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, December 7, 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 Sheriffs Sale; provided, that if the sale is made on MONDAY, DECEMBER 7, 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, DECEMBER 8, 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, DECEMBER 14, 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

44. Lauren M. Hicks
GD-22-016213—$2,202.53
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 517 Florence Avenue, Pittsburgh, PA 15202. Deed Book Volume 17447, Page 287. Block & Lot No. 159-C-7.

45. Ronald W. Klett
GD-25-012728—$2,581.76
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 806 Jackman Avenue, Pittsburgh, PA 15202. Deed Book Volume 9408, Page 99. Block & Lot No. 159-H-100.

93. Melissa A. Valentine a/k/a Melissa A. Lacone and Joseph R. Valentine
MG-25-000633—$185,111.41
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 221 McKinley Avenue, Pittsburgh, PA 15202. Deed Book 17676, Page 270. Block and Lot Number 160-E-136.

Baldwin Borough

25. Bishnu P. Acharya and Rohit Acharya
GD-26-006567—$189,337.84
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling known as 4817 East Willock Road, Pittsburgh, PA 15227. DBV 52945, Page 97, Block and Lot #247-D-272.

Bethel Park

5. Randall L. Rusch and Linda L. Rusch
GD-24-014919—$9,394.02
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a commercial building, known as 5420 Progress Boulevard, Bethel Park, PA 15102. Deed Book 11497, Page 83. Block and Lot Number 567-F-136.

Brentwood

55. Heritage Senior Holdings, LLC
GD-24-001298—$2,015,201.76
Amar A. Agrawal, Esq.
Eisenberg, Gold & Agrawal, P.C.
856-330-6200

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected a commercial building being known as 4220 Clairton Boulevard, Pittsburgh, PA 15227, Deed Book Volume 15747, Page 59. Block and Lot Number 248-D-128.

Carnegie

38. Renea S. Czaikowski
GD-25-013325—$2,418.82
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 being known as 113 6th Avenue, Carnegie, PA 15106. Deed Book Volume 11323, Page 69. Block & Lot No. 103-K-44.

48. Carolyn Sue Patterson
GD-25-013285—$2,245.09
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 being known as 639 Ridge Avenue, Carnegie, PA 15106. Deed Book Volume 10009, Page 454. Block & Lot No. 66-N-92.

75. Sarah Huehn
MG-25-000926—$130,753.70
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the Borough of Carnegie: Having erected thereon a dwelling commonly known as 821 Logan Street, Carnegie, PA 15106. Deed Book Volume 17986, Page 156, Block and Lot Number 102-E-046.

Castle Shannon

52. Lisa D. Sheehy
GD-25-010103—$3,648.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a one-story brick house being known as 1303 McCully Road, Pittsburgh, PA 15234. Deed Book Volume 19217, Page 116. Block & Lot No. 250-F-150.

City of Clairton

18. Thomas E. Wade
MG-26-000191—$54,340.09
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Clairton: Parcel One: Having erected thereon a dwelling being known and numbered as 852 School Street Clairton, PA 15025. Deed Book Volume 9748, Page 176, Block and Lot Number 1001-A-126.

Parcel Two: Having thereon a res aux building (no house) being known and numbered as 852 School Street Clairton, PA 15025. Deed Book Volume 9748, Page 176, Block and Lot Number 1001-A-128.

Collier

43. Charles F. Hackett and Janice Hackett
GD-25-006502—$9,158.22
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a two-story brick house being known as 1111 Baxter Way, Presto, PA 15142. Deed Book Volume 15347, Page 335. Block & Lot No. 260-M-8.

78. Geraldine Victoria Elias
MG-25-000940—$139,499.29
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 789 Darlington Road, Carnegie, Pennsylvania 15106. Deed Book Volume 17146, Page 350, Block and Lot No. 0148-M-00042-0000-00.

Coraopolis

15. Candice L. Janeda
MG-26-000446—$108,704.64
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 911 School St., Coraopolis, PA 15108-1974. Deed Book Volume 15775, Page 487, Instrument# 2014-30221. Block and Lot Number 0342-N-00235-0000-00.

36. Alyssa Blumling
GD-22-009354—$2,972.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two-story four-family brick house being known as 641 5th Avenue, Coraopolis, PA 15108. Deed Book Volume 19310, Page 534. Block & Lot No. 419-C-345.

Dormont

54. Robert J. Wentzel
GD-17-002595—$5,324.19
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 2836 Connecticut Avenue, Pittsburgh, PA 15216. Deed Book Volume 16076, Page 41, Block & Lot No. 63-L-7.

Etna

29. Brut, LLC
GD-26-003661—$124,147.50
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a single family residential dwelling being known and numbered as 7 Prospect Street, Pittsburgh, PA 15223. Deed Book Volume 19515, Page 313. Block and Lot Number 167-J-94.

Forward

73. Luck Michel
MG-26-000277—$180,494.20
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Forward Township: Having erected thereon a dwelling being known and numbered as 3419 Rainbow Run Road, Monongahela, PA 15063. Document Number 2024-14216, Deed Book Volume 19689, Page 568. Block and Lot Number 2272-F-00082-0000-00.

Hampton

20. Jeanette Brooks a/k/a Jeanette L. Brooks
MG-26-000027—$152,673.02
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 4025 Cole Avenue, Allison Park, PA 15101. Deed Book 17439, Page 419. Block and Lot Number 719-K-393.

21. Nicole L. Rubacky a/k/a Nicole L. Weid a/k/a Nicole L. Poole and Theodore A. Weid, Jr.
MG-26-000282—$73,669.72
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2473 Naomi Ter., Allison Park, PA 15101. Deed Book 17657, Page 262. Block and Lot Number 718-S-131.

40. Jill M. Egnacheski
GD-25-009530—$4,302.15
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one-story frame house being known as 2560 Lah Road, Gibsonia, PA 15044. Deed Book Volume 11565, Page 224. Block & Lot No. 1211-J-128.

Indiana

14. The United States of America and Lillian Santiago
MG-22-000592—$505,739.19
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Indiana: Having erected thereon a dwelling being known and numbered as 3303 Waterford Drive, Pittsburgh, PA 15238. Deed Book Volume 12655, Page 248. Block and Lot Number 0722-S-00001.

Ingram

42. Greicon Properties Company, LLC
GD-25-008826—$2,227.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of lngram: Having erected thereon a two-story commercial apartment building being known as 9 West Prospect Avenue, Pittsburgh, PA 15205. Deed Book Volume 13155, Page 163. Block & Lot No. 70-S-252.

Town of McCandless

23. Argelis Candelario
MG-25-000542—$122,052.47
KML Law Group, P.C.
215-627-1322

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

City of McKeesport

87. Yvonne L. Krason, Solely In Her Capacity as Heir of Sharyn A. Mahoney, Deceased, and Christopher S. Mahoney a/k/a Chris Mahoney, Solely in His Capacity as Heir of Sharyn A. Mahoney, Deceased
MG-26-000782—$42,444.25
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 410 Diehl Drive, McKeesport, PA 15132. Deed Book 5775, Page 710. Block and Lot Number 463-N-196.

McKees Rocks

39. Dominick Dinitto
GD-23-002527—$4,155.01
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two-story frame house being known as 119 Patterson Street, McKees Rocks, PA 15136. Deed Book Volume 15072, Page 538. Block & Lot No. 43-B-206.

100. Angela Michelle Blackman, II and Secretary of Housing and Urban Development
MG-25-000354—$173,604.49
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a single family residential dwelling being known and numbered as 110 Bruce Street, McKees Rocks, PA 15136. Deed Book Volume 19564, Page 58. Block and Lot Number 43-J-294.

102. Frank R. Jones
MG-26-000631—$75,606.02
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 124 Amelia Street, McKees Rocks, PA 15136. Deed Book Volume 12661, Page 374, Instrument #2005-39118. Block and Lot Number 0072-M-00258-0000-00.

Millvale

108. Skender Homes Group, LLC
GD-26-006631—$26,759.70
Mandi L. Culhane, Esq.
GRB Law
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a one and one half story frame house being known as 1042 North Avenue, Pittsburgh, PA 15209. Deed Book Volume 19448, Page Number 487, Block and Lot Number 118-C-251.

Monroeville

4. Raymond Rhodes, Jr. and Sandra J. Rhodes
GD-18-013702—$55,808.25
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 625 Dahlia Drive, Monroeville, PA 15146. Deed Book 13083, Page 69. Block and Lot Number 742-G-216.

6. Desiree Winston and Terell Winston
GD-24-005570—$7,356.74
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 327 Coleman Drive, Monroeville, PA 15146. Deed Book 18236, Page 109. Block and Lot Number 859-M-73.

33. William P. Cowell
GD-24-007863—$11,050.40
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling, known as 605 Spring Run Drive, Monroeville, PA 15146. Deed Book 18865, Page 108. Block and Lot Number 857-P-231.

Mt. Lebanon

11. Mary A. Downs
GD-25-010657—$8,992.99
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling, known as 272 Magnolia Place, Pittsburgh, PA 15228. Deed Book 8357, Page 33. Block and Lot Number 142-M-176.

96. Tanya K. Frye and the United States of America
MG-26-000054—$637,417.07
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one-story residential dwelling known and numbered as 1216 Washington Rd., Pittsburgh, PA 15228. Deed Book Volume 10729, Page 70. Block & Lot No. 192-N-26.

Munhall

2. Devon Zitelli
GD-26-000866—$12,408.54
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick old style dwelling being known and numbered as 137 West Virginia Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 18658, Page 333, Block and Lot Number 132-R-58.

91. J Reweaver, LLC
GD-21-009220—$19,466.70
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, old-style frame dwelling, known and numbered as 1312 Louise Street, Homestead, Pennsylvania 15120. Deed Book Volume 17129, Page 438, Block and Lot Number 130-S-278.

98. M. Carol Nadzam and Richard J. Nadzam
MG-24-000510—$111,994.37
KML Law Group, P.C.
215-627-1322

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

104. Michael Seligman
GD-22-014165—$16,738.95
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate sltuate 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 906 Creek Street, Homestead, Pennsylvania 15120. Deed Book Volume 15700. Page 353. Block and Lot Number 179-J-320.

105. Vidcomm Fund 1, LLC
GD-25-010343—$14,157.38
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 1328 Margaret Street, Homestead, Pennsylvania 15120. Deed Book Volume 18142, Page 565, Block and Lot Number 131-D-240.

North Braddock

47. Charmette I. Miyares
GD-24-004917—$4,215.57
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 being known as 823 Kirkpatrick Avenue, Braddock, PA 15104. Deed Book Volume 9272, Page 132. Block & Lot No. 302-B-293.

North Versailles

26. Avery Smith-Griffith
MG-26-000415—$114,601.53
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known and numbered as 3302 Fieldcrest Drive, North Versailles, PA 15137. DBV 18345, Page 522, B/L #459-B-261.

70. Antonio Falbo
GD-26-004312—$199,502.96
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 510 Arlington Avenue, North Versailles, PA 15137. Document Number 2023-4128, Deed Book Volume 19212, Page 177. Block and Lot Number 0459-D-00305-0000-00.

Penn Hills

1. Aisha D. Osonduagwuike
MG-25-000872—$167,545.97
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling known as 318 Meadow Avenue, Pittsburgh, PA 15235, and designated as Block and Lot 633-H-382, Deed Book Volume 19539, Page 156.

13. Jontae C. Smith a/k/a Jontae Smith
MG-25-000727—$205,278.37
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 170 McKenzie Drive, Pittsburgh, PA 15235. Deed Book Volume 18743, Page 254. Instrument# 2022-269. Block and Lot Number 0540-C-00007-0000-00.

31. Estate of Donald L. Cisco, deceased mortgagor/last record owner; Jermaine D. Cisco, known heir of Donald L. Cisco, deceased mortgagor/last record owner; and Unknown heirs, devisees and personal representatives of Donald L. Cisco and his, her, their or any of their successors in right, title and interest
GD-25-012112—$38,011.01
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 235 Calmar Drive, Verona, PA 15147. Deed Book Volume 5859 Page 543. Block and Lot Number 0230-G-00133-0000-00.

Pitcairn

53. Sean R. Wright
GD-19-009802—$2,216.95
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two-story frame house being known as 321 Washington Avenue, Pitcairn, PA 15140. Deed Book Volume 13929, Page 460. Block & Lot No. 747-A-127.

Plum

7. Jorge A. Mejia
GD-24-000376—$7,008.39
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 126 Shepard Drive, Pittsburgh, PA 15239. Deed Book 18081, Page 44. Block and Lot Number 737-R-235.

8. Jason Vogler
GD-25-001431—$5,522.92
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 626 Harborview Drive, Pittsburgh, PA 15239. Deed Book 15977, Page 432. Block and Lot Number 1240-N-396.

16. Harwood H. Dorman a/k/a Harwood H. Dorman, Jr.
MG-24-000174—$132,702.29
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 328 Center New Texas Road, Pittsburgh, PA 15239. Deed Book Volume 4074, Page 113. Block and Lot Number 851-R-211.

U.S. BANKRUPTCY JUDGESHIP VACANCY

WESTERN DISTRICT OF PENNSYLVANIA (Pittsburgh).

Refer to www.ca3.uscourts.gov for detailed announcement.

Due date: November 25, 2026.

79. Maria A. Borrasso
MG-25-000648—$285,639.90
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum: Having erected thereon a dwelling being known and numbered as 908 Key West Drive, Pittsburgh, PA 15239. Deed Book Volume 4890, Page 505. Block and Lot Number 1103-L-00177-0000-00.

88. Karen Meising Toth, Trustee of the Meising Revocable Living Trust
GD-26-001996—$12,514.66
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 126 Cherrywood Drive, New Kensington, PA 15068. Deed Book 19216, Page 102. Block and Lot Number 848-E-3.

Port Vue

19. Diane M. Borreggine
MG-26-000188—$85,361.18
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 715 Burbridge Street, McKeesport, PA 15133. Deed Book 19604, Page 556. Block and Lot Number 465-E-233.

Reserve

80. Jennifer L. Hummel and Shawn D. Hummel
MG-14-001273—$201,766.87
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family residential dwelling being known and numbered as 2361 East Beckert Avenue, Pittsburgh, PA 15212. Deed Book Volume 12344, Page 498. Block and Lot Number 79-N-172.

Ross

37. Norma Jean Sisko Burzynski
GD-25-006290—$2,926.63
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story brick house being known as 303 Amity Road, Glenshaw, PA 15116. Deed Book Volume 10772, Page 398. Block & Lot No. 519-B-57.

77. Ranay L. Froats
GD-26-006104—$118,703.87
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 604 Bascom Avenue, Pittsburgh, Pennsylvania 15212. Deed Book Volume 15476, Page 568, Block and Lot Number 0114-B-00294-0000-00.

Scott

85. Chad B. Klutch, Known Heir of Joseph L. Klutch, Deceased; Brett J. Klutch, Known Heir of Joseph L. Klutch, Deceased; Derek J. Klutch, Known Heir of Joseph L. Klutch, Deceased; Clementine A. Klutch, Known Heir of Joseph L. Klutch, Deceased; Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joseph L. Klutch, Deceased
MG-21-000230—$264,995.73
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 216 Oriole Drive, Pittsburgh, PA 15243. Deed Book Volume 11250, Page 184; et seq., Block and Lot Number 0143-G-00138-0000-00.

Sewickley

51. Michael D. Snyder, Nancy A. Snyder and Travis A. Snyder
GD-25-006158—$9,900.06
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a two-story frame house being known as 531 Centennial Avenue, Sewickley, PA 15143. Deed Book Volume 17895, Page 155. Block & Lot No. 421-B-134.

Shaler

27. Mark P. Frankovich
MG-26-000203—$57,291.45
Jeffrey R. Lalama, Esq.
Caitlin M. Williams, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling being known and numbered as 239 Elbe Drive, Pittsburgh, Pennsylvania 15209. Deed Book Volume 14240, Page 462. Block and Lot Number 0118-D-00052-0000-00.

50. Mathew Mark Taylor
GD-25-003866—$3,096.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story brick house being known as 188 Andrew Drive, Glenshaw, PA 15116. Deed Book Volume 18718, Page 177. Block & Lot No. 432-M-20.

South Fayette

3. Hunter Allen Dulaney
GD-26-005891—$140,720.00
Jeremy J. Kobeski, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a dwelling known and numbered as 265 Verner Street, Bridgeville, PA 15017. DBV 19690, PG. 454, B/L #256-N-6.

Stowe

76. Dana Becoate, Known Surviving Heir of Linda J. Dozier, Danielle Lazaro, Known Surviving Heir of Linda J. Dozier, Daniel Dozier, Jr., Known Surviving Heir of Linda J. Dozier, and Unknown Surviving Heirs of Linda J. Dozier
GD-26-002436—$17,860.04
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

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

known and numbered as 821 7th Street, McKees Rocks, Pennsylvania 15136. Deed Book Volume 11849, Page 95, Block and Lot Number 0073-R-00201-0000-00.

82. Robyn L. Peterson, Individually; and Christine Bare, in Her Capacity as Known Heir of Shawn R. Peterson, Deceased; and the Unknown Heirs of Shawn R. Peterson, Deceased
MG-25-000976—$36,563.28
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178
In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 56 Harlem Avenue, McKees Rocks, PA 15136. Deed Book Volume 12179, Page 585. Block and Lot Number 73-M-172.

Swissvale

49. Elsie Caputo, with Notice to Heirs and Assigns
GD-25-009585—$3,731.79
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 7352 Denniston Avenue, Pittsburgh, PA 15218. Deed Book Volume 6347, Page 870. Block & Lot No. 178-G-170.

Upper St. Clair

12. 5372 Enterprise Group, LLC
GD-26-004712—$931,529.88
Joseph A. Fidler, Esq.
412-487-8173
All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair. Having erected thereon an industrial / light manufacturing building being known and numbered as 1387 McLaughlin Run Road, Pittsburgh, PA 15241. Deed Book Volume 19010, Page 125, Block and Lot Number 254-P-161.

Verona

9. David J. Barr
GD-25-009819—$6,972.76
Elizabeth P. Sattler, Esq.
412-391-0160
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 700 Center Avenue, Verona, PA 15147. Deed Book 11860, Page 319. Block and Lot Number 364-M-257.

West Deer

34. Bairdford Road Holdings, LLC
GD-25-013304—$2,298.35
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 216 Bairdford Road, Gibsonia, PA 15044. Deed Book Volume 18171. Page 434. Block & Lot No. 1835-G-312.

86. Barbara L. Herr and Erle Patterson a/k/a Erle W. Patterson
MG-15-000748—$56,869.35
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 1022 Beechnut Street, Tarentum, PA 15084. Deed Book 16421, Page 76. Block and Lot Number 2197-N-17.

90. Robert Slazinski, Jr.
MG-25-001067—$62,982.53
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333
In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer. Having erected thereon a dwelling known as 1659 Saxonburg Boulevard, Tarentum, PA 15084, and designated as Block and Lot 1838-A-261, Deed Book Volume 11432, Page 649.
Parcel 2: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer. Being vacant land known as Saxonburg Boulevard, Tarentum, PA 15084, and designated as Block and Lot 1838-A-172, Deed Book Volume 11432, Page 649.

West Mifflin

83. Mark Bauerle
MG-25-000867—$75,532.15
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 820 Division St., West Mifflin, PA 15122. Deed Book Volume 16832, Page 539. Block and Lot Number 0237-P-00208-0000-00.

West View

84. Scott R. Harvey
MG-26-000272—$176,523.43
Nicole Francese, Esq.
212-471-5100
In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West View: Having erected thereon a dwelling being known and numbered as 336 Carlisle Avenue, Pittsburgh, PA 15229. Deed Book Volume VI-18974, Page 121. Block and Lot Number: 0279-K-00034-0000-00.

Whitaker

106. Scott Matthew Davis and Grace L. Kochick
GD-19-011774—$14,131.78
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 Whitaker. Having erected thereon a one-story frame dwelling being known and numbered as 233 Church Street, Homestead, Pennsylvania 15120. Deed Book Volume 16426, Page 361. Block and Lot Number 180-M-49.

Whitehall

46. Bonni S. Matuga
GD-25-010756—$2,825.92
Joseph W. Gramc, Esq.
412-281-0587
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one-story brick house being known as 4866 Old Boston Road, Pittsburgh, PA 15227. Deed Book Volume 5193, Page 117. Block & Lot No. 248-J-98.

Wilkinsburg

24. Unknown Heirs of Joseph Evans, Deceased
MG-26-000515—$39,866.89
KML Law Group, P.C.
215-627-1322
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1518 Montier Street, Pittsburgh, PA 15221. Deed Book 10730, Page 445. Block and Lot Number 232-R-19.

28. Scalior Properties, LLC
GD-26-007077—$388,930.96
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family residential dwelling being known and numbered as 329 Barnes Street, Pittsburgh, PA 15221. Deed Book Volume 19537, Page 379. Block and Lot Number 176-L-230.

56. The Unknown Heirs of Frances Horst, Deceased
GD-25-006091—$8,005.45
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 1213 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 9001, Page 433. Block and Lot Number 233-K-129.

57. The Unknown Heirs of Marilyn Hemker Karpinski, Deceased
GD-25-006092—$13,148.17
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 816 South Avenue, Pittsburgh, PA 15221. Deed Book 7603, Page 151. Block and Lot Number 233-A-312.

58. The Unknown Heirs of Ruth C. Davis, Deceased
GD-25-006084—$12,763.26
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 1214 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 7978, Page 314. Block and Lot Number 233-K-147.

59. Anthony Cruz and Dorada Hodgelero
GD-25-006080—$8,036.89
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 941 James Street, Pittsburgh, PA 15221. Deed Book 12128, Page 77. Block and Lot Number 232-K-161.

60. Wildev Properties, LLC
GD-25-006437—$8,734.24
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 718 Whitney Avenue, Pittsburgh, PA 15221. Deed Book 12222, Page 244. Block and Lot Number 176-M-217.

61. The Unknown Heirs of Charles R. Wilkinson, Deceased
GD-25-006436—$18,563.93
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 1212 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 4501, Page 664. Block and Lot Number 233-K-148.

62. Lester D. Williams
GD-26-006007—$11,561.87
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 1920 Laketon Road, Pittsburgh, PA 15221. Deed Book 13777, Page 456. Block and Lot Number 297-E-216.

63. Marva Lamar and Monica Lamar
GD-25-006087—$18,801.18
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 925 James Street, Pittsburgh, PA 15221. Deed Book 11040, Page 227. Block and Lot Number 232-K-59.

64. The Unknown Heirs of Arizona J. Wall, Deceased
GD-25-006433—$17,993.69
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 933 James Street, Pittsburgh, PA 15221. Deed Book 4401, Page 233. Block and Lot Number 232-K-157.

65. Unitquest, LLC
GD-25-006431—$9,515.06
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 814 Coal Street, Pittsburgh, PA 15221. Deed Book 10892, Page 269. Block and Lot Number 233-A-213.

66. Debra L. Russell
GD-25-006441—$17,336.56
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 1208 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 10729, Page 270. Block and Lot Number 233-K-150.

67. Kwi Ock Yi
GD-25-006459—$8,422.05
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 820 South Avenue, Pittsburgh, PA 15221. Deed Book 12381, Page 145. Block and Lot Number 233-A-310.

68. Center Street Associates, #3, LP
GD-25-006078—$20,200.51
Jennifer L. Cerce, Esq.
412-242-4400
In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered

as 815 Coal Street, Pittsburgh, PA 15221. Deed Book 11591, Page 597. Block and Lot Number 233-A-217.

69. The Unknown Heirs of Donna L. Hermann, Deceased
GD-25-006090—$20,783.92
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 1206 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book 4820, Page 581. Block and Lot Number 233-K-151.

92. The Unknown Heirs of Charles Georgoulakos, III, Deceased
GD-25-006089—$8,911.39
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 904 South Avenue, Pittsburgh, PA 15221. Deed Book 11957, Page 191. Block and Lot Number 233-E-47.

111. The Unknown Heirs of Edward J. Fedor, Deceased
GD-26-006008—$1,366.33
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a rowhouse dwelling being known and numbered as 947 Ramsey Street, Pittsburgh, PA 15221. Deed Book 8692, Page 146. Block and Lot Number 233-J-44.

Pittsburgh—4th Ward

30. Eli Tisdale Designs, LLC
GD-25-013826—$748,037.94
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and the 4th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 127 Robinson Street, Pittsburgh, PA 15213. Deed Book Volume 19622, Page 395. Block and Lot Number 0028-E-00253-0000-00.

Pittsburgh—13th Ward

81. William Session a/k/a William Sessions, Individually as owner and in his capacity as known heir of Beulah Session a/k/a Beulah Sessions, deceased
MG-25-000152—$38,249.79
Stern & Eisenberg, PC
215-572-8111

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 7111 Mt. Vernon Street, Pittsburgh, PA 15208. Deed Book Volume 19613, Page 352, Instrument# 2024-7139. Block and Lot Number 0174-A-00039-0000-00.

Pittsburgh—14th Ward

71. Kees Polderman
MG-26-000580—$1,220,175.27
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 14: Having erected thereon a dwelling being known and numbered as 1265 Beechwood Boulevard, Pittsburgh, PA 15206. Document Number 2021-37429, Deed Book Volume 18666, Page 316. Block and Lot Number 0085-M-00216-0000-00.

Pittsburgh—15th Ward

74. Therese B. Coluccio a/k/a T Bonnie Coluccio
MG-26-000670—$69,289.43
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a two-story frame dwelling commonly known as 556 Frayne Street, Pittsburgh, PA 15207. Deed Book Volume 12199, Page 270, Block and Lot Number 55-M-203.

Pittsburgh—17th Ward

107. Richard T. Foley
MG-26-000528—$19,382.34
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family dwelling being known and numbered as 17 Nusser St., Pittsburgh, PA 15203, Deed Book 10943, Page 612. Block and Lot 3-S-123.

Pittsburgh—18th Ward

99. A + Childcare, LLC
MG-26-000541—$142,995.93
James McNally, Esq.
412-434-5530

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 18th Ward: Having erected thereon a two-story frame house and store known as 705 East Warrington Avenue, Pittsburgh, Pennsylvania 15210. Deed Book Volume 11553 Page 312. Block and Lot Number 14-A-327.

Pittsburgh—20th Ward

32. Annette Gibson
MG-26-000656—$78,762.49
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh. Having erected thereon a dwelling known as 1004 Moyer Street, Pittsburgh, PA 15204, and designated as Block and Lot 42-E-81, Deed Book Volume 19472, Page 514.

97. Aaron Brown
MG-24-000645—$101,131.76
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a two-story residential dwelling known and numbered as 2932 Zephyr Ave., Pittsburgh, PA 15204 Deed Book Volume 19287, Page 557. Block & Lot No. 42-M-35.

109. Maria Garcia, Jason Royal Smith and the Secretary of Housing and Urban Development
MG-25-000936—$271,937.82
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Twentieth Ward of the City of Pittsburgh: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 1253 Lakewood Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-80;

Parcel No. 2: Being a vacant lot of land known and numbered as Nittany Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-84.

Parcel No. 3: Being a vacant lot of land known and numbered as 1253 Lakewood Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-83;

Parcel No. 4: Being a vacant lot of land known and numbered as Lakewood Street, Pittsburgh, PA 15220. Deed Book 18958, Page 246. Block and Lot Number 20-F-86.

Pittsburgh—23rd Ward

72. Walter H. Flanigan
MG-26-000477—$45,101.60
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 23: Having erected thereon a dwelling being known and numbered as 827 Spring Garden Avenue, Pittsburgh, PA 15212. Document Number 037813, Deed Book Volume 11274, Page 474. Block and Lot Number 0024-J-00257-0000-00.

Pittsburgh—24th Ward

94. Think Big Campaigns, LLC d/b/a Think Big Real Estate
GD-26-006077—$168,386.49
Christopher S. Winkler, Esq.
Louis A. DePaul, Esq.
Eckert Seamans Cherin & Mellott, LLC
412-566-6000

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Ward 24, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2051 Veronica Street, Pittsburgh, Pennsylvania 15212. Deed Book Volume Number 19005, Page 205, Block and Lot No.: 0048-E-00158-0000-00.

101. Morenos Enterprises, LLC, a Pennsylvania Limited Liability Company
GD-26-004861—$234,129.79
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1136 Brabec St., Pittsburgh, PA 15212. Deed Book Volume 19187, Page 84, Instrument# 2023-1742. Block and Lot Number 0024-G-00104-0000-00.

Pittsburgh—25th Ward

103. Lee Bruder and Susan Bruder
GD-25-001427—$124,274.83
Andrew M. Gross, Esq.
Patrick D. Scully, Esq.
Cafardi Ferguson + Wyrick
412-515-8900

In the Commonwealth of Pennsylvania, County of Allegheny, and the 25th Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling known as 1525 Buena Vista Street, Pittsburgh, PA 15212, Deed Book Volume 6380, Page 129. Block and Lot Number 23-E-291.

Pittsburgh—26th Ward

22. Curtis Barlow
MG-26-000453—$145,311.16
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 621 Dornestic Street, Pittsburgh, PA 15214. Deed Book 18454, Page 20. Block and Lot Number 162-P-145.

110. Mr. Michael Holloway a/k/a Michael G. Holloway
MG-26-000599—$209,655.00
David W. Raphael, Esq.
412-465-9718



All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the 26th Ward, City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 124 Hawkins Avenue, Pittsburgh, PA 15214. At DBV 17925, PG. 82. Block/Lot 077-N-00278.

Pittsburgh—28th Ward

17. Christine Fisher
GD-26-006217—$67,848.14
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 1468 Rydal Street, Pittsburgh, PA 15205. Deed Book 13258, Page 539. Block and Lot Number 40-R-284.

Pittsburgh—29th Ward

95. Theresa E. Cocuzzi
MG-26-000305—$44,302.60
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 29th Ward: Having erected thereon a two and one-half story residential dwelling known and numbered as 2706 Churchview Ave., Pittsburgh, PA 15227. Deed Book Volume 5987, Page 535. Block & Lot No. 94-P-238.

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
Nov 12, 2026
Nov 13, 20, 25, 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.

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:

Barrett, Cheryl L. a/k/a Cheryl Barrett a/k/a Cheryl Lyn Barrett, deceased, of East McKeesport, PA. No. 07106 of 2026. Jennifer Dimaria, Extrx., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.
26-04023 Nov 25; Dec 2, 9, 2026

Blair, Dorothy Jane a/k/a Dorothy Jane Lesley a/k/a Jane Lesley Youra, deceased, of Monroeville, PA. No. 07157 of 2026. Lou Y. Gratzmiller, Extrx., c/o Mallory P. Gold, Esq., Gold Law, LLC, One Monroeville Center, Suite 1075, 3824 Northern Pike, Monroeville, PA 15146.
26-02378w Nov 25; Dec 2, 9, 2026

College, Norma Mae a/k/a Norma N. College, deceased, of Castle Shannon Borough, PA. No. 07357 of 2026. John W. College, Extr., c/o Douglas C. Hart, Esq., Saxton & Stump, 501 Grant Street, Suite 320, Pittsburgh, PA 15219.
26-02380w Nov 25; Dec 2, 9, 2026

Colon, Nicholas J., deceased, of McKeesport, PA. No. 07205 of 2026. Debra Jenkins, Extrx., 3227 South Park Road, Bethel Park, PA 15102 or to Teagan J. Ochaya, Esq., Farrell Weaver & Okun, 1428 Banksville Road, Pittsburgh, PA 15216.
26-04019 Nov 25; Dec 2, 9, 2026

Holland, William H., deceased, of Braddock, PA. No. 06657 of 2026. James M. Holland, Extr., 1882 Tick Ridge Road, Falls of Rough, KY 40119 or to Adam T. Petrun, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Road, Suite 2201, Sewickley, PA 15143.
26-03970 Nov 25; Dec 2, 9, 2026

Mack, Keith Paul, deceased, of Monroeville, PA. No. 7378 of 2026. Melissa K. Mack, Extrx., 304 Duke Lane, Monroeville, PA 15146 or to Christopher L. Harkins, Jr., Esq., May, Johns, & Harkins, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.
26-02386w Nov 25; Dec 2, 9, 2026

McEwen, Ronald C., deceased, of Pittsburgh, PA. No. 7368 of 2026. Kris C. McEwen, Extr., 401 Fox Drive, Pittsburgh, PA 15237 or to Richard G. Opiela, Esq., Opiela & Associates, P.C., 970 Perry Highway, Pittsburgh, PA 15237.
26-02390w Nov 25; Dec 2, 9, 2026

McGuire, Diane Cheryl a/k/a Diane C. McGuire, deceased, of Scott Township, PA. No. 06460 of 2026. Louis C. Jesiolkiewic, Extr., c/o Douglas C. Hart, Esq., Saxton & Stump, 501 Grant Street, Suite 320, Pittsburgh, PA 15219.
26-02379w Nov 25; Dec 2, 9, 2026

Milleman, Andrea Lee a/k/a Andrea L. Milleman a/k/a Andrea R. Milleman a/k/a Andrea Repko Milleman, deceased, of Plum, PA. No. 07109 of 2026. Mary Lee Vantine, Admrx., c/o Timothy J. Kidd, Esq., 8095 Saltsburg Rd., Pittsburgh, PA 15239.
26-04018 Nov 25; Dec 2, 9, 2026

Nelson, Shirley J., deceased, of Harrison Township, PA. No. 06936 of 2026. Craig R. Nelson, Extr., 1329 Union Avenue, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
26-03974 Nov 25; Dec 2, 9, 2026

Schellinger, Jennie L., deceased, of Tarentum, PA. No. 06074 of 2024. Amos Schellinger, Extr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.
26-04020 Nov 25; Dec 2, 9, 2026

Schneider, Barbara Louise a/k/a Barbara L. Schneider, deceased, of Pittsburgh, PA. No. 07208 of 2026. Frances S. Finnegan, Admrx., 5033 Orchard Avenue, Bethel Park, PA 15102 or to Melina I. Georgiades, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017.
26-04017 Nov 25; Dec 2, 9, 2026

Sikoski, Timothy Martin, deceased, of McKees Rocks, PA. No. 07390 of 2026. Ruth Ann Sneary, Extrx., 102 Ewing Road, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
26-02381w Nov 25; Dec 2, 9, 2026

Sumok, Edward S. a/k/a Ed Sumrok, deceased, of Pittsburgh, PA. No. 07339 of 2026. Griffin Sumrok, Co-Admr., 24 Sedgwick Street, Pittsburgh, PA 15209 and Justine Sumrok, Co-Admrx., 2330 Primrose Street, Pittsburgh, PA 15203 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 424 South 27th Street, Suite 230, Pittsburgh, PA 15203.
26-02387w Nov 25; Dec 2, 9, 2026

Bowden, Suzanne Mary, deceased, of Bethel Park, PA. No. 07216 of 2026. Cynthia Pyszka, Extrx., 1103 Bearing Court, Bradenton, FL 34208 or to Robert J. Donahoe, Esq., 5309 Enterprise Blvd., Bethel Park, PA 15102.
26-02355w Nov 20, 25; Dec 2, 2026

Coffey, Geraldine N., deceased, of Pittsburgh, PA. No. 07265 of 2026. Randi Lynne Coffey, Extrx., 5505 Wilkins Avenue, Pittsburgh, PA 15217 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 424 South 27th Street, Suite 230, Pittsburgh, PA 15203.
26-02356w Nov 20, 25; Dec 2, 2026

Connolly, John C., deceased, of Sewickley, PA. No. 05508 of 2026. Kristie L. Connolly, Extrx., c/o Robert K. Schweitzer, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.
26-03926 Nov 20, 25; Dec 2, 2026

Deady, Daniel J. a/k/a Daniel James Deady, Jr., deceased, of Mt. Lebanon, PA. No. 07102 of 2026. Christine M. Deady, Extrx., c/o David J. Nichols, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.
26-03941 Nov 20, 25; Dec 2, 2026

Eckert, Constance M., deceased, of Pleasant Hills, PA. No. 07101 of 2026. Kelly J. Eckert-Graffam, Extrx., c/o David J. Nichols, Esq., Bootay Bevington & Nichols, LLC, 6 Clairton Blvd., Pittsburgh, PA 15236.
26-03928 Nov 20, 25; Dec 2, 2026

Freiland, Caroline D., deceased, of Scott Township, PA. No. 07289 of 2026. Jennifer S. Freiland, Extrx., 135 Arden Road, Pittsburgh, PA 15216 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
26-02357w Nov 20, 25; Dec 2, 2026

Funk, Ruth J., deceased, of Pittsburgh, PA. No. 07077 of 2026. Donald R. Funk, Extr., 3105 16th Street NW, Canton, OH 44708 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.
26-03943 Nov 20, 25; Dec 2, 2026

Kami, Ishara, deceased, of Pittsburgh, PA. No. 02969 of 2026. Sarosh Sinchuri, Admr., 1815 Leolyn Street, Pittsburgh, PA 15210 or to John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.
26-03929 Nov 20, 25; Dec 2, 2026

Klinkner, Lottie a/k/a Anne Lotte Klinkner, deceased, of Coraopolis, PA. No. 07028 of 2026. Roseann Calcaterra, Extrx., c/o Joseph A. Feldman, Esq., Feldman Law Group, PLLC, 1322 5th Avenue, Coraopolis, PA 15108.
26-02352w Nov 20, 25; Dec 2, 2026

Marrone, Margie Ann a/k/a Margie Marrone, deceased, of Moon Township, PA. No. 02895 of 2026. Richard Marrone, Admr., 325 Logan Rd., Imperial, PA 15126 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.
26-03924 Nov 20, 25; Dec 2, 2026

Marshall, Scott, deceased, of Pittsburgh, PA. No. 07281 of 2026. Megan Marshall, Admrx., 4921 Hatfield Street, Pittsburgh, PA 15201.
26-02354w Nov 20, 25; Dec 2, 2026

Masciola, Ronald a/k/a Ronald L. Masciola, deceased, of Pittsburgh, PA. No. 04941 of 2026. Ronette Hillenbrand, Extrx., 6009 Silverado Court, Moon Township, PA 15108 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.
26-03922 Nov 20, 25; Dec 2, 2026

Morris, Florence K. a/k/a Florence C. Morris, deceased, of Robinson Twp., PA. No. 04311 of 2025. Kimberly Ann Meyers, Extrx., 33 Suffolk Drive, Coraopolis, PA 15108 or to Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108-2716.
26-03923 Nov 20, 25; Dec 2, 2026

Moyer, Barry L., deceased, of Pittsburgh, PA. No. 07144 of 2026. Christina Trevenen, Extrx., 201 Ingram Avenue, Pittsburgh, PA 15205 or to Eric J. Yandrich, Esq., 300 High Tower Blvd., Suite 2207, Pittsburgh, PA 15205.
26-03942 Nov 20, 25; Dec 2, 2026

Prisby, Sandra L. a/k/a Sandra Lynn Prisby, deceased, of Whitehall, PA. No. 07123 of 2026. Jonathan R. Prisby, Extr., 9909 Finian Court, Vienna, VA 22181 or to Emily L. Davidson, Esq., SutterWilliams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212.
26-03925 Nov 20, 25; Dec 2, 2026

Ribblett, Glenn Lee a/k/a Glenn L. Ribblett, deceased, of Baldwin, PA. No. 06210 of 2026. Paul J. Ribblett, Extr., 4864 Elmwood Drive, Baldwin, PA 15227 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.
26-03910 Nov 20, 25; Dec 2, 2026

Stephens, Kevin Michael a/k/a Kevin Michael Stephens, Sr., deceased, of Verona, PA. No. 05235 of 2026. Kevin Stephens, Jr., Admr., 211 Sweetbriar Street, Pittsburgh, PA 15211 or to John D. Perkosky, Esq., Ogg, Murphy & Perkosky, P.C., 245 Ft. Pitt Blvd., Pittsburgh, PA 15222.
26-03940 Nov 20, 25; Dec 2, 2026

Tozzi, Tullio J., deceased, of White Oak, PA. No. 06633 of 2026. Marie E. Tozzi, Co-Extrx., 507 Jennifer Lane, Gibsonia, PA 15044 and Linda J. Hayward, Co-Extrx., 591 Cedar Glenn Drive, Irwin, PA 15642 or to

Mark Stadler, Esq., Burns White, Burns White Center, 48 26th Street, Pittsburgh, PA 15222.

26-03927 Nov 20, 25; Dec 2, 2026

Van Leer, Theodore, deceased, of Pittsburgh, PA. No. 06695 of 2026. Kathleen Van Leer, Extrx., 801 N. Driver Street, Durham, NC 27703 or to Amy D. Rees, Esq., Marcus & Shapira, LLP, One Oxford Centre, 35th Fl., 301 Grant Street, Pittsburgh, PA 15219.

26-02353w Nov 20, 25; Dec 2, 2026

Baluch, Flora Mae, deceased, of Brackenridge Borough, PA. No. 07166 of 2026. Cindy Lou Snyder, Extrx., 3 Patrick Place, Fredericksburg, VA 22405 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

26-03890 Nov 19, 25; Dec 2, 2026

Chulig, Karl M. a/k/a Karl Mark Chulig, deceased, of Pittsburgh, PA. No. 07623 of 2025. Jane Lee Jones, Extrx., 75 St. Cloud Road, P.O. Box 222, Eighty Four, PA 15330 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03891 Nov 19, 25; Dec 2, 2026

Cicero, Carolyn L., deceased, of Oakmont, PA. No. 06875 of 2026. Raymond E. Ramsey, Admr., 1313 Summit Dr., Oakmont, PA 15139.

26-03852 Nov 19, 25; Dec 2, 2026

Farney, Elaine A., deceased, of Pittsburgh, PA. No. 03033 of 2026. Eva Mae Rittgers, Extrx., 3787 Woodbury Oval, Stow, OH 44224 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03897 Nov 19, 25; Dec 2, 2026

Gentilcore, John S., deceased, of Pittsburgh, PA. No. 00255 of 2026. Nicholas P. Gentilcore, Co-Admr., 713 Glascock Street, Raleigh, NC 27604 and John Gentilcore, Co-Admr., 399 Wickford Drive, Pittsburgh, PA 15238 or to Jay R. Hagerman, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-02319w Nov 19, 25; Dec 2, 2026

Gibson, David R. a/k/a David Robert Gibson, deceased, of Bethel Park, PA. No. 02017 of 2025. Kenneth R. Gibson, Extr., 2343 California Drive, Allison Park, PA 15101 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03893 Nov 19, 25; Dec 2, 2026

Graham, Lorraine Cora a/k/a Lorraine Graham, deceased, of Pittsburgh, PA. No. 06455 of 2025. Brian Graham, Extr., 894 Maplewood Drive, Pittsburgh, PA 15234 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03892 Nov 19, 25; Dec 2, 2026

Grunwald, Kenneth F., deceased, of Pittsburgh, PA. No. 06503 of 2026. Stefan Grunwald, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

26-03851 Nov 19, 25; Dec 2, 2026

Harkins, Sandra J., deceased, of Pittsburgh, PA. No. 07203 of 2024. Jacqueline Ann Harkins, Extrx., 4005 E. Gator Circle, Cape Coral, FL 33909 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03894 Nov 19, 25; Dec 2, 2026

Jones, Denise L., deceased, of Pittsburgh, PA. No. 06964 of 2026. Britte Clay, Extrx., 7290 Lemington Ave., Pittsburgh, PA 15206.

26-02351w Nov 19, 25; Dec 2, 2026

Karcher, Gretchen H., deceased, of North Versailles, PA. No. 06832 of 2026. Theodore Karcher, Admr., 12759 Ridge Road, North Huntingdon, PA 15642 or to John E. Bumbaugh, Jr., Esq., Bumbaugh George Prather Dediana, Old Trail Professional Bldg., 10526 Old Trail Rd., Ste. 1, North Huntingdon, PA 15642.

26-03850 Nov 19, 25; Dec 2, 2026

Kintigh, Lynda L., deceased, of Bridgeville, PA. No. 7078 of 2026. Laura C. Kintigh, Extrx., 1000 W. Washington Blvd., Unit 429, Chicago, IL 60607 or to James A. Clayton, Esq., 100 Emerson Lane, Suite 1523, Bridgeville, PA 15017.

26-03849 Nov 19, 25; Dec 2, 2026

Linz, Jacqueline M., deceased, of Upper St. Clair, PA. No. 01682 of 2026. James E. Linz, Extr., 5621 Koeffler Drive, Pittsburgh, PA 15236 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03888 Nov 19, 25; Dec 2, 2026

McConnell, Dale T., deceased, of Bethel Park, PA. No. 03034 of 2026. Robert McConnell, Admr., 1803 Duss Ave., P.O. Box 702, Rochester, PA 15074 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03896 Nov 19, 25; Dec 2, 2026

O'Malley, Norma J., deceased, of Bridgeville, PA. No. 01855 of 2026. John P. O'Malley, Extr., 266 Strawberry Circle, Cranberry Twp., PA 16066 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03887 Nov 19, 25; Dec 2, 2026

Rice, Lynn A., deceased, of Pittsburgh, PA. No. 07306 of 2025. Mark J. Rotella, Extr., 327 Maplewood Drive, McMurray, PA 15317 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03889 Nov 19, 25; Dec 2, 2026

Sutton, Michael W., deceased, of Bethel Park, PA. No. 01000 of 2025. Ashley June Zimmerman, Co-Extrx., 966 Albion St. NW, Palm Bay, FL 32907 and Jessica Lyn Cole, Co-Extrx., 109 Arrow Route Lane, New Stanton, PA 15372 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03886 Nov 19, 25; Dec 2, 2026

Thomas, Margaret, deceased, of North Braddock, PA. No. 06897 of 2026. Senetta Little, Admrx., 3007 Jenny Lind St., McKeesport, PA 15132.

26-02349w Nov 19, 25; Dec 2, 2026

Vodzak, Dolores M. a/k/a Dolores Marie Vodzak, deceased, of Bethel Park, PA. No. 01549 of 2025. Edward F. Vodzak, Jr., Co-Extr., 3282 Eastview Dr., Bethel Park, PA 15102 and Cheryl Ann Vodzak, Co-Extrx., 408 Hunting Creek Road, Canonsburg, PA 15317 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03885 Nov 19, 25; Dec 2, 2026

Zahradnik, Michael J., deceased, of Bethel Park, PA. No. 07627 of 2025. Elizabeth M. Zahradnik, Extrx., 933 Logan Road, Bethel Park, PA 15102 or to Carol L. Hanna, Esq., 414 McMurray Road, Bethel Park, PA 15102.

26-03895 Nov 19, 25; Dec 2, 2026

Barber, Sanders, deceased, of Wilmerding, PA. No. 07198 of 2026. Justin Barber, Admr., 2512 Poinsettia Drive, White Oak, PA 15131 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

26-02344w Nov 18, 25; Dec 2, 2026

Bonda, Rosemary A., deceased, of Pittsburgh, PA. No. 07011 of 2026. Lynn A. Topping, Extrx., 3303 Churchview Avenue, Brentwood, PA 15227 or to Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017.

26-03845 Nov 18, 25; Dec 2, 2026

Bywalski, John F., deceased, of Pittsburgh, PA. No. 07186 of 2026. Kevin M. Bywalski, Extr., 646 Charlotte Drive, Pittsburgh, PA 15236 or to Michaela Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-02343w Nov 18, 25; Dec 2, 2026

Carey, William, deceased, of Pittsburgh, PA. No. 06974 of 2026. Kevin Carey, Admr., 847 Ford Street, Pittsburgh, PA 15205 or to Kathleen Smith-Delach, Esq., Phillips Froetschel, LLC, 310 Grant Street, Suite 700, Pittsburgh, PA 15219.

26-03843 Nov 18, 25; Dec 2, 2026

Cochran, Nancy Lee, deceased, of Sewickley, PA. No. 07229 of 2026. Marlaena Cochran, Admrx., 355 Sunset Drive, Pittsburgh, PA 15228 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

26-02342w Nov 18, 25; Dec 2, 2026

English, Sheila L., deceased, of Upper St. Clair, PA. No. 02639 of 2026. Cole Paul English, Extr., 2231 Crosby Avenue, Pittsburgh, PA 15216 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.

26-03844 Nov 18, 25; Dec 2, 2026

Fisher, James W., deceased, of Pittsburgh, PA. No. 07081 of 2026. Cindy S. F. Donovan, Admrx., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.

26-03839 Nov 18, 25; Dec 2, 2026

Giulioli, Rose Mary a/k/a Rose M. Giulioli a/k/a Rose Giulioli, deceased, of Harmar Township, PA. No. 06630 of 2026. Monica J. Giulioli-Rubin, Extrx., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

26-03846 Nov 18, 25; Dec 2, 2026

Harrison, Mary O. a/k/a Mary Harrison a/k/a Mary L. Harrison a/k/a Mary Orne Harrison, deceased, of Verona, PA. No. 06781 of 2025. Dale Stephen Harrison, Extr., 2424 Sawtooth Court, Holland, MI 49424.

26-03848 Nov 18, 25; Dec 2, 2026

Hurwitz, Jonathan M., deceased, of Mount Lebanon, PA. No. 06976 of 2026. Joanna R. Hurwitz, Extrx., 713 S. Negley Avenue, Pittsburgh, PA 15232 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

26-03842 Nov 18, 25; Dec 2, 2026

Jordan, Kylie R., deceased, of Etna, PA. No. 06721 of 2026. Kelly Baker, Admrx., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

26-03840 Nov 18, 25; Dec 2, 2026

Lutz, Christopher Allen, deceased, of Pittsburgh, PA. No. 7209 of 2026. John F. Morris, Admr. and Atty., 310 Grant Street, Ste. 1220, Pittsburgh, PA 15219.

26-02340w Nov 18, 25; Dec 2, 2026

Robinson, Michael L., deceased, of Forest Hills, PA. No. 06910 of 2026. Kathryn Robinson, Admrx., 4677 Adrian Way, Plano, TX 75024 or to Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

26-03847 Nov 18, 25; Dec 2, 2026

Schwenning William L., deceased, of South Park, PA. No. 07021 of 2026. Karen L. Feith, Extrx., 2620 Chalet Lane, South Park, PA 15129.

26-03838 Nov 18, 25; Dec 2, 2026

Sedlock, Patricia Ann, deceased, of Pittsburgh, PA. No. 07238 of 2026. Julia Alys Sedlock, Extrx., 721 South Detroit Street, Xenia, OH 45385 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

26-02341w Nov 18, 25; Dec 2, 2026

Thomas, Marcia A. a/k/a Marcia Ann Thomas, deceased, of Pittsburgh, PA. No. 06722 of 2026. Chelsea Waldo, Co-Extrx. and Kelly Waldo, Co-Extrx., c/o Meg L. Burkardt, Esq., GRB Law, 2100 Georgetown Dr., Suite 300, Pittsburgh, PA 15143.

26-03835 Nov 18, 25; Dec 2, 2026

Varhola, John, deceased, of Munhall, PA. No. 07026 of 2026. Richard A. Varhola, Admr., 10100 Laurel Avenue, North Huntingdon, PA 15642 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

26-03836 Nov 18, 25; Dec 2, 2026

Conners, Richard, deceased, of Pittsburgh, PA. No. 07147 of 2026. Keith Conners, Extr., c/o Reganne M. McMichael, Esq., Jones, Gregg, Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-02311w Nov 13, 20, 25, 2026

DeMonaco, Lawrence J., deceased, of Fox Chapel, PA. No. 06946 of 2026. Monique Y. DeMonaco, Extr., 311 Olde Chapel Trail, Pittsburgh, PA 15238 or to Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-02308w Nov 13, 20, 25, 2026

Lovey, John E., deceased, of Indiana, PA. No. 06635 of 2026. Denise Lovey Payne, Extr., 6874 Willoughby Court, Westerville, OH 43082 or to Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-02309w Nov 13, 20, 25, 2026

McBurney, Virginia Ann, deceased, of Pittsburgh, PA. No. 06941 of 2026. Joyce A. DeFont, Extrx., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

26-03788 Nov 13, 20, 25, 2026

Meadows, Marjorie A., deceased, of Pittsburgh, PA. No. 07129 of 2026. Antoinette Ricci, Extrx., c/o Jeanne M. Marquette, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-02307w Nov 13, 20, 25, 2026

Morgan, Gary Dwayne, deceased, of Pittsburgh, PA. No. 06720 of 2026. Damon Nickolas Morgan, Admr., c/o Matthew A. Bole, Esq., Fiffik Law Group, P.C., 661 Andersen Drive, Foster Plaza 7, Suite 315, Pittsburgh, PA 15220.

26-03803 Nov 13, 20, 25, 2026

Ogrosky, Frank W., deceased, of Pittsburgh, PA. No. 06561 of 2026. Daniel T. Ogrosky, Extr., c/o Ashlyn R. Hoesch, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

26-03780 Nov 13, 20, 25, 2026

Russell, Renee M., deceased, of McKeesport, PA. No. 06805 of 2026. Vanessa L. Cordell, Extrx., 2623 Lawyers Road, Chambersburg, PA 17201 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

26-02312w Nov 13, 20, 25, 2026

Whalen, Ruth, deceased, of Verona, PA. No. 3058 of 2026. Christopher Whalen, Extr., 999 Jefferson Heights Road, Pittsburgh, PA 15235 or to Joseph DiPaolo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.

26-02313w Nov 13, 20, 25, 2026

Black, Betty Hurley a/k/a Betty H. Black, deceased, of Mt. Lebanon, PA. No. 06861 of 2026. Douglas Martin Black, Extr., c/o

Patrick J. Felix, III, Esq., Patrick J. Felix, III, LLC, 213 East Main St., Carnegie, PA 15106.
26-03776 Nov 12, 19, 25, 2026

Correa, Virginia, deceased, of Pittsburgh, PA. No. 5930 of 2026. Carlos Correa, Extr., c/o James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
26-03773 Nov 12, 19, 25, 2026

Cotton, Yolanda R., deceased, of Pittsburgh, PA. No. 06901 of 2026. Sha'ronda Brookins, Admrx., 7616 Williams Way, Elkins Park, PA 19027 or to Kathleen Smith-Delach, Esq., Phillips Froetschel, LLC, 310 Grant Street, Suite 700, Pittsburgh, PA 15219.
26-03767 Nov 12, 19, 25, 2026

Dolce, Janet Louise, deceased, of Pittsburgh, PA. No. 06993 of 2026. Charles Dolce, Extr., 8841 Kind Drive, Pittsburgh, PA 15237.
26-02306w Nov 12, 19, 25, 2026

Fusina, Rose Ann, deceased, of North Hills, PA. No. 6614 of 2026. Donald W. Fusina, II, Extr., 460 Woodland Ave., Pittsburgh, PA 15237 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.
26-03777 Nov 12, 19, 25, 2026

Hamm, Charlotte R. a/k/a Charlotte E. Roche Hamm, deceased, of McCandless Township, PA. No. 06843 of 2026. David A. Hamm, Extr., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.
26-03768 Nov 12, 19, 25, 2026

Howard, Robert C., deceased, of Aspinwall, PA. No. 07116 of 2026. Allison Howard, Admrx., 314 Western Ave., Pittsburgh, PA 15215 or to Sara A. Gasser, Esq., Sara A. Gasser, Esq. L.L.C., 2021 Sunset Blvd., Steubenville, OH 43952.
26-02301w Nov 12, 19, 25, 2026

Kester, Kenneth Stephen a/k/a Kenneth S. Kester, deceased, of Ross Township, PA. No. 06877 of 2026. Mary Hays Mathews, Extrx., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.
26-03764 Nov 12, 19, 25, 2026

Kish, Patricia T., deceased, of Ross Township, PA. No. 06884 of 2026. Donna J. Salicce, Extrx., c/o David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Drive, Suite 315, Wexford, PA 15090.
26-03765 Nov 12, 19, 25, 2026

Len, Mary Carol, deceased, of South Fayette, PA. No. 05242 of 2026. Michael J. Len, Extr., 3383 Cochise Drive, Pittsburgh, PA 15241 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.
26-03775 Nov 12, 19, 25, 2026

Maleski, Sylvia F. a/k/a Sylvia Maleski, deceased, of Harrison Township, PA. No. 06753 of 2026. Joanne Diller, Extrx., 1109 Dallas Avenue, Natrona Heights, PA 15065 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
26-03779 Nov 12, 19, 25, 2026

Mason, Judith M. a/k/a Judith M. Cain, deceased, of Pittsburgh, PA. No. 06744 of 2026. Mary Ellen O'Connell, Extrx., 815 Muldowney Avenue, West Mifflin, PA 15122 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.
26-03769 Nov 12, 19, 25, 2026

McGuire, Nancy Rose, deceased, of Bellevue, PA. No. 06355 of 2026. James Craig McGuire, Extr., 471 Lowres Road, Pittsburgh, PA 15237 or to Samuel M. DiFatta, Esq., DiFatta Law Offices, LLC, P.O. Box 23, Tarentum, PA 15084.
26-02302w Nov 12, 19, 25, 2026

Mullick, Prakash C., deceased, of Pittsburgh, PA. No. 5571 of 2026. Ranjeet Mullick, Extr., 520 Rodgers Dr., Pittsburgh, PA 15238 or to John H. Prorok, Esq., MBM Law, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203.
26-03766 Nov 12, 19, 25, 2026

Nelson, Davina Ashley, deceased, of Pittsburgh, PA. No. 4459 of 2026. Mishal A. Peterangelo, Admrx., c/o James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
26-03772 Nov 12, 19, 25, 2026

Reihl, Freda J. a/k/a Freda Judith Reihl, deceased, of Pittsburgh, PA. No. 04857 of 2026. Nicole Jane Eshenbaugh, Extrx., 624 Blanton Street, Pittsburgh, PA 15207 or to Vincent J. Barbera, Esq., Barbera, Melvin & Svonavec, LLP, 146 West Main St., Somerset, PA 15501.
26-03774 Nov 12, 19, 25, 2026

Resutko, Patricia Ann, deceased, of Pittsburgh, PA. No. 7061 of 2026. James D. Scalo, Extr., 105 Fairway Lane, Pittsburgh, PA 15238 or to Anthony M. Tedesco, Esq., Williams Coulson, LLC, One Gateway Center, 420 Ft. Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.
26-02304w Nov 12, 19, 25, 2026

Ricci, Joan Brown, deceased, of Pittsburgh, PA. No. 07122 of 2026. Ronald J. Ricci, Extr., 900 Washington Road, Apt. 503, Pittsburgh, PA 15228 or to Alice L. Stewart, Esq., 3900 Forbes Avenue, Suite 420, Pittsburgh, PA 15260.
26-02303w Nov 12, 19, 25, 2026

Srocki, Bernadine a/k/a Bernadine M. Srocki, deceased, of Pittsburgh, PA. No. 01106 of 2026. Andrew McIntyre, Extr., c/o Rebecca A. Olds, Esq., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.
26-02299w Nov 12, 19, 25, 2026

Washington, Carrie L., deceased, of Pittsburgh, PA. No. 5418 of 2026. Angela Crockett, Extrx., c/o James R. Baker, Esq., Sikov and Love, P.A., 310 Grant Street, Grant Building, Suite 1110, Pittsburgh, PA 15219.
26-03771 Nov 12, 19, 25, 2026

Notice of Publication of Complaint in Quiet Title

Please Take Notice that a Complaint in Quiet Title has been filed by Plaintiff, The Bible Center Church, Inc., against Defendants, Refuge Temple Church Of Our Lord Jesus Christ Of The Apostolic Faith and Refuge Congregation Of The Church Of Our Lord Jesus Christ at Case No. GD-25-009631 concerning the property located at 7324-7326 Tioga Street, 13th Ward, Pittsburgh, Allegheny County, Pennsylvania (Tax Parcel No. 0174-P-00003-0000-01).

Defendants are required to file a response to the Complaint within thirty (30) days of the last publication date of this Notice or a default judgment may be entered against Defendants.

Plaintiff's counsel of record is Peter L. Kogan, Esquire, Rachel O'Neill, Esquire, Jessica M. Barnes, Esquire and Reed Smith LLP, located at 225 Fifth Avenue, Pittsburgh, PA 15222 and can be reached at (412) 288-3131.

Notice

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

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

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

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
Telephone: (412) 261-5555
https://www.getapittsburghlawyer.com/

Peter L. Kogan, Esquire
Rachel O'Neill, Esquire
Jessica M. Barnes, Esquire
Reed Smith LLP, 225 Fifth Avenue, Pittsburgh, PA 15222, (412) 288-3131
26-03841 Nov 25; Dec 2, 9, 1969

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, on October 23, 2026, with respect to a proposed nonprofit corporation, Abt Global Ministries, which has been incorporated under the Nonprofit Corporation Law of 1988.
26-02376w Nov 25, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-009424. In re: Petition of Bethany Lauren Bloise Zabiegalski, for change of name to Bethany Lauren Aiello. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 2, 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.
26-02375w Nov 25, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-009941. In re: Petition of Alex James Nieves, for change of name to Alex James Thorn. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, December 9, 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. Robb D. Bunde, Bunde & Roberts, PC, Benedum-Trees Building, 223 Fourth Ave., Suite 500, Pittsburgh, PA 15222, Ph: 412-391-4330, Attorney for Petitioner.
26-04064 Nov 25, 2026

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of ARMSTRONG/KOVER KWIK, INC., with its principal office or place of business at 401 Sproul Street, McKees Rocks, PA 15136. The names and addresses of all persons who are parties to the registration are: NCCM Company, Inc., 401 Sproul Street, McKees Rocks, PA 15136.
26-02389w Nov 25, 2026

Notice of Public Sale

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:
EZ Storage
2654 Mosside Blvd.
Monroeville, PA 15146
December 9th, 2026 at 11:00 a.m.

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. $100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.
Tenant - Unit #
Thomasine Benedicto - 702B
Kathy Lantzy - 709
Taylor Weyels - 731A
Wendy Fletcher - 1025
Wendy Fletcher - 1213A
26-04021 Nov 25, 2026

Notice of Trust Administration

The Trustee named below gives notice of the death of Margaret J. Love, late of St. Louis, St. Louis County, Missouri, who died on October 24, 2026. During her lifetime, the said Decedent established The Margaret Joan Love Revocable Trust, Dated March 21, 2001, which was amended and reinstated on July 24th, 2013, and then underwent the second amendment and reinstatement on June 27th, 2023. The Trustee requests all persons having claims against the Decedent to make known the same in writing to him or his attorney, and all persons indebted to the Decedent to make payment to him without delay: Gerry O. Love, 3423 Lake Ridge Drive, Murrysville, PA 15668 and Mallory P. Gold, Esquire, Gold Law, LLC, 3824 Northern Pike, Suite 1075, Monroeville, PA 15146.
26-04047 Nov 25; Dec 2, 9, 2026

Notice

In the Court of Common Pleas of York County, PA
Civil Division
Case No.: 2026-SU-003137
Commercial Breach of Contract

Cardiovascular Specialists of York, LLC, Plaintiff
v.
Symmetry Medical Billing, LLC d/b/a Symmetry Medical Billing and Consulting, Defendant.

Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed 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, GO TO OR 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 Of The York County Bar Association
York County Bar Center
137 East Market Street
York, Pennsylvania 17401
Telephone: (717) 854-8755
26-04048 Nov 25, 2026

Notice of Public Sale

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:
EZ Storage
810 Trumbull Drive
Pittsburgh, PA 15205
December 9, 2026, at 11:00 a.m.

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. $100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.
Tenant - Unit #
Samuel Scarpaci - 221
Ronn Peters - 3078A
Antonio Ruffner - 4021A
Brian Filipovitz - 4039
Tiana Ballinger - 4091
Clint Rupert - 5029
Jodi Berry - 5046
Linda Huffstetler - 5055A
Amanda Eckenrode - 5061A
Rodney Middlebrooks - 6010
26-04052 Nov 25, 2026

Notice of Public Sale

EZ Storage will hold a public auction to sell the contents of leased spaces to satisfy EZ Storage's lien at the location:
EZ Storage
1003 Ross Park Mall Drive
Pittsburgh, PA 15237
December 9th, 2026 at 11:00 a.m.

The auction will be listed and advertised on www.storagetreasures.com. Purchases may be made via credit card or cash and paid at the above referenced facility in order to finalize sale to highest bidder. $100 cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sales or to refuse any bids.
Tenant - Unit #
Sabrina Smith - 501
Jean Kwizera - 813E
Judy Oliver - 825A
26-04053 Nov 25, 2026

Estate Notice

Estate of Matthew Thomas Remaly a/k/a Matthew T. Remaly, of McCandless Twp., Allegheny County, No. 02-26-4072 Letters Testamentary on said estate were granted to Robert K. Tunney, Sr., on June 26, 2026. As the Decedent has no spouse, children, parents or siblings his heirs are determined by Chapter 21 Title 20 Pennsylvania, Probate, Estates and Fiduciaries Code. Any person who is a lineal, bloodline descendent is to make themselves known by writing and calling Rebecca A. Auld, Esquire, Auld Brothers Law Group, LLC, at 5349 William Flynn Highway, Gibsonia, PA 15044 and (412) 487-8668.
26-03782 Nov 13, 20, 25, 2026

Notice of Trust Administration

The Trustee named below gives notice of the death of Dolores I. Russell, late of Pittsburgh, Allegheny County, Pennsylvania, who died on September 19, 2026. During her lifetime, the said Decedent established The Guy C. Russell and Dolores I. Russell Trust Dated August 6, 2012 and The Guy C. Russell and Dolores I. Russell Real Estate Trust Dated August 6, 2012. The Trustee requests all persons having claims against the Decedent to make known the same in writing to him or his attorney, and all persons indebted to the Decedent to make payment to him without delay:
Steven Zinger
1737 Cavaillon Drive
Waxhaw, NC 28173
Deborah L. Lesko, Esquire, The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Road, Pittsburgh, PA 15243, (412) 276-4200.
26-03789 Nov 13, 20, 25, 2026

Notice of Trust Administration

Trust Administration of Donald L. Truver, deceased, late of Allison Park, Allegheny County, PA, Donna L. Truver, Trustee. Notice is hereby given to all persons indebted to said trust to make immediate payment, and to those having claims against the same to present them to: Wendy Denton Heleen Esquire, Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.
26-03770 Nov 12, 19, 25, 2026

Voluntary Dissolution
Professional Corporation

Caroline C. Sczweck, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101. Notice is hereby given by Bruce W. Morrison, Jr., M.D., P.C., a Pennsylvania professional 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.
26-02347w Nov 19, 25, 2026

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