

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 5, 2026 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, JANUARY 5, 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, JANUARY 6, 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, JANUARY 12, 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

14. Daryl J. Caruana

GD-25-002376—\$32,798.61

Jill M. Fein, Esq.

Hill Wallack, LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a two-story residential dwelling known and numbered as 210 Marie

Ave., Pittsburgh, PA 15202, Book Volume 12038, Page 416. Block & Lot No. 214-L-123.

70. Joshua D. McStay, Sr. and Juliett Harp
MG-25-000404—\$155,214.46
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 108 Harrison Avenue, Pittsburgh, Pennsylvania 15202. Deed Book Volume DE-18267, Page 21, Block and Lot Number 0159-C-00200-0000-00.

85. Kelly Cole
GD-25-000657—\$2,593.88
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 813 Orchard Avenue, Pittsburgh, PA 15202. Deed Book Volume 13710, Page 320. Block & Lot No. 159-H-162.

Baldwin Borough

1. Chad Dryburgh and Nicole Dryburgh
MG-25-000656—\$127,649.75
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3110 Churchview Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 17440, Page 527, Instrument 2018-36816, Block and Lot Number 93-N-186.

43. Unknown Heirs of Alex Lobus and Unknown Heirs of Mildred Jean Lobus
GD-25-003824—\$23,472.88
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling, known as 3644 Wallace Drive, Pittsburgh, PA 15227. Deed Book 4120, Page 505. Block and Lot Number 136-L-40.

Bellevue

89. David Ferree
GD-25-000220—\$2,299.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two and one-half story frame house being known as 35 South Bryant Avenue, Pittsburgh, PA 15202. Deed Book Volume 18358, Page 406. Block & Lot No. 113-D-97.

Bethel Park

45. David A. Miller
GD-23-010812—\$22,675.98
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 5017 Sherwood Road, Bethel Park, PA 15102. Deed Book 10998, Page 42. Block and Lot Number 393-L-100.

Brackenridge

22. David L. and Anita Herbulock
GD-25-000443—\$34,011.83
Salvatore Bittner, Esq.
412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story frame house being known as 1031 Brackenridge Avenue, Brackenridge, PA 15014 Deed Book Volume 11109, Page 214, Block and Lot 1224-G-260.

30. Daniel W. Kolar
MG-25-000513—\$75,849.61
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 1053 9th Avenue, Brackenridge, Pennsylvania 15014. Deed Book Volume 17634, Page 347. Block and Lot Number 1367-R-00107-0000-00.

Braddock

95. Thomas Baker, Administrator of the Estate of Charles A. Piccuillo, Deceased
GD-16-011805—\$4,816.80
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a two-story frame house being known as 207 Comrie Avenue, Braddock, PA 15104. Deed Book Volume 11401, Page 336. Block & Lot No. 236-M-308.

Bradford Woods

19. Gary D. Delaney
GD-25-004127—\$25,101.36
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bradford Woods: Having erected thereon a single family being known and numbered as 4824 Wexford Run Rd., Bradford Woods, PA 15015. Deed Book 15326, Page 85. Block and Lot Number 1657-E-120.

Brentwood

52. Jonathan B. Schmella
GD-24-013313—\$2,161.02
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story two-family brick house being known as 2713 Pyramid Avenue, Pittsburgh, PA 15227. Deed Book Volume 10310, Page 64, Block & Lot No. 94-P-320.

76. Unknown Heirs to the Estate of Anthony G. Denk a/k/a Tony Denk; Unknown Administrators to the Estate of Anthony G. Denk a/k/a Tony Denk
MG-25-000348—\$70,788.57
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 500 Pointview Road, Pittsburgh, PA 15227. Document Number 127897, Deed Book Volume 9560, Page 248. Block and Lot Number 0188-H-00075-0000-00.

83. Mohammad Asif and Rehana Siddiqui
MG-25-000598—\$253,437.38
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4026 Tuxey Avenue, Pittsburgh, PA 15227. Document Number 2022-3576, Deed Book Volume 18778, Page 143. Block and Lot Number 0247-B-00088-0000-00.

106. Jonathan B. Schmella
GD-24-013311—\$2,080.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a one and one half story two-family brick house being known as 345-347 Bracken Avenue, Pittsburgh, PA 15227. Deed Book Volume 10897, Page 196. Block & Lot No. 137-N-168.

Carnegie

2. Declan Magee
MG-25-000518—\$114,491.12
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 4 Terrace Avenue, Carnegie, Pennsylvania 15106. Deed Book Volume 18535, Page 197, Instrument 2021-24666, Block and Lot Number 66-J-186.

City of Clairton

34. Janeen Skaggs
GD-25-004392—\$69,192.48
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 2nd Ward of the City of Clairton: Having erected thereon a dwelling being known and numbered as 637-639 Large Avenue, Clairton, PA 15025. Deed Book Volume 12251, Page 579. Block and Lot Number 0879-C-00154-0000-00.

104. Inez D. Nelson
GD-23-007949—\$2,177.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward 2: Having erected thereon a two-story brick house being known as 742 Saint Clair Avenue, Clairton, PA 15025. Deed Book Volume 14840, Page 330. Block & Lot No. 879-G-176.

Crafton

40. Jodi M. Moore
MG-22-000039—\$354,548.14
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Crafton: Having erected thereon a dwelling being known and numbered as 87 W. Steuben Street, Pittsburgh, PA 15205. Deed Book Volume 16425, Page 505. Block and Lot Number 069-G-322.

121. William P. Roden and Patricia A. Roden f/k/a Patricia A. Stella
MG-24-000824—\$38,630.24
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Crafton: Having erected thereon a two-story residential dwelling being known and numbered as 17 Fountain Street, Pittsburgh, PA 15205. Deed Book Volume 14255, Page 290, Instrument Number 2010-11410. Block and Lot Number 68-P-107.

Dormont

17. Thomas W. Dickey, Executor of the Estate of Patricia J. Hoffman, Deceased
GD-25-005221—\$13,944.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a single family being known and numbered as 1100 Tennessee Ave., Pittsburgh, PA 15216. Deed Book 8601, Page 539. Block and Lot Number 97-E-156.

Dravosburg

8. Tanis A. Cochrane and William C. Cochrane
GD-22-015866—\$8,131.04
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a commercial structure being known and numbered as 406 Richland Avenue, Dravosburg, PA 15034. Deed Book 12953, Page 210. Block and Lot Number 309-K-160.

113. Gaylene M. MacDonald
GD-24-013050—\$10,899.58
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 405 Euclid Avenue, Dravosburg, PA 15034. Deed Book 14388, Page 450. Block and Lot Number 309-K-104.

East Deer

98. William J. Davis and Laurie L. Davis
GD-23-013950—\$14,313.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a two and a half story commercial building being known as 715 Freeport Road, Creighton, PA 15030. Deed Book Volume 8912, Page 301. Block & Lot No. 841-A-46.

Elizabeth Township

20. Kelly R. Burris
GD-17-003588—\$4,909.94
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one story three room shingled dwelling, numbered as 500 Park Avenue, Elizabeth, PA 15037, Deed Book Volume 7237, Page 10, Block and Lot Number 1132-L-234.

62. The Unknown Heirs of Urcell Nicholson a/k/a Vienna Erce Nicholson, Deceased and the Unknown Heirs of June I. Nicholson, Deceased
GD-25-003317—\$13,019.30
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 2086 Smithdale Road, West Newton, PA 15089. Deed Book 3133, Page 290. Block and Lot Number 1732-S-226.

Emsworth

91. Grant Curlis and Moira Curlis
GD-23-010267—\$5,505.39
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Having erected thereon a two-story frame house known as 223 Hazelwood Avenue, Pittsburgh, PA 15202. Deed Book Volume 15743, Page 466. Block & Lot No. 275-M-318.

Etna**88. Margaret R. Levy, with Notice to Heirs and Assigns**

GD-21-012649—\$4,442.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Being thereon vacant residential land known as Dewey Street, Pittsburgh, PA 15223 f/k/a 151 Dewey Street, Pittsburgh, PA 15223. Deed Book Volume 3631, Page 201. Block & Lot No. 221-R-82.

Glassport**16. Debra A. Handra**

GD-24-004300—\$8,195.73
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 2650 Washington Blvd., Glassport, PA 15045. Deed Book 14795, Page 83. Block and Lot Number 557-F-298.

80. Shawn De Verse, as Administrator of the Estate of Robert L. De Verse

MG-25-000168—\$72,583.68
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 1004 Minnesota Avenue, Glassport, PA 15045. Document Number 17800, Deed Book Volume 6359, Page 148. Block and Lot Number 0558-M-00390-0000-00.

Green Tree**126. Robert A. Hooper, Jr., known Heir of Nancy Peters, deceased, Brian J. Hooper, known Heir of Nancy Peters, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Nancy Peters, deceased**

MG-23-001084—\$127,633.69
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Green Tree: Having erected thereon a dwelling being known and numbered as 1245 Glencoe Ave., Pittsburgh, PA 15205. Deed Book Volume 8907, Page 370, Block and Lot 0037-G-00050-0000-00.

Harmar**39. Joseph E. Volk Jr. Known Heir of Ruth A. Volk a/k/a Ruth Ann Volk, Deceased, William K. Ryan Known Heir of Ruth A. Volk a/k/a Ruth Ann Volk, Deceased, and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ruth A. Volk a/k/a Ruth Ann Volk, Deceased**

MG-25-000138—\$52,115.56
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Harmar: Having erected thereon a dwelling being known and numbered as 126 Clyde Avenue, Cheswick, PA 15024. Deed Book Volume 8987, Page 264. Block and Lot Number 0530-F-00106-0000-00.

Indiana**24. Alan D. Kondrick and Barbara A. Kondrick**

GD-22-008373—\$2,231.02
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a dwelling being known and numbered as 501 Rich Hill Road, Cheswick, PA 15024. Deed Book 6570, Page 150. Block and Lot Number 956-S-347.

86. Anthony Keel

GD-23-011617—\$3,668.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Having erected thereon a two-story frame house being known as 40 Barnhart Street, Rural Ridge, PA 15075. Deed Book Volume 17573, Page 406. Block & Lot No. 957-F-207.

Ingram**77. Gwendolyn M. Rice, as Administratrix of the Estate of Ronald George Rice, deceased; Brittany N. Rice, as Administratrix of the Estate of Ronald George Rice, deceased**

MG-25-000048—\$123,119.97
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 2733 Middletown Road, Pittsburgh, PA 15205. Document Number 2021-3082, Block and Lot Number 0041-K-00285-0000-00.

Jefferson Hills**18. David G. Plants and Karen Lynn Plants**

GD-25-002385—\$14,711.97
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a single family dwelling being known and numbered as 3069 Scotia Hollow Road, West Elizabeth, PA 15088. Deed Book 15449, Page 385. Block and Lot Number 1134-M-150.

82. Shawna Leigh Smith

MG-24-000984—\$303,801.57
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Parcel 1: Having erected a dwelling being known and numbered as 227 Meadowfield Lane, Clairton, PA 15025 a/k/a 227 Meadowfield Lane, Jefferson Hills, PA 15025, Document Number 2018-19512, Deed Book Volume 17265, Page 180, Block and Lot Number 0661-C-00100-0000-00.

Parcel 2: Vacant land being known Chelsea Drive, Clairton, PA 15025, Document Number 2018-19512, Deed Book Volume 17265, Page 180, Block and Lot Number 0661-C-00194-0000-00.

93. David G. Plants and Karen Lynn Plants

GD-24-009198—\$2,991.87
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a two-story frame house being known as 3069 Scotia Hollow Road, West Elizabeth, PA 15088. Deed Book Volume 15449, Page 385. Block & Lot No. 1134-M-150.

109. David Kelly, Administrator of the Estate of Frances Kelly, Deceased

GD-24-012653—\$15,406.67
Jennifer L. Cerce, Esq.
412-242-4400

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

1304 Decker St., Clairton, PA 15025. Deed Book 4493, Page 681. Block and Lot Number 1274-R-24.

City of McKeesport**9. Zachariah J. Martin, in His Capacity as Heir of Martha D. Martin a/k/a Martha Martin; Jeremiah J. Martin, in His Capacity as Heir of Martha D. Martin a/k/a Martha Martin; Joshua J. Martin, in His Capacity as Heir of Martha D. Martin a/k/a Martha Martin; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Martha D. Martin a/k/a Martha Martin**

GD-23-012636—\$67,495.32
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 3016 Riverview Street, McKeesport, PA 15132 a/k/a 3016 Riverview Avenue, McKeesport, PA 15132. Deed Book Volume 12666, Page 224. Block and Lot Number 0381-R-00015-0000-00.

31. Elmer D. Crouch, Jr. and Kathleen Crouch

MG-25-000610—\$58,018.43
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - 10th Ward: Having erected thereon a two-story residential dwelling known and numbered as 608 Atlantic Ave., McKeesport, PA 15132, Book Volume 9373, Page 539. Block & Lot No. 308-J-110.

33. Veora Sappington

MG-24-000809—\$84,754.77
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 8th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 3014 Boyd Street, McKeesport, PA 15132. Deed Book Volume 18277, Page 444. Block and Lot Number 0381-C-00121-0000-00.

78. Frank J. Marnell, Jr.

MG-25-000611—\$16,956.57
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1419 Hamilton Street, McKeesport, PA 15132. Document Number 2006-2601, Deed Book Volume 12733, Page 88. Block and Lot Number 0381-F-00365-0000-00.

102. Sahanaa Restaurant, Inc. & The Taste Restaurants LLC

GD-23-006963—\$4,152.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 8: Having erected thereon a three-story commercial restaurant building being known as 3413 Versailles Avenue, McKeesport, PA 15132. Deed Book Volume 18232, Page 193, Block & Lot No. 381-D-112.

McKees Rocks**123. ROV Realty, LLC**

GD-24-009838—\$8,122.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a four-story commercial building being known 814

Chartiers Avenue, McKees Rocks, PA 15136. Deed Book Volume 16335, Page 112. Block & Lot No. 43-J-210.

Millvale**116. Karen L. Keswick; Stephanie Pollock, as believed Heir to the Estate of Dale A. Keswick; Unknown Heirs to the Estate of Dale A. Keswick; Unknown Administrators to the Estate of Dale A. Keswick**

MG-25-000556—\$26,430.33
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a dwelling being known and numbered as 918 OBrien Street, Pittsburgh, PA 15209 a/k/a 918 O'Brien Street, Pittsburgh, PA 15209: Document Number 192309, Deed Book Volume 10621, Page 215. Block and Lot Number 0118-C-00163-0000-00.

Moon**75. Harry Athanasios, as Administrator to the Estate of James S. Statheas a/k/a James E. Statheas**

MG-25-000139—\$77,327.90
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Moon Township: Parcel 1: Having erected thereon a dwelling being known and numbered as 232 McCartney Drive, Coraopolis, PA 15108. Document Number 115333, Deed Book Volume 8569, Page 359. Block and Lot Number 0596-H-00314-0000-00.

Parcel 2: Vacant Land being known and numbered as McCartney Drive, Coraopolis, PA 15108. Document Number 115333, Deed Book Volume 8569, Page 359. Block and Lot Number 0596-H-00316-0000-00.

97. John R. Yingst and Barbara J. Yingst

GD-25-003656—\$2,864.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story brick house being known as 112 Claridge Drive, Coraopolis, PA 15108. Deed Book Volume 6992, Page 182. Block & Lot No. 417-H-124.

Mt. Oliver**107. Linda Wade**

GD-18-008933—\$1,259.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a two-story brick house being known as 12 Elizabeth Street, Pittsburgh, PA 15210. Deed Book Volume 15678, Page 170. Block & Lot No. 33-H-93.

110. Wayne S. Stevenson

GD-25-004132—\$4,116.47
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 134 Penn Avenue, Pittsburgh, PA 15210. Deed Book 15005, Page 41. Block and Lot Number 14-S-244.

North Braddock**96. William F. Scott and the United States of America**

GD-24-006141—\$10,390.23
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a one and a half frame house known as 1209 Roy Street, Braddock, PA 15104. Deed Book Volume 17793, Page 109. Block & Lot 301-E-26.

North Fayette

68. Miguel Antonio Amaya and Nicole Lynn Amaya

MG-25-000455—\$221,366.59
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Having erected thereon a dwelling being known and numbered as 614 Walden Way, Imperial, PA 15126. Deed Book Volume 16750, Page 77. Block and Lot Number 0691-G-00048-0000-00.

84. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under David H. Wineland, Deceased

MG-25-000064—\$246,614.18
Robert P. Wendt, Esq.
412-350-1025

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Fayette. Having erected thereon a residential two-family dwelling being known and numbered 200 Lookout Drive, Oakdale, PA 15071. Deed Book 18940, Page 222, which has a Block and Lot of 589-P-63.

Penn Hills

4. Margaret R. Findley

MG-25-000530—\$98,746.41
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1443 Maple Ave., Verona, PA 15147. Deed Book Volume 17217, Page 488. Block and Lot Number 0367-B-00086-0000-00.

15. Latoinae Anderson

GD-25-001346—\$17,823.56
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 311 Rose Ave., Pittsburgh, PA 15235. Deed Book 18517, Page 154. Block and Lot Number 369-S-196.

74. William E. Wright

MG-24-000913—\$24,517.32
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story residential dwelling known and numbered as 8041 Aber Rd., Verona, PA 15147, Book Volume 11888, Page 5. Block & Lot No. 295-E-157.

105. Derrick Milton

GD-24-009727—\$3,283.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one and one-half story masonry frame house being known as 5532 Front Street, Verona, PA 15147. Deed Book Volume 18363, Page 402. Block & Lot No. 366-S-262.

115. Vashon Cotton, Sr., as believed Heir to the Estate of Rashawna L. Harris a/k/a

Rashawna L. Cotton; Unknown Heirs to the Estate of Rashawna L. Harris a/k/a Rashawna L. Cotton; Unknown Administrators to the Estate of Rashawna L. Harris a/k/a Rashawna L. Cotton
MG-25-000053—\$55,163.99
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 212 Saylong Drive, Pittsburgh, PA 15235. Document Number 2006-39207, Deed Book Volume 13065, Page 571. Block and Lot Number 0369-S-00321-0000-00.

118. Bonnie Mamaeff, solely in her capacity as known heir of David William Byers a/k/a David Byers, deceased and the Unknown Heirs of David William Byers a/k/a David Byers and Regina Alisa Byers, Individually and solely in her capacity as known heir of David William Byers a/k/a David Byers, deceased

MG-24-000261—\$67,260.75
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 152 Betty Jane Court, Pittsburgh, PA 15235 a/k/a 152 Betty Jane Court, Penn Hills, PA 15235. Deed Book 13123, Page 323. Block and Lot Number 368-A-53.

122. Clayce White

GD-24-011200—\$2,595.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 92 Woods Road, Pittsburgh, PA 15235. Deed Book Volume 18660, Page 523. Block & Lot No. 230-P-104.

Pitcairn

36. Holly Gaskell and William A. Jackson, Known Heirs of the Estate of Judy Jackson and The Unknown Heirs of the Estate of Judy Jackson; The Unknown Executors of the Estate of Judy Jackson and The Unknown Administrators of the Estate of Judy Jackson

GD-25-006758—\$47,129.52
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a dwelling known as 1241 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 18719, Page 421, Block and Lot Number 746-B-183.

99. Easton J. Cannon

GD-14-008095—\$4,856.65
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 605 2nd Street, Pitcairn, PA 15140. Deed Book Volume 17482, Page 393. Block & Lot No. 747-B-48.

Pleasant Hills

5. Charyl Charney, Executrix of the Estate of Lois J. Ursetta

MG-22-000341—\$148,298.05
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 429 Woodruff Lane, Pittsburgh, Pennsylvania 15236. Deed

Book Volume 15528, Page 79. Block and Lot Number 563-D-18.

29. David Hubal

MG-25-000625—\$159,036.01
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 347 Constitution Drive, Pittsburgh, Pennsylvania 15236. Deed Book Volume 18451, Page 72. Block and Lot Number 0471-C-00160-0000-00.

44. Dana V. Buffo and Joanne E. Buffo

GD-23-010601—\$13,407.05
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling, known as 338 West Bruceton Road, Pittsburgh, PA 15236. Deed Book 10738, Page 489. Block and Lot Number 563-D-124.

Plum

94. Michele Kozub

GD-23-003077—\$8,238.38
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a one-story brick house being known as 361 Maple Road, Pittsburgh, PA 15239. Deed Book Volume 17907, Page 508. Block & Lot No. 972-N-96.

Robinson

56. Richard A. Steigerwald and Patricia Steigerwald

MG-25-000290—\$477,736.90
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Robinson Township: Having erected thereon a dwelling being known and numbered as 6 Cheryl Drive, Coraopolis, PA 15108. Deed Book Volume 17170, Page 333. Block and Lot Number 208-F-37.

Ross

12. Christopher Robert Burkinshaw, administrator for the estate of Joyce Burkinshaw, deceased

MG-24-000821—\$86,401.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a dwelling being known and numbered as 95 1st St., Pittsburgh, PA 15229. Deed Book Volume DE 12040, Page 417. Block and Lot Number 351-G-298.

Scott

13. Albert C. Jablonski, III

MG-25-000329—\$43,973.32
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Scott: Having erected thereon a dwelling being known and numbered as 416 Hoff Street, Carnegie, PA 15106. Deed Book Volume 11368, Page 400. Block and Lot Number 102-G-52.

Shaler

120. Rivendell Capital LLC, a Pennsylvania limited liability company

GD-24-011885—\$169,435.69
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Shaler: Having erected thereon a dwelling being known and numbered as 1432 Babcock Boulevard, Pittsburgh, PA 15209. Deed Book Volume 18635, Page 199. Block and Lot Number 0165-F-00032-0000-00.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny and 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2130 Sur Way, Pittsburgh, PA 15210. Deed Book Volume 18717, Page 416. Block and Lot Number 0013-P-00191-0000-00.

South Fayette

108. Donna J. Taper

GD-24-002086—\$9,535.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Parcel # 1: Having erected thereon a one-story frame house known as 237 Verner Street, Bridgeville, PA 15017. Deed Book Volume 14137, Page 131. Block & Lot 257-M-11.

Parcel #2: Being thereon vacant residential land known as Verner Street, Bridgeville, PA 15017. Deed Book Volume 15366, Page 523. Block & Lot 257-M-15.

South Park

25. Mary L. Forsythe

AR-25-003180—\$4,943.32
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a Summit Station Neighborhood Association dwelling being known and numbered as 4035 Crown Drive, South Park, PA 15129. Deed Book 18402, Page 292. Block and Lot Number 886-N-85.

Springdale

69. Richard J. McGrane

MG-25-000463—\$137,349.53
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Springdale: Having erected thereon a dwelling being known and numbered as 207 Center Street, Springdale, PA 15144. Deed Book Volume 14838, Page 483. Block and Lot Number 0733-A-00376-0000-00.

Stowe

47. John Kopcho, with Notice to Heirs and Assigns and Mary Kopcho, with Notice to Heirs and Assigns

GD-25-004077—\$8,873.88
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Being thereon vacant land known as Gillen Way, McKees Rocks, PA 15136. Deed Book Volume 3030, Page 233. Block & Lot No. 74-K-145.

48. Unknown Heirs of David Fairley

GD-25-004078—\$8,484.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Being thereon vacant land known as Gillen Way, McKees Rocks, PA 15136. Deed Book Volume 8357, Page 152. Block & Lot No. 74-K-146.

50. Joseph Fedorski, with Notice to Heirs and Assigns

GD-25-004074—\$6,369.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Being thereon vacant land known as Olivia Street, McKees Rocks, PA 15136. Deed Book Volume 7717, Page 166. Block & Lot No. 74-K-115.

59. Richard Rush, with Notice to Heirs and Assigns

GD-25-004072—\$5,608.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Being thereon vacant land known as Olivia Street, McKees Rocks, PA 15136. Deed Book Volume 9485, Page 198. Block & Lot No. 74-K-113.

60. Oneita Witherow, with Notice to Heirs and Assigns

GD-25-004073—\$4,401.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Being thereon vacant land known as Olivia Street, McKees Rocks, PA 15136. Deed Book Volume 7917, Page 99. Block & Lot No. 74-K-114.

61. Unknown Heirs of Darlene Sinagra

GD-25-004075—\$3,453.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Being thereon vacant land known as Gillen Way, McKees Rocks, PA 15136. Deed Book Volume 8704, Page 223. Block & Lot No. 74-K-144.

Swissvale**58. Rivendell Capital LLC, a Pennsylvania limited liability company**

GD-25-000230—\$214,441.18
Stern & Eisenberg, PC
215-572-8111

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2626 Woodstock Avenue, Pittsburgh, PA 15218. Deed Book Volume 18776, Page 474. Block and Lot Number 0235-R-00145-0000-00.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny and Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 946 1st Avenue, Coraopolis, PA 15108. Deed Book Volume 18776, Page 468. Block and Lot Number 0342-A-00297-0000-00.

100. Salvation Capital Investments, LLC

GD-23-014504—\$9,355.97
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 2447 South Braddock Avenue, Pittsburgh, PA 15218. Deed Book Volume 18307, Page 414. Block & Lot No. 235-J-27.

Tarentum**26. Stephen R. Namesnik a/k/a Stephen Namesnik**

MG-25-000297—\$122,052.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a commercial building being known and numbered as 211

W. 7th Ave., Tarentum, PA 15084. Deed Book 16462, Page 507. Block and Lot Number 1223-P-42.

Upper St. Clair**73. Aderayo I. Moore a/k/a Aderayo Moore and Alexander O. Moore a/k/a Alexander Moore**

MG-25-000080—\$323,495.12
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Upper St. Clair Township: Having erected thereon a dwelling being known and numbered as 1233 Satellite Circle, Pittsburgh, PA 15241. Deed Book Volume 18753, Page 53. Block and Lot Number 0397-L-00054-0000-00.

Versailles**92. Pamela M. Eves**

GD-19-017606—\$2,856.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a two-story frame house being known as 605 High Street, McKeesport, PA 15132. Deed Book Volume 14365, Page 146. Block & Lot No. 554-N-47.

West Deer

49. Nicolina Campagnale, with Notice to Heirs and Assigns, Angilina Campagnale, with Notice to Heirs and Assigns, Michael Dana Reed, Dana Musson Reed, Randall L. Reed; Angela L. Reed, Michael Dean Goodman, Michael Goodman, as Trustee of The Campagnale Revocable Trust dated July 21, 1997, Dawn Michele Goodman a/k/a Dawn Michele Martin, Linda Suzanne Federico a/k/a Linda Suzanne Sedacca, Anthony Charles Federico, Candice Maria Federico, Federico Family Revocable Living Trust, dated December 3, 1993, as Amended and Restated September 28, 2012, Candice Maria Federico, Last Known Trustee, Joan Marie Ayers-McGackin, Carl Arthur Peterson, Christopher L. Vaniglia, Gregory N. Vaniglia, Leo M. Vaniglia, Milo Mario Vaniglia; Regina Lucia Vaniglia a/k/a Regina Lucia Russell, Sandra Lee Vaniglia a/k/a Sandra Lee Mcminn, Angela T. Campagnale a/k/a Angela T. Portoghese, Dianna Estrada a/k/a Dianna Campagnale a/k/a Dianna E. Johnson, Jason M. Sellitti a/k/a Jay M. Sellitti, Gregory Charles Sellitti, Amy Louise Sellitti a/k/a Amy Louise Alio, Christopher Thomas Campagnale, & Robert Nicholas Campagnale a/k/a Bobby Nicholas Campagnale

GD-25-008687—\$4,246.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant land known as Mueller Street, Gibsonia, PA 15044. Deed Book Volume 1845, Page 607. Block & Lot No. 1669-N-374.

51. Joseph R. Painter, with Notice to Heirs and Assigns

GD-25-008681—\$3,954.77
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Being thereon vacant land known as Bakerstown Culmerville Road, Gibsonia, PA 15044. Deed Book Volume 2269, Page 225. Block & Lot No. 2010-D-161.

West Homestead**21. Tracy W. Ignatz**

GD-18-011940—\$13,682.80
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Having erected thereon a dwelling being known and numbered as 3537 Pinewood Drive, Homestead, Pennsylvania 15120, Deed Book Volume 14357, Page 91, Block and Lot Number 132-E-124.

West Mifflin**27. Beverly A. Genovese**

MG-25-000458—\$179,578.01
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 1316 Lebanon Church Road, Pittsburgh, PA 15236. Deed Book 16133, Page 459. Block and Lot Number 388-B-371.

71. Casmair London Frison

MG-25-000192—\$213,888.86

Chelsea A. Nixon, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4126 Lebanon Church Road, West Mifflin, Pennsylvania 15122. Deed Book Volume 19118, Page 515. Block and Lot Number 0310-F-00062-0000-00.

90. Scott P. Gezovich and the United States of America

GD-23-014428—\$3,162.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story frame house known as 408 Edison Street, West Mifflin, PA 15122. Deed Book Volume 16023, Page 476. Block & Lot 306-G-190.

Whitehall**46. John A. Lytle**

GD-24-013167—\$19,130.85
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling, known as 230 Streets Run Road, Pittsburgh, PA 15236. Deed Book 9900, Page 127. Block and Lot Number 390-D-42.

Wilkins**55. Trudy D. Avery**

MG-24-000755—\$186,610.06
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a one-story brick dwelling being known and numbered as 1350 Laurel Drive, Pittsburgh, PA 15235. Deed Book Volume 9626, Page 638. Block and Lot Number 452-M-92.

Wilkinsburg**3. Sean M. Lukacs and Molly T. Ebert**

MG-25-000273—\$106,253.55
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1911 Fairlawn Street, Pittsburgh, Pennsylvania 15221. Deed Book Volume 17301, Page 91, Instrument 2018-23112, Block and Lot 232-G-35.

10. Calvin Lamarr Snead, Jr.

GD-25-009130—\$115,977.53
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1821 Montier Street, Pittsburgh, PA 15221 a/k/a 1821 Montier Street, Wilkinsburg, PA 15221. Deed Book Volume 19124, Page 23. Block and Lot Number 0232-H-00252-0000-00.

63. Integra Housing, Inc.

GD-19-014293—\$9,047.60
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a residential rowhouse dwelling being known and numbered as 933 Ramsey Street, Pittsburgh, PA 15221. Deed Book 11987, Page 146. Block and Lot Number 176-M-297.

64. All Unknown Heirs of Yvonne M. Nelson, Deceased

GD-19-014294—\$39,368.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a residential rowhouse dwelling being known and numbered as 935 Ramsey Street, Pittsburgh, PA 15221. Deed Book 3258, Page 240. Block and Lot Number 176-M-298.

65. Donna M. White

GD-19-014292—\$23,159.95
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a residential rowhouse dwelling being known and numbered as 937 Ramsey Street, Pittsburgh, PA 15221. Deed Book 13789, Page 145. Block and Lot Number 233-J-49.

66. Adrian S. Foster

GD-19-014289—\$36,822.85
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a residential rowhouse dwelling being known and numbered as 941 Ramsey Street, Pittsburgh, PA 15221. Deed Book 10522, Page 56. Block and Lot Number 233-J-47.

117. Alvin H. Smith and the United States of America

GD-19-014291—\$19,109.53
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a residential rowhouse dwelling being known and numbered as 945 Ramsey Street, Pittsburgh, PA 15221. Deed Book 10779, Page 331. Block and Lot Number 233-J-45.

Pittsburgh—5th Ward**42. Concrete Rose Realty LLC, a Pennsylvania limited liability company**

GD-24-012210—\$243,593.99
Stern & Eisenberg, PC
215-572-8111

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny and 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 832 Adelaide Street, Pittsburgh, PA 15219. Deed Book Volume 15943, Page 567. Block and Lot Number 26-P-186.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny and 3rd Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 411 13th Street, McKeesport, PA 15132. Deed Book Volume 16134, Page 42. Block and Lot Number 382-F-363.

119. Rivendell Capital LLC, a Pennsylvania limited liability company

GD-24-011875—\$73,462.30
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Fifth Ward of the City of Pittsburgh: Having erected thereon a two family dwelling being known and numbered as 2515 Elba Street, Pittsburgh, PA 15219. Deed Book Volume 18799, Page 251. Block and Lot Number 10-L-339.

Pittsburgh—9th Ward

37. 375 1/2 Main St. PA, LLC
GD-23-007882—\$454,767.05
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 9th Ward: Having erected thereon a rowhouse residential dwelling known and numbered as 375 1/2 Main St., Pittsburgh, PA 15201. Deed Book Volume 18713, Page 176. Block & Lot No. 49-L-282.

Pittsburgh—11th Ward

72. Unity Properties, LLC and David Allen
MG-23-000294—\$72,646.56
Michael J. Clark, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5438 Hillcrest Street, Pittsburgh, PA 15206. Deed Book Volume 18426, Page 388. Block and Lot Number 0050-M-00207-0000-00.

Pittsburgh—13th Ward

67. Deborah L. Sair
GD-25-004785—\$34,842.50
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 13th Ward: Having erected thereon a dwelling being known and numbered as 7133 Race St., Pittsburgh, PA 15208. Deed Book Volume 9110, Page 477. Block and Lot Number 0174-E-00094-0000-00.

125. Scott Domic Johnson a/k/a Scott Johnson
GD-25-008290—\$88,742.26
Benjamin Hoen, Esq.
216-739-5100

Situated in the City of Pittsburgh, Thirteenth (13) Ward, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 7211 Race Street, Pittsburgh, PA 15208. Described at Book 17457, Page 392, Instrument No. 2018-38393, Block and Lot No. 0174-F-00234-0000-00.

Pittsburgh—17th Ward

23. Ryan D. Reitz
MG-23-001011—\$248,421.60
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a condominium unit known as 120 S. 15th Street, Unit 303, Pittsburgh, PA 15203. Deed Book Volume 16424, Page 562, Block and Lot Number 3-M-119-303.

28. Sandra F. Wilson a/k/a Sandra DeHonney a/k/a Sandra Farrar and Danita Wilson Moses
MG-24-000192—\$255,266.04
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Seventeenth Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 1011 East Carson Street, Pittsburgh, PA 15203. Deed Book Volume 15419, Page 213. Block and Lot Number 3-G-129.

Pittsburgh—18th Ward

6. Alexander Waldron
MG-25-000218—\$145,605.71
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 912 Arlington Avenue, Pittsburgh, Pennsylvania 15203. Deed Book Volume 18149, Page 65. Block and Lot Number 3-R-175.

57. Olubunmi Adeboye, Grace Adeboye, and Azeez Akintayo
GD-17-013913—\$58,968.74
Fidelity National Law Group
267-608-1732

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 412 Althea Street, Pittsburgh, PA 15210. Deed Book Volume 18643, Page 557. Block and Lot Number 15-S-96.

Pittsburgh—19th Ward

32. 808 Bayridge Ave, PA LLC
GD-24-014439—\$314,248.28
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 19th Ward: Having erected thereon a single family residential dwelling known and numbered as 808 Bayridge Ave., Pittsburgh, PA 15226. Deed Book Volume 19184, Page 575. Block & Lot No. 97-G-64.

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

114. Rebecca Kay Metzger
MG-25-000480—\$157,984.93
Jacqueline F. McNally, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2088 Plainview Avenue, Pittsburgh, PA 15226. Deed Book Volume 17418, Page 527. Block and Lot Number 0062-D-00270-0000-00.

Pittsburgh—20th Ward

38. Richard Worley
GD-25-007215—\$102,915.24
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 20th Ward: Having erected thereon a dwelling being known and numbered as 3200 Motor Street, Pittsburgh, PA 15204. Deed Book Volume 17252, Page 449. Block and Lot Number 0042-G-00194-0000-00.

53. John G. Elk, Jr. and Patricia E. Castillo
MG-25-000444—\$162,492.07
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a single family dwelling being known and numbered as 969 Kirsopp Ave., Pittsburgh, PA 15220 Deed Book 17434, Page 352. Block and Lot 36-G-72.

Pittsburgh—21st Ward

54. Alethia Bush
MG-24-000340—\$38,205.49
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward, City of Pittsburgh: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 1243 Liverpool Street, Pittsburgh, PA 15233. Deed Book Volume 16683, Page 581. Block and Lot Number 22-K-400.

Parcel No. 2: Being vacant land known as Liverpool Street, Pittsburgh, PA 15233. Deed Book Volume 16683, Page 581. Block and Lot Number 22-P-30.

Pittsburgh—26th Ward

35. Eloise Elstner; Melissa Kopelic; Edward Dillard, Jr.; Robert Dillard; and Rosalie Wisniewski, Known Heirs of the Estate of Rosalie Dillard and The Unknown Heirs of the Estate of Rosalie Dillard; The Unknown Executors of the Estate of Rosalie Dillard; and The Unknown Administrators of the Estate of Rosalie Dillard
MG-25-000236—\$47,404.28
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 26th Ward: Having erected thereon a dwelling known as 409 Bark Street, Pittsburgh, PA 15214. Deed Book Volume 6685, Page 310, Block and Lot Number 46-G-137.

Pittsburgh—28th Ward

11. Mark Cupp and Christine Allen
GD-25-004778—\$217,119.41
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward of the City

of Pittsburgh: Having erected thereon a commercial building being known and numbered as 1337 Steuben Street, Pittsburgh, PA 15220. Deed Book Volume 12832, Page 394. Block and Lot Number 0040-D-00240-0000-00.

41. Chantel Jones
MG-24-000941—\$121,413.53
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 28th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 32 Weller Street, Pittsburgh, PA 15204. Deed Book Volume 17603, Page 522. Block and Lot Number 0070-D-00258-0000-00.

Parcel 2: Being vacant land being known as Weller Street, Pittsburgh, PA 15204. Deed Book Volume 17603, Page 522. Block and Lot Number 0070-D-00262-0000-00.

Pittsburgh—29th Ward

81. Taiwo Lasisi and Olanrewaju Lasisi
MG-25-000684—\$224,308.79
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 29: Having erected thereon a dwelling being known and numbered as 25 East Woodford Avenue, Pittsburgh, PA 15210. Document Number 2022-22635, Deed Book Volume 18980, Page 491. Block and Lot Number 0095-D-00151-0000-00.

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 PM and from 1:00 PM to 3:00 PM. For more information and updates, please visit our website at www.sheriffallegheycounty.com.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Dec 11, 2025
Dec 12, 19, 23, 2025

LEGAL ADS

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:

Cyprowski, Daniel, deceased, of Pittsburgh, PA. No. 07838 of 2025. Ronald Cyprowski, Extr., 615 Oakview Drive, Verona, PA 15147 or to Eric J. Beinhart, Esq., GRB Law, 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139.

25-04663 Dec 23, 30 2025; Jan 6, 2026

Gusky, Nancy Ellen a/k/a Nancy E. Gusky, deceased, of Pittsburgh, PA. No. 07775 of 2025. Edward S. Gusky, Co-Extr., 47276 Somerset Court, Novi, MI 48374 and Steven L. Gusky, Co-Extr., 1802 Batten Hollow Road, Vienna, VA 22182 or to Jason R. Johns, Esq., Meyer, Unkovic & Scott, LLP, 535 Smithfield Street, Ste. 1300, Pittsburgh, PA 15222.

25-04681 Dec 23, 30 2025; Jan 6, 2026

Mittica, Jean F., deceased, of Wexford, PA. No. 06036 of 2025. Gail A. Cranmer, Extr., 160 Marwood Road, Cabot, PA 16023 or to Joseph B. Pisano, Esq., Charlton Law, 617 S. Pike Rd., Sarver, PA 16055.

25-02439w Dec 23, 30 2025; Jan 6, 2026

Rushton, Janet a/k/a Janet Elaine Rushton, deceased, of Penn Hills, PA. No. 7955 of 2025. Theresa Barron, Extr., 3847 Bernard Place, Columbus, OH 43224 or to John P. Montoya, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Avenue, Pittsburgh, PA 15217.

25-02440w Dec 23, 30 2025; Jan 6, 2026

Swyka, Beverly A., deceased, of Pittsburgh, PA. No. 03075 of 2024. William Swyka, Jr., Admr., 117 Freeview Drive, Moon Township, PA 15108 or to John R. Kardos, Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.

25-04664 Dec 23, 30 2025; Jan 6, 2026

Swyka, Sr., William, deceased, of Pittsburgh, PA. No. 07856 of 2025. William Swyka, Jr., Admr., 117 Freeview Drive, Moon Township, PA 15108 or to John R. Kardos, Jr., Esq., 710 Fifth Ave., Ste. 2400, Pittsburgh, PA 15219.

25-04665 Dec 23, 30 2025; Jan 6, 2026

Toncich, Tracey L. a/k/a Tracey L. Guerin, deceased, of Wilkins Township, PA. No. 07916 of 2025. Joseph A. Toncich, Jr., Admr., 122 Powell Street, East Pittsburgh, PA 15112 or to Peter P. Cherellia, Esq., 32 West Third St., Greensburg, PA 15601.

25-04682 Dec 23, 30 2025; Jan 6, 2026

Weiss, Ruth, deceased, of Pittsburgh, PA. No. 08132 of 2025. Rosemary Latta, Extr., 3961 Windgap Ave., Pittsburgh, PA 15204 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

25-02441w Dec 23, 30 2025; Jan 6, 2026

Zoretich, Cornelia E. a/k/a C. E. Zoretich a/k/a Cornelia Zoretich a/k/a Connie

Zoretich, deceased, of McKeesport, PA. No. 07741 of 2025. Richard J. Catalano, Extr. and Atty., Law Offices of Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

25-04662 Dec 23, 30 2025; Jan 6, 2026

Antonelli, Ernest A., deceased, of Pittsburgh, PA. No. 07650 of 2025. Lori J. Orendi, Extr., 500 Old Leechburg Road, Pittsburgh, PA 15239 or to Colleen D. Bratkovich, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.

25-02425w Dec 19, 23, 30, 2025

Constantino, Kenneth R. a/k/a Kenneth Constantino a/k/a Kenneth Richard Constantino, deceased, of Pittsburgh, PA. No. 07698 of 2015. Rose E. Constantino, Admr., 6 Carmel Court, Pittsburgh, PA 15221 or to Barbara Ernsberger, Esq., Behrend & Ernsberger, P.C., Park Building, 12th Fl., 355 Fifth Avenue, Pittsburgh, PA 15222.

25-04654 Dec 19, 23, 30, 2025

DiLucente, Carmela, deceased, of Glassport, PA. No. 03827 of 2025. Linda DiLucente, Extr., 135 Plum Way, Glassport, PA 15045.

25-04655 Dec 19, 23, 30, 2025

Foster, Sharon Louise, deceased, of Pittsburgh, PA. No. 07813 of 2025. Christopher W. Foster, Extr., 129 Melvin Drive, Pittsburgh, PA 15236 or to James T. Benedek, Esq., Benedek Law, LLC, 744 Vernon Drive, Rostraver Township, PA 15102.

25-02429w Dec 19, 23, 30, 2025

Gotkiewicz, Edward A., deceased, of Emsworth Borough, PA. No. 07582 of 2025. Edward M. Gotkiewicz, Extr., c/o Charles C. Bell, Esq., 847 Maple Street, West Mifflin, PA 15122.

25-04651 Dec 19, 23, 30, 2025

Karbowsky, Marion D., deceased, of Moon Township, PA. No. 07351 of 2025. Judith A. Karbowsky, Extr., 154 Foxwood Rd., Coraopolis, PA 15108 or to Robert J. Donahoe, Esq., 5309 Enterprise Blvd., Bethel Park, PA 15102.

25-02428w Dec 19, 23, 30, 2025

Keough, Eileen M., deceased, of Braddock, PA. No. 07924 of 2025. David Ervin, Extr., 302 Ridgeview Drive, North Braddock, PA 15104-2710 or to James M. Herb, Esq., James M. Herb, P.C., Attorney-at-Law, d/b/a Herb & Winters Law, 464 Perry Hwy., Pittsburgh, PA 15229.

25-04653 Dec 19, 23, 30, 2025

Kleinedler, Robert S. a/k/a Robert Steven Kleinedler, II, deceased, of Pittsburgh, PA. No. 07563 of 2025. Paul F. Soha, Extr., 102 Ennerdale Lane, Pittsburgh, PA 15237 or to Glenn A. Smith, Esq., 1150 Old Pond Road, Bridgeville, PA 15017.

25-04648 Dec 19, 23, 30, 2025

Longmore, Marlene C., deceased, of Pittsburgh, PA. No. 07864 of 2025. Regina Scassera, Admr., 530 Edgewood Avenue, Oakmont, PA 15139 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

25-04647 Dec 19, 23, 30, 2025

McKevitt, Dolores, deceased, of Pittsburgh, PA. No. 7455 of 2025. Erin Collins, Extr., c/o Michele McPeak Cromer, Esq., Gaitens, Tucceri & Nicholas, P.C., 519 Court Pl., Pittsburgh, PA 15219.

25-04646 Dec 19, 23, 30, 2025

Rosen, Sydney S. a/k/a Sidney S. Rosen, deceased, of Pittsburgh, PA. No. 07513 of 2025. Paul Volz, Extr., c/o Stanley J. Lehman, Esq., Sherrard, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222.

25-04650 Dec 19, 23, 30, 2025

Silverberg, Yvonne M., deceased, of Warrendale, PA. No. 04473 of 2025. Jeanmarie Murray, Extr., 1305 5th Ave., Freedom, PA 15042 or to Colleen D. Bratkovich, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.

25-02426w Dec 19, 23, 30, 2025

Smith, Peter Andrew, deceased, of Pittsburgh, PA. No. 03222 of 2025. Peter A. Smith, Admr. and Atty., 103 Scarborough Lane, McMurray, PA 15317.

25-04652 Dec 19, 23, 30, 2025

Spynda, Angela M., deceased, of Verona, PA. No. 07843 of 2025. Mark Spynda, Admr., 114 Old Barn Drive, Verona, PA 15147 or to Brittani R. Hassen, Esq., Kontos Mengine Killion & Hassen, 603 Stanwix Street, Suite 1228, Two Gateway Center, Pittsburgh, PA 15222.

25-02430w Dec 19, 23, 30, 2025

Stevick, Michael D., deceased, of Pittsburgh, PA. No. 07818 of 2025. Michael Stevick, Admr., 2486 Douglaston Glen, Escondido, CA 92026.

25-02432w Dec 19, 23, 30, 2025

Wilson, Geraldine, deceased, of Pittsburgh, PA. No. 7959 of 2025. Beverly A. Constable, Extr., 1419 S. Hillcrest Ave., Clearwater, FL 33756 or to Slade R. Miller, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02431w Dec 19, 23, 30, 2025

Burda, Daniel, deceased, of Sturgeon, PA. No. 07626 of 2025. Robert Burda, Admr., 968 Olga Street, Ambridge, PA 15003 or to Janice M. Patz, Esq., Janice Maria Patz Esquire, 419 Walnut Street, Suite 4, Sewickley, PA 15143.

25-02416w Dec 18, 23, 30, 2025

Chillson, Denise Lynn, deceased, of Sheraden, PA. No. 08009 of 2025. Gary Chillson, Admr., 19 Winter Drive, McKees Rocks, PA 15136 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-02421w Dec 18, 23, 30, 2025

Damer, Maryjo, deceased, of Pittsburgh, PA. No. 7847 of 2025. Donna L. Shaw, Admr., 357 Linnview Avenue, Pittsburgh, PA 15210 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

25-04641 Dec 18, 23, 30, 2025

Hart, Christine Ann, deceased, of McCandless Township, PA. No. 07567 of 2025. Terence J. Hart, Admr., c/o Melissa Hart, Esq., Hergenroeder Rega Ewing & Kennedy, LLC, 650 Smithfield Street, 17th Floor, Pittsburgh, PA 15222.

25-02419w Dec 18, 23, 30, 2025

Hubauer, Joseph H. a/k/a Joseph Henry Hubauer, deceased, of Forward Township, PA. No. 7849 of 2025. Bonnie J. Hubauer, Extr., 427 Elkhorn Road, Monongahela, PA 15063 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

25-04642 Dec 18, 23, 30, 2025

Kady, Julia Ann, deceased, of McKees Rocks, PA. No. 08011 of 2025. Christopher Zoller, Admr., 275 Coraopolis Road, Coraopolis, PA 15108 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

25-02420w Dec 18, 23, 30, 2025

Marchetti, Frank J., deceased, of McKeesport, PA. No. 07750 of 2025. Charles O'Neill, Jr., Admr., 37 McMurray Road, Bldg. 1, Suite 204, Pittsburgh, PA 15241 or to Colleen D. Bratkovich, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.

25-02422w Dec 18, 23, 30, 2025

Pruitt, Denise, deceased, of Pittsburgh, PA. No. 07993 of 2025. Kalynn Pruitt, Admr., c/o Albert G. Reese, Jr., Esq., AGR Law P.C., 640 Rodi Rd 2nd Floor Suite 2, Pittsburgh, PA 15235.

25-02423w Dec 18, 23, 30, 2025

Snarey, Kenneth A., deceased, of Carnegie, PA. No. 8025 of 2025. Makayla Snarey, Co-Admr. and Makenzie Snarey, Co-Admr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

25-02424w Dec 18, 23, 30, 2025

Antoszewski, Jr., Robert T., deceased, of Bridgeville, PA. No. 05780 of 2025. Jennifer Antoszewski, Admr., c/o Allan J. Opsitnick, Esq., Opsitnick & Associates, 564 Forbes Avenue, Suite 1201, Pittsburgh, PA 15219.

25-02411w Dec 17, 23, 30, 2025

Cockrell, William Brewster, deceased, of Sewickley, PA. No. 07796 of 2025. Peter L. Cockrell, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

25-04638 Dec 17, 23, 30, 2025

Doven, Christopher Bernard a/k/a Christopher B. Doven, deceased, of Millvale, PA. No. 07186 of 2025. Mary C. Illig, Extr., 28 Highland Avenue, Etna, PA 15223 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-04636 Dec 17, 23, 30, 2025

Knauss, Kenneth C., deceased, of Pittsburgh, PA. No. 07712 of 2025. Patrick F. Lawlor, Extr., c/o Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237.

25-04635 Dec 17, 23, 30, 2025

Pungratz, George J., deceased, of Gibsonsia, PA. No. 07910 of 2025. George M. Pungratz, Extr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

25-04640 Dec 17, 23, 30, 2025

Sipper, Marian R., deceased, of Pittsburgh, PA. No. 07953 of 2025. Karen Barton, Extr., 138 Spruce Valley Drive, Pittsburgh, PA 15229 or to Sean J. Carmody, Esq., Carmody & Ging, LLC, 801 Vinial Street, 3rd Floor, Pittsburgh, PA 15212.

25-02413w Dec 17, 23, 30, 2025

Thompson, Elsie L., deceased, of Bellevue, PA. No. 07894 of 2025. Loretta A. Rankin, Extr., c/o C. Arthur West, III, Esq., West & Associates, P.C., 1050 Saxonburg Blvd., Glenshaw, PA 15116.

25-04639 Dec 17, 23, 30, 2025

Guarini, Dolores a/k/a Dolores Campedelli a/k/a Dolores Mandel a/k/a Dolores J. Guarini a/k/a Dolores Jane Guarini, deceased, of Pittsburgh, PA. No. 07581 of 2025. Lauren Campedelli, Extr., 1639 Rodney Drive, Apt. 2, Los Angeles, CA 90027 or to Ashley D. Waldinger, Esq., Four Gateway Center, 444 Liberty Avenue, Suite 1000, Pittsburgh, PA 15222.

25-04630 Dec 16, 23, 30, 2025

Kotnik, Victoria Marie, deceased, of Swissvale, PA. No. 07651 of 2025. Robert S. Kotnik, Extr., 109 Tuscarora Drive, Beaver Falls, PA 15010 or to Tiffany E. York, Esq., York & Diaz-Cothen, PLLC, 355 Commerce St., Beaver, PA 15009.

25-04631 Dec 16, 23, 30, 2025

Ligato, Domenick, deceased, of Coraopolis, PA. No. 07853 of 2025. Daniel M. Ligato, Admr., 111 Conklin Rd., Washington, PA 15301 or to Wilbur McCoy Otto, Esq., Otto Law Group, LLC, 358 Ream Rd., Rockwood, PA 15557.

25-02409w Dec 16, 23, 30, 2025

McGuire, Michael P., deceased, of Pittsburgh, PA. No. 07378 of 2025. Robert T. Fedorchak, Admr., 408 Becker Drive, Pittsburgh, PA 15237 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

25-04628 Dec 16, 23, 30, 2025

McNall, Helen, deceased, of Bethel Park, PA. No. 07175 of 2025. David K. McNall, Extr., 1538 Barnes Avenue, South Park, PA 15129.

25-02410w Dec 16, 23, 30, 2025

O'Neil, Sharon E., deceased, of Pittsburgh, PA. No. 06482 of 2025. John T. Richards, III, Extr., c/o John T. Richards, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.

25-04627 Dec 16, 23, 30, 2025

Boyle, Patrick James, deceased, of Forest Hills, PA. No. 7584 of 2025. Caitlin Boyle, Admr., 900 E. Brooklyn Village Avenue, Apt. 243, Charlotte, NC 28204 or to David J. Delfiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.

25-04595 Dec 12, 19, 23, 2025

Carrol-Dawgiello, Patricia A. a/k/a Patricia A. Dawgiello, deceased, of Pittsburgh, PA. No. 07708 of 2025. Matthew L. Dawgiello, Admr., 110 Crucible Street, Pittsburgh, PA 15220 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-04589 Dec 12, 19, 23, 2025

Clarke, Ruth, deceased, of Wexford, PA. No. 07374 of 2025. Terry White, Extr., 123 Highway Barn Road, Punxsutawney, PA 15767 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

25-04600 Dec 12, 19, 23, 2025

Dawgiello, Lawrence M., deceased, of Pittsburgh, PA. No. 07707 of 2025. Matthew L. Dawgiello, Admr., 110 Crucible Street, Pittsburgh, PA 15220 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-04588 Dec 12, 19, 23, 2025

Gault, Audrey Evelyn, deceased, of Pittsburgh, PA. No. 07523 of 2025. Robert C. Gault, Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 3325 Saw Mill Run Blvd., First Floor, Pittsburgh, PA 15227.

25-04592 Dec 12, 19, 23, 2025

Jennings, R. Elaine, deceased, of Pittsburgh, PA. No. 7664 of 2025. Gerald F. Teckmeyer, Extr., c/o Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakmont, PA 15139.

25-04593 Dec 12, 19, 23, 2025

Knapp, Christine T., deceased, of Carnegie, PA. No. 07331 of 2025. Gregg J. Knapp, Extr., 24 Regina Drive, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

25-02396w Dec 12, 19, 23, 2025

Konar, David J., deceased, of West Mifflin, PA. No. 07854 of 2025. Linda Konar, Admr., 2235 Vermont Avenue, West Mifflin, PA 15122 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-02394w Dec 12, 19, 23, 2025

Lovett, Ruth Anne, deceased, of Mount Lebanon, PA. No. 03093 of 2025. Debra Bellissimo, Co-Extr., and Mark Bellissimo, Co-Extr., 1701 Cambridge Drive, Presto, PA 15142 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.

25-02401w Dec 12, 19, 23, 2025

Lynn, Lois, deceased, of Baldwin, PA. No. 07010 of 2025. Jeffrey Lynn, Extr., 1212 Radstock Drive, South Park, PA 15129 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

25-04599 Dec 12, 19, 23, 2025

McClellan, James J., deceased, of Pittsburgh, PA. No. 07697 of 2025. Patricia A. McClellan, Admr., c/o C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152.

25-04590 Dec 12, 19, 23, 2025

Montgomery, Sharon Ann a/k/a Sharon Montgomery, deceased, of Ross, PA. No. 07366 of 2025. Mackenzie Montgomery, Admr. c.t.a., 103 N. Starr Avenue, Pittsburgh, PA 15202 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 111475, Pittsburgh, PA 15238.

25-04601 Dec 12, 19, 23, 2025

Pschirer, Robert, deceased, of Bridgeville, PA. No. 07816 of 2025. Pamela M. Smith, Extr., 624 Chestnut Street, Bridgeville, PA 15017.

25-02395w Dec 12, 19, 23, 2025

Relko, John, deceased, of Imperial, PA. No. 07619 of 2025. Mary Kropf, Extr., 121 Boggs Road, Imperial, PA 15126 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

25-04598 Dec 12, 19, 23, 2025

Soltesz, Marsha Ann a/k/a Marsha D. Soltesz, deceased, of Pleasant Hills, PA. No. 03865 of 2025. Daniel S. Soltesz, Admr., 389 Sabbath Drive, Pittsburgh, PA 15236 or to Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Avenue, Suite 1, Pittsburgh, PA 15236.

25-04596 Dec 12, 19, 23, 2025

Szyper, Casimer J. a/k/a Casimer Joseph Szyper, deceased, of South Fayette, PA. No. 03607 of 2025. Nicholas Szyper, Co-Extr., 1362 Lucia Drive, Canonsburg, PA 15317 and Kristin Szyper, Co-Extr., 322 Florida Drive, Oakdale, PA 15071 or to Jennifer L. Schiavoni, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317 and Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

25-04587 Dec 12, 19, 23, 2025

Thomas, Bertha, deceased, of Pittsburgh, PA. No. 07859 of 2025. Jamie Tesfazion, Extr., 14609 Bubbling Spring Road, Boyds, MD 20841.

25-02392w Dec 12, 19, 23, 2025

Weis, Mark S., deceased, of Gibsonia, PA. No. 7844 of 2025. Deborah G. Weis, Extr., 512 Colony Court, Gibsonia, PA 15044 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

25-02393w Dec 12, 19, 23, 2025

Winston, Marcia Lynn, deceased, of Pittsburgh, PA. No. 06749 of 2025. Adam Winston, Admr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-04585 Dec 12, 19, 23, 2025

Womsley, Kay W., deceased, of Pittsburgh, PA. No. 7056 of 2025. Linda J. Womsley, Extr., c/o Robert J. Tate, Esq., Robert J. Tate & Associates, 1003 Perry Hwy., Pittsburgh, PA 15237.

25-04594 Dec 12, 19, 23, 2025

Yanity, Frances A., deceased, of McKeesport, PA. No. 07759 of 2025. Michael J. Yanity, Extr., 926 Woodland Ave., McKeesport, PA 15133.

25-04597 Dec 12, 19, 23, 2025

Filson, Beverly Gayleen a/k/a Beverly G. Filson, deceased, of Buena Vista, PA. No.

05005 of 2025. Roslyn Fay Hines, Extr., 212 Duncan Station Road, McKeesport, PA 15135.

25-04566 Dec 11, 18, 23, 2025

Jurgovsky, Anna M. a/k/a Anna Jurgovsky, deceased, of Pittsburgh, PA. No. 07573 of 2025. Nancy Tomko, Extr., 3424 Lockridge Road, Pittsburgh, PA 15234 or to Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241.

25-04564 Dec 11, 18, 23, 2025

Luepke, Dale E. a/k/a Dale Eugene Luepke, deceased, of Oakdale, PA. No. 06763 of 2025. Sherri A. Luepke now Sherri A. Dabrowski, Extr., 111 Pointe West Drive, McDonald, PA 15057 or to Mary Jo Corsetti, Esq., Williams Coulson, One Gateway Center, 420 Fort Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

25-02387w Dec 11, 18, 23, 2025

Mirda, Colleen, deceased, of Pittsburgh, PA. No. 07241 of 2025. Noor Ismail, Extr., 1511 Reamer Street, Pittsburgh, PA 15226 or to Robert P. Vincler, Esq., Robert Vincler & Associates, LLC, 564 Forbes Ave., Ste. 1006, Pittsburgh, PA 15219.

25-02371w Dec 11, 18, 23, 2025

Ringer, Karl E., deceased, of Pittsburgh, PA. No. 07812 of 2025. Joshua Hitchcock, Extr., 68 Stirrup Lane, Thornton, PA 19373.

25-02388w Dec 11, 18, 23, 2025

Vergnes, Jean-Paul a/k/a Jean-Paul Marc Vergnes, deceased, of Verona, PA. No. 07653 of 2025. Alicia L. Landon, Extr., 600 Vincent Way, Apt. 1305, Lexington, KY 40503 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.

25-04565 Dec 11, 18, 23, 2025

Angell, Denise D., deceased, of Pittsburgh, PA. No. 7800 of 2025. Regina Angell, Admr., 7209 Hermitage Street, Pittsburgh, PA 15208 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02385w Dec 10, 17, 23, 2025

Aretz, Richard A., deceased, of Harrison Township, PA. No. 07615 of 2025. Diane C. Jackson, Extr., 142 Clinton Road, Freeport, PA 16229 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-04568 Dec 10, 17, 23, 2025

Arnold, Alda L. a/k/a Alda Laverne Bisbey Arnold a/k/a Alda Laverne Arnold, deceased, of Baldwin Borough, PA. No. 07465 of 2025. Elaine Patricia Bisbey, Extr., 2521 Poinsetta Dr., White Oak, PA 15131 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-04553 Dec 10, 17, 23, 2025

Cleric, Adeline Lillian a/k/a Adeline L. Cleric, deceased, of South Fayette Township, PA. No. 07768 of 2025. Donna R. Tilka, Extr., c/o J. Deron Gabriel, Esq., 445 Fort Pitt Blvd., Suite LL 500, Pittsburgh, PA 15219.

25-04557 Dec 10, 17, 23, 2025

Cox, Thomas E., deceased, of Pittsburgh, PA. No. 7802 of 2021. Jay R. Hagerman, Admr., c/o Michael H. Marks, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02384w Dec 10, 17, 23, 2025

Feenan, Margaret, deceased, of Bethel Park, PA. No. 25055 of 2025. Dana Brunner, Admr., 206 Santa Fe Drive, Bethel Park, PA 15102 or to D. Scott Lautner, Esq., 68 Old Clairton Rd., Pittsburgh, PA 15236.

25-02344w Dec 10, 17, 23, 2025

Heitzer, Thomas W., deceased, of Tarentum, PA. No. 7755 of 2025. Beverly Heitzer, Admr., 1857 Saxonburg Blvd., Tarentum, PA 15084 or to Bryan D. Sack, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02383w Dec 10, 17, 23, 2025

Jackson, III, Lawrence M., deceased, of Pittsburgh, PA. No. 07290 of 2025. Lawrence Melvin Jackson, II, Admr., c/o Eric E. Bononi, Esq., Bononi & Company, P.C., 20 N. Pennsylvania Ave., Greensburg, PA 15601.

25-02374w Dec 10, 17, 23, 2025

Kanai, Jr., Edward P. a/k/a Edward P. Kanai, deceased, of Munhall, PA. No. 07488 of 2025. Judith A. Kanai, Extr., 127 Chestnut Lane, Munhall, PA 15120 or to Theodore M. Trbovich, Esq., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-04552 Dec 10, 17, 23, 2025

Lutz, Richard a/k/a Richard G. Lutz, deceased, of Scott Twp., PA. No. 06676 of 2024. Theodore M. Trbovich, Admr. and Atty., 511 Greenfield Ave., Pittsburgh, PA 15207.

25-04554 Dec 10, 17, 23, 2025

Mosovsky, Rita Marie a/k/a Rita M. Mosovsky a/k/a Rita Mosovsky, deceased, of Brackenridge, PA. No. 07613 of 2025. Justin A. Mosovsky, Admr., 1102 Pacific Avenue, Brackenridge, PA 15014 or to William T. Woncheck, Esq., Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.

25-04567 Dec 10, 17, 23, 2025

Reeder, Becky, deceased, of McKeesport, PA. No. 07705 of 2025. Grant Reeder, Admr., 2506 Gano Street, Houston, TX 77009 or to Hunter Shreffler, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

25-02380w Dec 10, 17, 23, 2025

Regel, Rita a/k/a Rita J. Regel, deceased, of Coraopolis, PA. No. 07143 of 2025. Mark J. Rychel, Extr., 2000 Corporate Drive, Suite 350, Wexford, PA 15090 or to John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317.

25-04555 Dec 10, 17, 23, 2025

Sung, Show S., deceased, of Pittsburgh, PA. No. 07591 of 2025. Nat C. Cohen, Extr., 5514 Darlington Road, Pittsburgh, PA 15217 or to Hunter Shreffler, Esq., and Joseph M. Gaydos, Jr., Esq., Gaydos Law, P.C., 1223 Long Run Road, White Oak, PA 15131.

25-02381w Dec 10, 17, 23, 2025

Arnold, Mary Ann, deceased, of Pittsburgh, PA. No. 07603 of 2025. Timothy Arnold, Extr., 142 Odette Street, Pittsburgh, PA 15227 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

25-04541 Dec 9, 16, 23, 2025

Feeney, Marion M., deceased, of Pittsburgh, PA. No. 07815 of 2025. Michael W. Feeney, Jr., Extr., 226 Lexington Avenue, Pittsburgh, PA 15215 or to Paul J. Giuffre, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-02373w Dec 9, 16, 23, 2025

Green, Esther T. a/k/a Esther Green, deceased, of Allison Park, PA. No. 01831 of 2009. Kathleen Green Kaylor, Admr., c/o Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317.

25-04542 Dec 9, 16, 23, 2025

Holzer, Margherita, deceased, of Pittsburgh, PA. No. 07575 of 2025. Charlotte W. Ivak, Admr., 110 MacArthur Road, Jefferson Hills, PA 15025.

25-04531 Dec 9, 16, 23, 2025

Kuhn, Megan M., deceased, of Plum Borough, PA. No. 07204 of 2025. Michael R. Kuhn, Extr., 216 Boyce Park Drive, Pittsburgh, PA 15239 or to Nicolas J. Sasso, Esq., Porter Wright Morris & Arthur, LLP, 6 PPG Place, Third Floor, Pittsburgh, PA 15222.

25-04533 Dec 9, 16, 23, 2025

Magnotti, Sarah A. a/k/a Sarah Ann Magnotti, deceased, of Upper St. Clair, PA. No. 6583 of 2025. Victor E. Magnotti, Extr., 129 Scenic Drive, San Anselmo, CA 94960 or to Jeffrey J. Lochner, Esq., Lochner & Lochner, LLC, GBU Bldg., 4232 Brownsville Rd., Ste. 45, Pittsburgh, PA 15227.

25-04536 Dec 9, 16, 23, 2025

Moore, Imogene O., deceased, of Verona, PA. No. 07471 of 2025. Joyce A. Moore, Admr., c/o John W. Ament, Esq., Ament Law Group, P.C., 3950 William Penn Highway, Suite 5, Murrysville, PA 15668.

25-04534 Dec 9, 16, 23, 2025

Rockwell, Carolyn Kemp a/k/a Carolyn K. Rockwell, deceased, of Elizabeth, PA. No. 7514 of 2025. Carolyn Welty Ralph, Extr., 1008 Pennsylvania Avenue, Irwin, PA 15642 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

25-04530 Dec 9, 16, 23, 2025

Sisson, Mary Lois, deceased, of Pittsburgh, PA. No. 06618 of 2025. Roderick Kevin Blair, Extr., 7156 Upland St., Pittsburgh, PA 15208.

25-04543 Dec 9, 16, 23, 2025

Zogas, Edward H., deceased, of Pittsburgh, PA. No. 07431 of 2025. Gary Hitechew, Extr., 902 Black Oak Court, Gibsonia, PA 15044 or to Amy D. Rees, Esq., Marcus & Shapira, LLP, One Oxford Centre, 35th Fl., 301 Grant Street, Pittsburgh, PA 15219.

25-02367w Dec 9, 16, 23, 2025

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 December 18, 2025, with respect to a proposed nonprofit corporation, Nana Pays, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-02443w Dec 23, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-011781. In re: Petition of William Jeffrey Pekular, for change of name to Jeffrey William Pekular. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 21, 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.

25-02442w Dec 23, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-011540. In re: Petition of Olga Moskovskaya, for change of name to Olga Eremeeva. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, January 7, 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.

25-04778 Dec 23, 2025

Notice of Trust Administration

Notice is hereby given of the administration of The Oskin Family Trust dated October 17, 2003, as amended. Richard F. Oskin (the "decedent") late of Plum Boro, Allegheny County, Pennsylvania, died on October 12, 2025. All persons having claims against the decedent or this trust are requested to make the same known to Cristopher J. Oskin, Successor Trustee, at 1725 Fifth Avenue, Arnold, PA 15068. All persons indebted to the decedent or this trust are requested to make payment without delay to Cristopher J. Oskin, Successor Trustee, at the same address.

Samuel R. Coury, Attorney at Law, 1725 Fifth Ave., Arnold, PA 15068.

25-04535 Dec 9, 16, 23, 2025

Voluntary Dissolution Limited Liability Company

George R. Thomas, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222. Notice is hereby given by Aspirant Consulting Holdings, LLC, a Pennsylvania limited liability company, that said entity is winding up its affairs in the manner prescribed by the Pennsylvania Limited Liability Company Act, so that its existence shall cease upon the filing of a Certificate of Dissolution in the Department of State of the Commonwealth of Pennsylvania. Persons having claims against said entity must state the claim in writing sent to Aspirant Consulting Holdings, LLC, PO Box 6587, Pittsburgh, PA 15212 (preferably registered or return receipt requested). Claims against the entity are barred unless an action to enforce the claim is commenced within two (2) years after publication of this notice.

25-04625 Dec 17, 23, 2025

**Wonder if your decisions,
legal advice or other professional
actions are ethical?**

Members can get consultation on their
legal actions and potential actions through
the ACBA Professional Ethics Hotline.

All calls are confidential.

See [ACBA.org/OfficerAssignments](https://www.acba.org/OfficerAssignments) for details.