

Elizabeth Borough**78. Cheryl Wilcox, Administratrix of the Estate of Gary G. Wilcox**

GD-23-006125—\$4,952.56
Robert J. Garvin
412-281-1119

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a two story dwelling being known as 615 Walker Road, Elizabeth, PA 15037. Deed Book Volume 10156, Page 573. Block & Lot No. 1272-F-30.

Elizabeth Township**48. Nathan Osborne Hines**

GD-24-006576—\$95,885.92
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Elizabeth Township: Having erected thereon a dwelling being known and numbered as 2214 Ridge Road, McKeesport, PA 15135 a/k/a 2214 Ridge Road, Mc Keesport, PA 15135. Document Number 2022-37906, Deed Book Volume 19139, Page 572. Block and Lot Number 0875-G-00333-0000-00.

Etna**23. Gloria Jean Trent, Administratrix of the Estate of Gladys M. Truman, Deceased**

GD-19-000734—\$5,966.87
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a two story, two family frame house being known as 16-18 Weible Street, Pittsburgh, PA 15223. Deed Book Volume 14486, Page 229. Block & Lot No. 222-J-293.

Glassport**55. Andrew Michael Miller**

GD-24-003710—\$15,755.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 523 Delaware Ave., Glassport, PA 15045. Deed Book 17333, Page 353. Block and Lot Number 467-S-6; and

Parcel 2: Having erected thereon a commercial garage building being known and numbered as 509 Monongahela Ave., Glassport, PA 15045. Deed Book 17704, Page 443. Block and Lot Number 467-P-63.

Green Tree**79. P I Hospitality, LLC**

GD-23-012374—\$2,987,611.91
Joseph A. Fidler, Esq.
412-487-8173

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Parcel 1: Having erected thereon a commercial building being known and numbered as 401 Holiday Drive, Pittsburgh, PA 15220, Deed Book Volume 14388, Page 396, Block and Lot Number 38-G-200.

And Parcel II: Being vacant commercial property known as Mansfield Ave., Pittsburgh, PA 15220, Deed Book Volume 14388, Page 396, Parcel I.D. 38-G-170.

Hampton**40. Dana Mester Kearns, as Heiress of the Estate of William C. Kearns; Jeremy Kearns as Heirs of the Estate of William C. Kearns, Deceased; Justin Kearns as Heirs of the Estate of William C. Kearns, Deceased; J.K., a Minor and Known Heir of William C. Kearns, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under William C. Kearns**

MG-24-000299—\$112,898.95
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 4042 Clarkland Ave., Allison Park, PA 15101. Deed Book Volume 16076, Page 73. Block and Lot Number 0720-F-00149-0000-00.

76. Amanda M. Klink and Daniel R. Klink

GD-24-005928—\$546,063.59
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a single family residential dwelling being known and numbered as 4559 Nature Trail Drive, Allison Park, PA 15101. Deed Book Volume 18105, Page 543. Block and Lot Number 951-A-134.

Harrison**59. Jason R. Meier**

MG-24-000289—\$178,787.02
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a single family dwelling being known and numbered as 1211 Dallas Avenue, Natrona Heights, PA 15065. Deed Book DE-18959, Page 13. Block and Lot 1519-F-247.

Jefferson Hills**85. Carl L. Hanford and Debbie L. Hanford a/k/a Debbie L. Thompson**

GD-23-012477—\$289,489.50
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a residential dwelling known as 428 Wray Large Road, Clairton, PA 15025 a/k/a 428 Wray Large Road, Jefferson Hills, PA 15025, Deed Book Volume 14125, Page 480, Block & Lot No. 766-L-246.

Liberty**46. James R. Andreoli a/k/a James Andreoli**

MG-24-000643—\$100,650.54
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 213 Scene Ridge Road, McKeesport, PA 15133 a/k/a 213 Scene Ridge Road, Mc Keesport, PA 15133. Document Number 2020-14430, Deed Book Volume 18042, Page 23. Block and Lot Number 0555-A-00045-0000-00.

City of McKeesport**74. Tristone Keith, Known Heir of Rosie E. Keith, Deceased, and the Unknown Heirs of Rosie E. Keith, Deceased**

MG-24-000317—\$24,931.53
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1505 Flagler Street, McKeesport, PA 15132. Deed Book Volume 14077, Page 501. Block and Lot Number 382-H-385.

Monroeville**100. Heather Willson a/k/a Heather M. Willson a/k/a Heather M. Wilson**

MG-22-000436—\$171,867.87
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 428 Longview Dr., Monroeville, PA 15146. Deed Book Volume 13361, Page 54. Block and Lot Number: 0543-H-00077-0000-00.

Mt. Lebanon**99. Kenneth E. Gray, Jr., Known Heir of the Estate of Kenneth E. Gray, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Kenneth E. Gray, Deceased**

MG-24-000220—\$54,018.80
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 1155 Pinewood Dr., Pittsburgh, PA 15243. Deed Book Volume 5987, Page 57. Block and Lot Number 0194-H-00220-0000-00.

101. Andrew T. Waller and Carolyn A. Waller, Husband and Wife

GD-24-006894—\$15,912.21
John T. Vogel, Esq.
Tucker Arensburg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a residential dwelling known and numbered as 20 Fernwood Avenue, Pittsburgh, Pennsylvania 15228, Deed Book Volume 7498, Page 86, Block and Lot 141-C-257.

Mt. Oliver**4. Carol M. Flannery**

GD-23-009802—\$4,337.28
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 212 Ormsby Avenue, Pittsburgh, PA 15210. Deed Book 10404, Page 555. Block and Lot Number 32-A-124.

Munhall**28. Robert M. Crawford and Anita E. Crawford**

GD-23-004664—\$2,648.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story brick house being known as 3649 Valewood Drive, Homestead, PA 15120. Block & Lot No. 182-E-216.

- 62. Trent Thompson and April Franklin**
GD-23-010324—\$4,680.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two story brick house being known as 118 East 21st Avenue, Homestead, PA 15120. Deed Book Volume 16260, Page 130. Block & Lot No. 131-M-110.

North Braddock

- 73. Crystel Anne Sneed, Known Heir of Bryant K. Sneed, Deceased, and the Unknown Heirs of Bryant K. Sneed, Deceased**
MG-24-000327—\$37,683.71
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 1701 Madison Avenue, Braddock, PA 15104. Deed Book Volume 10534, Page 451. Block and Lot Number 375-K-120-0-2.

North Versailles

- 17. Walter Page**
MG-24-000507—\$65,312.41
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 1116 Jacks Run Road, North Versailles, PA 15137. Deed Book Volume 17094, Page 232. Block and Lot Number 750-N-81.

- 71. Louis Richard Carnevale and Tammy L. Carnevale**
GD-23-010569—\$3,512.43
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 brick house being known as 511 Overhill Drive, North Versailles, PA 15137. Deed Book Volume 17099, Page 269. Block & Lot No. 459-E-131.

Penn Hills

- 2. Robert E. Moore**
MG-23-000795—\$87,913.84
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 564 Idlewood Road, Pittsburgh, Pennsylvania 15235. Deed Book Volume 8707, Page 552. Block and Lot Number 0538-K-00127-0000-00.

- 36. Frank Steven Schmidt**
MG-24-000113—\$144,466.24
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 105 Richmore Dr., Verona, PA 15147. Deed Book

Volume 18510, Page 403. Block and Lot Number 0446-N-00295-0000-00.

- 49. Bernard J. Gioia and Christina M. Gioia**
MG-24-000629—\$45,584.16
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 185 Shenandoah Drive, Pittsburgh, PA 15235. Document Number 2003-36612, Deed Book Volume 11826, Page 55. Block and Lot Number 0448-S-00138-0000-00.

- 54. Timothy Lewis**
GD-24-004716—\$14,251.71
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 1701 Nash Ave., Pittsburgh, PA 15235. Deed Book 17544, Page 359. Block and Lot Number 632-P-101.

- 57. Rita K. Thompson**
GD-24-005428—\$13,254.45
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 7740 Mount Carmel Road, Verona, PA 15147. Deed Book 5647, Page 489. Block and Lot Number 230-K-66.

- 94. Golden Pinnacle, LLC**
GD-24-004718—\$18,983.44
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 8213 Nadine Road, Verona, PA 15147. Deed Book 18480, Page 447. Block and Lot Number 229-H-38; and

Parcel 2: Having erected thereon a single family dwelling being known and numbered as 8217 Nadine Road, Verona, PA 15147. Deed Book 18480, Page 442. Block and Lot Number 229-H-40.

Plum

- 82. William H. Gildernew**
GD-23-004371—\$12,016.21
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 4933 Havana Drive, Pittsburgh, PA 15239. Deed Book 10874, Page 51. Block and Lot Number 1238-P-122.

- 83. Timothy A. Hudec and Gina M. Hudec**
GD-22-010246—\$23,436.33
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 232 Carriage Boulevard, Pittsburgh, PA 15239. Deed Book 9418, Page 274. Block and Lot Number 741-B-228.

- 84. Trent J. O'Leary, Administrator of the Estate of William P. O'Leary, Deceased**
GD-23-004399—\$42,239.18
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 2289 Chapparral Drive, Pittsburgh, PA 15239. Deed Book 10461, Page 168. Block and Lot Number 1239-J-134.

Port Vue

- 13. Diane M. Kugler**
MG-23-000870—\$40,703.88
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 317 Gumbert Street, McKeesport, PA 15133. Deed Book 10904, Page 302. Block and Lot Number 383-S-288.

- 21. Lawrence Bellas**
GD-23-010343—\$2,851.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one story brick house being known as 931 Morton Avenue, McKeesport, PA 15133. Deed Book Volume 17852, Page 51. Block & Lot No. 383-F-329.

- 51. Abdalla Grimes**
GD-24-001644—\$9,513.78
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 824 Glenn Ave., McKeesport, PA 15133. Deed Book 18062, Page 142. Block and Lot Number 465-K-249.

- 93. Keith M. Geissler, solely as heir of Norma J. Geissler, deceased Mark Geissler, solely as heir of Norma J. Geissler, deceased Scott F. Geissler, solely as heir of Norma J. Geissler, deceased Dawn Miller, solely as heir of Norma J. Geissler, deceased Unknown heirs, devisees and personal Representatives of Norma J. Geissler, deceased**
MG-22-001036—\$75,519.12
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a single family dwelling being known and numbered as 1317 Beverly Road, McKeesport, PA 15133. Deed Book Volume 16118, Page 105. Block and Lot Number 383-K-228.

Reserve

- 42. Frank C. Harvey and Kathleen V. Harvey**
MG-24-000584—\$74,024.79
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3239 Mount Troy Rd., Pittsburgh, PA 15212 a/k/a 3239 Mt. Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 15443, Page 184. Block and Lot Number 0117-K-00020-0000-00.

Richland

- 66. Lawrence J. Mull**
GD-23-005995—\$6,444.45
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 3612 Northfield Drive, Gibsonia, PA 15044. Deed Book Volume 9338, Page 263. Block & Lot No. 1504-B-69.

Ross

- 18. Sally A. Cerveny**
MG-24-000325—\$60,815.05
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 140 Peony Avenue, Pittsburgh, PA 15229. Deed Book Volume 16966, Page 454. Block and Lot Number 349-M-230.

- 39. James Schilling**
MG-24-000447—\$143,968.60
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 21 Saint William Pl., Pittsburgh, PA 15237. Deed Book Volume 11373, Page 571. Block and Lot Number 0517-B-00365-0000-00.

- 65. Seraj Mokhtar**
GD-23-000959—\$6,182.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one story brick condominium being Unit # 1404 in Charlemagne II Condominium, known as 1404 Charlemagne Circle, Pittsburgh, PA 15237. Deed Book Volume 15913, Page 71. Block & Lot 517-H-30-1404.

Scott

- 37. Joseph Jameson**
MG-23-000720—\$103,522.26
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 220 Finley Ave., Carnegie, PA 15106. Deed Book Volume 17904, Page 468. Block and Lot Number 0102-R-00144-0000-00.

Sewickley

- 75. John W. Lecornu and Susan W. Lecornu**
MG-16-001272—\$489,130.72
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a single family residential dwelling being known and numbered as 601 Locust Place, Sewickley, PA 15143. Deed Book Volume 17571, Page 80. Block and Lot Number 508-N-311.

South Park

- 25. Ranmar Property Group, LLC**
GD-24-002085—\$6,543.57
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Parcel #1: Having erected thereon a one story commercial building being known as 5724 Curry Road, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-L-172.

Parcel #2: Having erected thereon a two story industrial warehouse being known as 1175 Thomas Avenue, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-L-165.

- 26. Ranmar Property Group, LLC**
GD-24-002084—\$4,485.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two story commercial

building being known as 5724 Curry Road, Pittsburgh, PA 15236. Deed Book Volume 17436, Page 16. Block & Lot No. 473-L-175.

27. Ranmar Property Group, LLC

GD-24-001844—\$4,705.50
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 commercial building being known as 5681 Horning Road, Pittsburgh, PA 15236. Deed Book Volume 17544, Page 185. Block & Lot No. 473-G-214.

Stowe

14. Kenneth Thomas Faulisi a/k/a Kenneth Faulisi

MG-24-000008—\$11,211.55
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 913 Woodward Avenue, McKees Rocks, PA 15136. Deed Book 14907, Page 336. Block and Lot Number 73-P-82.

Swissvale

9. Jack Young

GD-23-013324—\$3,848.27
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7913 Lloyd Avenue, Pittsburgh, PA 15218. Deed Book 16162, Page 301. Block and Lot Number 234-P-021.

64. Debra Martino, Angela Martino, David Martino and Abigail Seidling

GD-23-001506—\$18,200.63
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a three story commercial building being known as 1918 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 17996, Page 114. Block & Lot No. 178-C-141.

Tarentum

63. Joseph Price

GD-22-011064—\$9,105.54
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 533 2nd Avenue, Tarentum, PA 15084. Deed Book Volume 14386, Page 82. Block & Lot No. 1224-J-73.

67. Richard Scholl, with Notice to Heirs and Assigns

GD-15-010412—\$5,735.44
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 522 3rd Avenue, Tarentum, PA 15084. Deed Book Volume 4244, Page 135. Block & Lot No. 1224-J-106.

Turtle Creek

33. Carla White

GD-23-009337—\$12,551.96
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 frame house being known as 604 Boden Street, Turtle Creek, PA 15145. Deed Book Volume 17387, Page 392. Block & Lot No. 454-R-285.

98. Amy Bartoli Baublitz, Known Heiress of Daniel Guy Bartoli, Deceased; William Bartoli, Known Heir of Daniel Guy Bartoli, Deceased; Thomas Bartoli, Known Heir of Daniel Guy Bartoli, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Daniel Guy Bartoli

MG-24-000251—\$36,703.54
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 414 George St., Turtle Creek, PA 15145. Deed Book Volume 13011, Page 549. Block and Lot Number 0455-M-00218-0000-00.

Verona

11. Meg L. Burkardt as Administratrix of the Estate of Monte Williams, Deceased

GD-24-008551—\$38,933.08
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 567 Peter Street, Verona, PA 15147. Deed Book 9269, Page 591. Block and Lot Number 364-S-56.

West Mifflin

20. Daniel S. Radocay, With Notice to Heirs and Assigns

GD-19-016401—\$3,942.00
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one story frame house being known as 1808 Worton Boulevard, West Mifflin, PA 15122. Deed Book Volume 15962, Page 557. Block & Lot No. 240-S-398.

60. Stephanie Macsurak, Administratrix of the Estate of Linda M. Macsurak

MG-24-000573—\$119,764.35
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a brick dwelling known as 2234 Vermont Avenue, West Mifflin, PA 15122. DBV 18215, PG. 279, B/L #241-M-57.

86. All Known and Unknown Heirs of Adrienne N. Devine a/k/a Adrienne M. Devine

MG-24-000484—\$43,979.30
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 216 Commonwealth Avenue, West Mifflin, PA 15122. Deed Book Volume 34520, Page 166, Parcel Number 239-A-176. Block / Lot # 239-A-176.

87. Kenneth Burdick as Known Heir of Dolores A. Burdick and All Unknown Heirs of Dolores A. Burdick

MG-24-000578—\$99,971.84
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

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

Mifflin: Having erected thereon a dwelling known and numbered as 713 Shady Lane, West Mifflin, PA 15122. Deed Book Volume 6760, Page 351, Parcel Number 239-B-173. Block / Lot # 239-B-173.

West View

35. Nichole S. Katsadas

MG-24-000399—\$137,238.92
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 240 Martsolf Ave., Pittsburgh, PA 15229. Deed Book Volume 15305, Page 273. Block and Lot Number 0280-K-00205-0000-00.

White Oak

1. James Nicoludis, Soley in His Capacity as Executor of the Estate of Mary Nicoludis a/k/a Mary P. Nicoludis

MG-24-000300—\$14,277.50
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, White Oak Borough: Having erected thereon a dwelling known and numbered as 1113 Monongahela Blvd., McKeesport, PA 15131. Deed Book Volume 9970, Page 341, Parcel Number 461-K-149. Block/Lot# 461-K-149.

44. Richard Leonard Martino and Jennifer Lynn Martino

MG-23-000539—\$131,192.12
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1108 California Avenue, McKeesport, PA 15131 a/k/a 1108 California Avenue, White Oak, PA 15131. Document Number 2018-26020, Deed Book Volume 17329, Page 253. Block and Lot Number 0461-C-00336-0000-00.

Wilkins

7. Christine Trich a/k/a Christine R. Trich, Executrix of the Estate of Paula E. Shaffer

GD-24-007138—\$56,367.91
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 3953 Dowling Avenue, Pittsburgh, Pennsylvania 15221. Deed Book Volume 14061, Page 132. Block and Lot Number 0372-P-00276-0000-00.

Wilkinsburg

6. Hands on Realty Co.

MG-24-000545—\$136,858.42
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 1414 Avon Place, Pittsburgh, PA 15221. Deed Book Volume 18453, Page 125. Block and Lot Number 297-F-211.

19. Alia M. Carter, Individually, Alia M. Carter, Personal Representative of the

Estate of John T. Gwinn, Jr. a/k/a John Gwinn a/k/a John T. Gwinn a/k/a John Gwin, Jr., Deceased

GD-24-003092—\$23,685.83

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having thereon erected a two-story brick dwelling known as and numbered 2043 Chalfant Street, Pittsburgh, PA 15221. Deed Book Volume 18452, Page 429. Block and Lot Number 297-F-5.

50. The Unknown Heirs of Mary A. Smith, Deceased

GD-24-006572—\$12,382.21
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 520 Princeton Boulevard, Pittsburgh, PA 15221. Deed Book 5513, Page 213. Block and Lot Number 233-M-42.

52. Kela Stubbs

GD-24-007223—\$15,570.42
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 820 McKee Street, Pittsburgh, PA 15221. Deed Book 16688, Page 261. Block and Lot Number 232-E-195.

53. Alvin H. Smith

GD-22-000704—\$14,367.73
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 2038 Chalfant Street, Pittsburgh, PA 15221. Deed Book 10629, Page 489. Block and Lot Number 297-F-20.

56. Jaysen Booker, Executor for the Estate of Regina L. Booker, Deceased

GD-22-013020—\$17,838.80
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 2172 Vantine St., Pittsburgh, PA 15221. Deed Book 16635, Page 517. Block and Lot Number 296-N-230.

Pittsburgh—10th Ward

61. Kelly Cavanagh

GD-24-008402—\$41,594.31
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having erected thereon a rowhouse known as 117 53rd Street, Pittsburgh, PA 15201. Deed Book Volume 14645, Page 406, Block and Lot Number 80-D-200.

Pittsburgh—12th Ward

72. Hands On Realty Co.

GD-24-000154—\$182,656.67
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 12th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6960 Monticello Street, Pittsburgh, PA 15208. Deed Book Volume 19209, Page 416. Block and Lot Number 0125-D-00063.

Pittsburgh—17th Ward**58. Blu Star Origins Real Estate, LLC**

GD-24-005961—\$252,036.07
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the 17th (formerly 26th) Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 1711 Larkins Way, Pittsburgh, PA 15203. Deed Book Volume 18976, Page 255, Instrument Number 2022-22218. Block and Lot Number 12-J-136.

Pittsburgh—18th Ward**12. Stephanie Merlo Solely on Her Capacity as Heir of Both Mary Ellen Merlo a/k/a Mary Ellen Burger and Charles J. Merlo, Both Deceased**

MG-23-000942—\$44,964.14
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 83 Ruth Street, Pittsburgh, PA 15211. Deed Book 5252, Page 85. Block and Lot Number 4-R-235.

Pittsburgh—19th Ward**45. Janette L. Dimatteo**

MG-24-000663—\$49,449.65
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 1642 Methyl Street, Pittsburgh, PA 15216. Document Number 2013-12611, Deed Book Volume 15240, Page 392. Block and Lot Number 0035-F-00191-0000-00.

96. Jason Daniel Gmuier

MG-24-000190—\$131,183.27
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Parcel No. 1: Vacant land being known and numbered as 211 Wilbert St., Pittsburgh, PA 15211. Deed Book Volume 17582, Page 150, Block and Lot Number 0004-J-00185-0000-00.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 211 Wilbert St., Pittsburgh, PA 15211 Deed Book Volume 17582, Page 150, Block and Lot Number 0004-J-00186-0000-00.

Pittsburgh—20th Ward**16. Viola A. Cutler**

MG-23-000611—\$47,034.95
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3127 Landis Street, Pittsburgh, PA 15204. Deed Book 17976, Page 562. Block and Lot Number 42-L-185.

Pittsburgh—27th Ward**43. Jill L. McGlothlin a/k/a Jill L. McGlothlin**

MG-24-000379—\$48,536.98
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Parcel No. 1: Having erected thereon a Res Aux Building being known and numbered as 3604 Brighton Rd., Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 0114-S-00300-0000-00.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 3604 Brighton Rd., Pittsburgh, PA 15212. Deed Book Volume 12513, Page 5. Block and Lot Number 0114-S-00302-0000-00.

Pittsburgh—28th Ward**88. David B. Houston a/k/a David Houston and Quandalina Houston**

MG-24-000143—\$136,980.43
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1294 Dickens St., Pittsburgh, PA 15220. Deed Book Volume 11309, Page 134. Block and Lot 0020-J-00183-0000-00.

95. Leonna Smalley a/k/a Leonna P. Smalley

MG-24-000480—\$91,960.64
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1243 Straka St., Pittsburgh, PA 15204. Deed Book Volume 13250, Page 29. Block and Lot Number 0041-G-00024-0000-00.

Pittsburgh—29th Ward**38. Matthew C. Reynolds**

MG-24-000569—\$82,345.31
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 2445 Brownsville Road, Pittsburgh, PA 15210. Deed Book Volume 15885, Page 256. Block and Lot Number 0094-N-00012-0000-00.

AMENDED NOTICE

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

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

www.sheriffalleghenycounty.com.

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Dec 12, 2024

Dec 13, 20, 27, 2024

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

Estate Notice

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

Dugan, Nancy J., deceased, of Pittsburgh, PA. No. 07454 of 2024. John T. Richards, III, Admr. and Atty., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

24-04533 Dec 27 2024; Jan 3, 10, 2025

Whiteside, Priscilla a/k/a Priscilla Ann Whiteside, deceased, of Oakmont, PA. No. 07650 of 2024. Kevin J. Whiteside, Extr., 350 Alexandra Circle, Weston, FL 33326 or to Douglas C. Loviscky, Esq., Loviscky & Cressman, LLC, 1500 West College Avenue, State College, PA 16801.

24-04534 Dec 27 2024; Jan 3, 10, 2025

Adams, Catherine A., deceased, of Munhall, PA. No. 07912 of 2024. Christine L. Adams, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

24-02301w Dec 20, 27 2024; Jan 3, 2025

Bashor, Eris Gene a/k/a Eris G. Bashor, deceased, of South Park Township, PA. No. 7139 of 2024. Fred Bashor, Admr. c.t.a., 915 Cochran Mill Road, Pittsburgh, PA 15236 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

24-04502 Dec 20, 27 2024; Jan 3, 2025

Bryner, David A., deceased, of Port Vue, PA. No. 07095 of 2024. Curtis J. Bryner, Extr., 3247 Jeffrey Drive, McKeesport, PA 15133 or to Rebecca Shaw McHolme, Esq., 1711 Lincoln Way, White Oak, PA 15131.

24-04504 Dec 20, 27 2024; Jan 3, 2025

Ciminel, Joseph E., deceased, of Carnegie, PA. No. 07657 of 2024. J. Layne Ciminel, Extr., 116 Windermere Court, McMurray, PA 15317 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

24-04503 Dec 20, 27 2024; Jan 3, 2025

Evanick, Josephine Ann a/k/a Josephine A. Evanick a/k/a Joanne Evanick a/k/a Joanne Cypher, deceased, of Elizabeth, PA. No. 07201 of 2024. William L. Cypher, Extr., 340 East Lake Road, Palm Springs, FL 33461 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

24-04501 Dec 20, 27 2024; Jan 3, 2025

Gallagher, Velma a/k/a Velma Jean Gallagher, deceased, of Monroeville, PA. No. 07665 of 2024. Linda Gallagher, Extr., 2521 Monroeville Boulevard, Monroeville, PA 15146 or to Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Suite 101, Monroeville, PA 15146.

24-04512 Dec 20, 27 2024; Jan 3, 2025

Giedl, Betty Jane, deceased, of Pittsburgh, PA. No. 07752 of 2024. Norman J. Faett, III, Extr., c/o C. Arthur West, III,

**Looking to hire
an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?**

**Post your employment
opportunity on
jobs.acba.org.**

Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.
24-04497 Dec 20, 27 2024; Jan 3, 2025

Gilbertson, Jr., John R. a/k/a John Robert Gilbertson, deceased, of Pittsburgh, PA. No. 05987 of 2024. Kaoru O. Gilbertson, Admr., 5409 Ellsworth Avenue, Pittsburgh, PA 15232 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
24-04507 Dec 20, 27 2024; Jan 3, 2025

Hajduk, Patricia a/k/a Patricia J. Hajduk, deceased, of Pittsburgh, PA. No. 07763 of 2024. Edward C. Adams, Extr., c/o Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.
24-04500 Dec 20, 27 2024; Jan 3, 2025

Heller, Marlene Ann, deceased, of Baldwin Township, PA. No. 07933 of 2024. Jill A. Puhl, Admr., 111 Will Scarlett Road, McMurray, PA 15317 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
24-02304w Dec 20, 27 2024; Jan 3, 2025

Hester, Blanche Mae a/k/a Blanche Hester, deceased, of Pittsburgh, PA. No. 06206 of 2023. Debra Pratt, Admr., 600 Gettysburg Street, Pittsburgh, PA 15206 or to James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
24-04508 Dec 20, 27 2024; Jan 3, 2025

Holibaugh, Robert, deceased, of Pittsburgh, PA. No. 7574 of 2024. Frances Holibaugh, Admr., 6835 Penham Place, Pittsburgh, PA 15208 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
24-02300w Dec 20, 27 2024; Jan 3, 2025

Kennedy, Dorothy Lynn a/k/a D. Lynn Kennedy, deceased, of Bethel Park, PA. No. 07649 of 2024. Debi Bakowski, Extr., 14 Setter Place, Bethel Park, PA 15102 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
24-02302w Dec 20, 27 2024; Jan 3, 2025

Kurland, Dorothy B. a/k/a Dorothy Baker Kurland, deceased, of Pittsburgh, PA. No. 07584 of 2024. Brenda Kurland, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
24-04506 Dec 20, 27 2024; Jan 3, 2025

Lauffer, Mary J., deceased, of Mt. Lebanon, PA. No. 07737 of 2024. Donald E. Lauffer, Extr., 1105 Vista Hill Road, Canonsburg, PA 15317 or to Gary J. Gushard, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222.
24-04510 Dec 20, 27 2024; Jan 3, 2025

Malley, Sean P. a/k/a Sean Malley, deceased, of Borough of Churchill, PA. No. 7368 of 2024. Gregory P. Avellana, Extr., 2338 Brisum Way, Hilliard, OH 43026 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
24-02303w Dec 20, 27 2024; Jan 3, 2025

Mitsch, Dorothy D., deceased, of Allison Park, PA. No. 07888 of 2024. John C. Mitsch, Jr., Extr., 45761 Green Valley Road, Plymouth, MI 48170 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-02299w Dec 20, 27 2024; Jan 3, 2025

Pasco, John a/k/a John A. Pasco a/k/a John Andrew Pasco, deceased, of Hazelwood, PA. No. 07748 of 2024. Stephen Pasco, Admr., 105 The Boulevard, Pittsburgh, PA 15210 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.
24-04509 Dec 20, 27 2024; Jan 3, 2025

Rosko, Charles E., deceased, of Monroeville, PA. No. 07725 of 2024. Elizabeth A. Rosko, Admr., 425 Brunner Drive, Monroeville, PA 15146 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
24-04505 Dec 20, 27 2024; Jan 3, 2025

Shannon, Terrance Thomas a/k/a Terrance Shannon, deceased, of Pittsburgh, PA. No. 07585 of 2024. Charles T. Shannon, Admr., 315 7th Ave., Apt. 20B, New York, NY 10001 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301.
24-04498 Dec 20, 27 2024; Jan 3, 2025

Yates, Edwin F., deceased, of Pittsburgh, PA. No. 07757 of 2024. Neil R. Yates, Extr., 3208 Monaca Drive, Liberty Borough, PA 15133 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.
24-04499 Dec 20, 27 2024; Jan 3, 2025

Burke, Carol M., deceased, of South Park, PA. No. 07448 of 2024. David Burke, Co-Extr., 2022 Aiken Court, McKees Rocks, PA 15136 and Jack Emes, Co-Extr., 577 Pat Haven Road, Pittsburgh, PA 15243 or to Roger D. Horgan, Esq., Abes Baumann, PC, 810 Penn Ave., 5th Fl., Pittsburgh, PA 15222.
24-04449 Dec 13, 20, 27, 2024

Carson, Cathleen Lynn, deceased, of Clairton, PA. No. 06544 of 2024. Margaret Whitehouse, Extr., 103 Oakwood Drive, Jefferson Hills, PA 15025 or to Dana L. Turk, Esq., Law Office of Dana L. Turk, 3372 Woodwind Drive, Jefferson Hills, PA 15025.
24-02250w Dec 13, 20, 27, 2024

Dolence, Charles W., deceased, of Oakdale, PA. No. 00239 of 2021. Sandra Dolence, Admr., 2611 Hawthorne Dr., Oakdale, PA 15071 or to John L. Butya, Esq., 5580 Steubenville Pike, McKees Rocks, PA 15136.
24-02254w Dec 13, 20, 27, 2024

Hillegass, Deane W., deceased, of Sewickley, PA. No. 07554 of 2024. Craig A. Hillegass, Extr., c/o James J. Loll, Esq., James J. Loll, P.C., 1122 Third St., Beaver, PA 15009.
24-04448 Dec 13, 20, 27, 2024

Hughes, John Kenneth a/k/a John K. Hughes a/k/a John Hughes, deceased, of Pittsburgh, PA. No. 7332 of 2024. Edward J. Donahoe, Admr., 120 Stonehedge Road, Hollidaysburg, PA 16648 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.
24-04451 Dec 13, 20, 27, 2024

Jenkins, Donna L., deceased, of Allison Park, PA. No. 07658 of 2024. Kenneth R. Jenkins, Extr., 317 Freeport Road, Creighton, PA 15030 or to Jay R. Hagerman, Esq., Abernethy & Hagerman, 4927 William Flinn Highway, Allison Park, PA 15101.
24-02252w Dec 13, 20, 27, 2024

Kaplan, Gary L. a/k/a Gary Lee Kaplan, deceased, of Pittsburgh, PA. No. 07624 of 2024. Andrew Kaplan, Extr., 5617 Woodmont Street, Pittsburgh, PA 15217 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217.
24-02251w Dec 13, 20, 27, 2024

Lear, Jonathan M. a/k/a Jonathan Michael Lear, deceased, of O'Hara Township, PA. No. 07608 of 2024. Richard A. Lear, Co-Admr. and Mary C. Lear, Co-Admr., c/o Larry D. Loperfido, Esq., Geary, Loperfido & Generelli, LLC, 159 Lincoln Ave., Vandergrift, PA 15690.
24-04447 Dec 13, 20, 27, 2024

Orsi, Michael J., deceased, of Pittsburgh, PA. No. 07784 of 2024. Summer Marie Orsi, Admr., c/o Brandon A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.
24-02253w Dec 13, 20, 27, 2024

Paskorz, Edward Alex a/k/a Edward A. Paskorz, deceased, of Cheswick, PA. No. 7325 of 2024. Jennifer A. Paskorz, Admr., 31 Paskorz Lane, Cheswick, PA 15024 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.
24-04450 Dec 13, 20, 27, 2024

Stoker, Barbara J. a/k/a Barbara Stoker a/k/a Barbara Jean Stoker, deceased, of Pittsburgh, PA. No. 07281 of 2024. Connie Black, Co-Extr., 6703 Highland Avenue, Finleyville, PA 15332 and Edward W. Stoker, Co-Extr., 106 Commodore Drive, McDonald, PA 15057 or to Alan I. Farber, Esq., 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.
24-02247w Dec 13, 20, 27, 2024

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-23-000522. Notice is hereby given to John Olowu, and all other parties of interest, that a tax sale has been scheduled for February 3, 2025 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 611 Shaw Avenue, McKeesport, Allegheny County, Pennsylvania 15132, known as lot/block 307-K-133. This notice acts as service of the Notice of Sheriff's Sale pursuant to the August 10, 2023 Order of Court.
24-04532 Dec 27, 2024

Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)

Notice is hereby given of the administration of The Lynda C. Haven Revocable Living Trust dated January 27, 2020. Lynda C. Haven, Settlor of the Trust, of Reserve Township, Allegheny County, Pennsylvania, died on June 29, 2024. All persons having claims against Lynda C. Haven are requested to make known the same to the Trustee or attorney named below. All persons indebted to Lynda C. Haven are requested to make payment without delay to the Trustee or attorney named below.

Stephanie Wacaster and Stephen Wacaster, Trustees

c/o Thomas J. Dempsey, Jr., Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222

24-04553 Dec 27 2024; Jan 3, 10, 2025

Statement of Registration Foreign Limited Liability Company

Gabrielle N. Morella, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237. Notice is hereby given that Legacy Lyfe Distribution, LLC, a foreign limited liability company, filed a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transaction Act. The Company is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 8 The Green, Suite R, Dover Delaware 19901, 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 9000 Perry Highway, Pittsburgh, PA 15237.
24-04552 Dec 27, 2024

Statement of Registration Foreign Nonprofit Corporation

John F. Nobbs, Esq., Bowles Rice, LLP, 1800 Main Street, Suite 200, Canonsburg, PA 15317. Notice is hereby given that Weirton Medical Center, Inc., a foreign nonprofit 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 West Virginia. The address of its principal office under the laws of said jurisdiction is 601 Colliers Way, Weirton, WV 26062, 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 3 Robinson Plaza, Pittsburgh, PA 15205.
24-04535 Dec 27, 2024

CIVIL DIVISION

Arbitration Awards

(Continued from Page 1, Column 2)

MJ Kelly Realty Corp. vs Araz Rugs Inc., et al; AR-24-002579; P-atty: Richard W. Kelly; D-atty: Brad N. Sommer; Award Draw. Award for Defendant on Plaintiff's claim for possession. On Defendant's counterclaim, award for Plaintiff. Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40730

Betimes, Inc. vs Brown; LT-24-000818; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$2,000.00 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties 12/19/24 Notice of award sent. Arbitration Board #40731

Housing Authority City of Pittsburgh vs Moran; LT-24-000947; P-atty: Ralph J. Ruggiero; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent, for damages in the amount of \$9,931.91 for rent (Includes all rent due through date of this hearing less any abatement for breach of Warranty of Habitability. See Sect. 4 regarding escrow funds). Dated 12/19/24. As per Rule 236 Notice, copies sent to all parties 12/19/24. Notice of award sent. Arbitration Board #40731

Discover Bank vs Zamberlan; AR-24-005271; P-atty: Erin Grady; D-atty: Brittany Nicole Weston; Award Ex Parte. Plaintiff is awarded \$10,955.07 against Defendant. Defendant failed to appear at 10:05 a.m. Dated 12/20/24. As per Rule 236 Notice, copies sent to all parties 12/20/2024. Arbitration Board #40734

U.S. Bank National Association vs Bean; AR-24-005272; P-atty: Erin Grady; Award Ex Parte. Plaintiff is awarded \$33,791.41 against Defendant. Defendant failed to appear at 10:10 a.m. Dated 12/20/24. As per Rule 236 Notice, copies sent to all parties 12/20/2024. Arbitration Board #40734

Evans vs Eubanks-Elm; AR-24-004494; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$750.00. Dated 12/20/24. As per Rule 236 Notice, copies sent to all parties MM/DD/YYYY. Arbitration Board #40734