

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 1, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

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

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

Amendment of the Code Second Class
County New Chapter 475.

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

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

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

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

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

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

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

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

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

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

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

Aspinwall

147. Rosemary Welsh

GD-24-009211—\$50,492.25

Anna R. Hosack, Esq.

Stephen L. Korbel, Esq.

Babst, Calland, Clements & Zomnir, P.C.

412-394-5400

The real property located in the Commonwealth of Pennsylvania, County of

Allegheny, Borough of Aspinwall. Having erected thereon a Commercial Building located at 338-340 First Street, Pittsburgh, PA 15215 in Deed Book Volume 11772, Page 473 also identified as Block and Lot No. 122-D-195.

Baldwin Borough

6. Charity Marie Karten

GD-25-003823—\$8,410.00

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 219 Paula Drive, Pittsburgh, PA 15236. Deed Book 19098, Page 101. Block and Lot Number 135-A-242.

58. Mark C. Raymond

GD-22-004603—\$2,884.15

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 Baldwin. Having erected thereon a two-story dwelling being known and numbered as 2945 Churchview Avenue, Pittsburgh, Pennsylvania 15227. Deed Book Volume 18042, Page 290, Block and Lot Number 94-R-122.

Bellevue

17. Ian Carrier and Stacia Carrier a/k/a Stacia L. Carrier

GD-25-004566—\$202,826.27

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 29 S. Bryant Ave., Pittsburgh, PA 15202. Deed Book Volume 13112, Page 504. Block and Lot Number 0160-S-00262-0000-00.

89. Jason J. Willett and the United States of America

MG-23-000082—\$93,462.65

Jill M. Fein, Esq.

Hill Wallack, LLP

215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story residential dwelling known and numbered as 695 Shade Ave., Pittsburgh, PA 15202. Deed Book Volume 13487, Page 189. Block & Lot No. 160-B-268.

125. Lori L. Brazill

MG-24-000526—\$83,909.32

Carolyn Treglia, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 136 Teece Ave., Pittsburgh, PA 15202. Deed Book Volume 15475, Page 564. Block and Lot Number 0161-J-00175-0000-00.

Ben Avon

44. Charles A. Francioni and Darlene A. Francioni

MG-24-000491—\$21,704.62

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP

215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a single family residential dwelling being known and numbered as 215 Ridge Avenue, Pittsburgh,

PA 15202. Deed Book Volume 5947, Page 509. Block and Lot Number 214-E-41.

Bethel Park

43. Reghu Meppallur Nair and Jyothi Lekshmi Nair

MG-25-000560—\$348,038.60

Powers Kirn, LLC

215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 5560 Clarene Drive, Bethel Park, Pennsylvania 15102. Deed Book Volume 18723, Page 518, Instrument 2021-42997, Block and Lot Number 567-P-186.

62. Cynthia M. Kiernan a/k/a Cynthia M. Bohn a/k/a Cynthia Kiernan

MG-25-000133—\$97,870.45

MDK Legal

614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 2024 Grandview Farms Court, Bethel Park, PA 15102. Document Number 2024-11452, Deed Book Volume 19660, Page 392. Block and Lot Number 0392-S-00024-0000-00.

98. Rudolph F. Coates, Jr. and Dawn Marie Nee

GD-24-011275—\$8,506.48

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story brick house being known as 3928 Mimosa Drive, Bethel Park, PA 15102. Deed Book Volume 18158, Page 92. Block & Lot No. 665-B-302.

100. David S. Condre

GD-25-004365—\$2,323.14

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a one-story frame house being known as 2307 Longcrest Avenue, Bethel Park, PA 15102. Deed Book Volume 9558, Page 414. Block & Lot No. 317-N-169.

123. Allyson Pantin-Morales

MG-25-000069—\$235,424.02

Carolyn Treglia, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 3344 Altherton Dr., Bethel Park, PA 15102. Deed Book Volume 18924, Page 479. Block and Lot Number 0477-P-00046-0000-00.

Brackenridge

85. David L. and Anita Herbulock

GD-25-000444—\$18,817.37

Salvatore Bittner, Esq.

412-243-9700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a one-story frame house being known as 716 Kentucky Street, Brackenridge, PA 15014 Deed Book Volume 11314, Page 544, Block and Lot 1367-S-286.

Braddock

163. Walter Stewart, Administrator of the Estate of Diane M. Stewart, Deceased

GD-16-000313—\$10,147.59

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 205 Comrie Avenue, Braddock, PA 15104. Deed Book Volume 8949, Page 45. Block & Lot No. 236-M-307.

165. Charlotte Darlington

GD-24-000093—\$3,611.60

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 149 Comrie Avenue, Braddock, PA 15104. Deed Book Volume 11969, Page 210. Block & Lot No. 236-G-153.

Braddock Hills

152. Maurice G. Adams

MG-24-000652—\$138,512.82

Fein, Such, Kahn & Shepard, P.C.

610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 978 Garfield Avenue, Pittsburgh, PA 15221. Deed Book Volume 18917, Page 370. Block and Lot Number 0300-A-00117-0000-00.

Brentwood

66. Judith Franczak and Thomas J. Franczak

MG-25-000519—\$107,619.11

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 3909 Brownsville Road, Pittsburgh, PA 15227. Document Number 061064, Deed Book Volume 9686, Page 228. Block and Lot Number 0188-K-00091-0000-00.

Bridgeville

144. GDC Investments, LLC

GD-25-003883—\$51,936.04

Danielle Johnson, Esq.

212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 652 Bower Hill Road, Bridgeville, PA 15017. Deed Book Volume 17579, Page 488. Block and Lot Number 0255-L-00388-0000-00.

158. Stacey Ann Arensberg

GD-24-000714—\$7,143.84

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a two-story frame house being known as 269 Prestley Road, Bridgeville, PA 15017. Deed Book Volume 15315, Page 502. Block & Lot No. 255-A-105.

Carnegie

108. George T. Siskawicz

GD-06-002893—\$7,341.59

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Being thereon vacant residential land known as Dick Street, Carnegie, PA 15106. Deed Book Volume 7529, Page 207, Block & Lot No. 103-K-276.

City of Clairton

- 9. Kawaki K. Bradford and Darius M. Bradford**
MG-25-000122—\$130,300.33
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and 2nd Ward of the City of Clairton: Parcel 1: Having erected thereon a dwelling being known and numbered as 292 Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 0878-E-00252-0000-00.

Parcel 2: Being vacant land being known as Park Avenue, Clairton, PA 15025. Deed Book Volume 16702, Page 426. Block and Lot Number 0878-E-00251-0000-00.

24. Dexel Tolliver

GD-24-006114—\$18,249.39
Christin M. Roberts, Esq.
412-239-3600

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - 2nd Ward: Having erected thereon a residential dwelling being known and numbered as 740 School St., Clairton, PA 15025. Deed Book Volume 19471, Page 318. Block and Lot Number 878-N-297.

Collier

- 50. James Josey**
GD-23-000590—\$14,387.06
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a single family dwelling being known and numbered as 1171 Noblestown Rd., Oakdale, PA 15071. Deed Book 15013, Page 257. Block and Lot Number 331-S-4.

51. Henry M. Pituch

GD-23-000594—\$8,097.04
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a single family dwelling being known and numbered as 1296 Washington Pike, Bridgeville, PA 15017. Deed Book 13012, Page 222. Block and Lot Number 144-N-42.

79. Patrick J. Mulligan

MG-24-000540—\$159,954.43
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 100 Scott Way, Carnegie, PA 15106. Deed Book 14282, Page 81. Block and Lot Number 147-F-34.

87. Shirley Procacina

GD-23-000595—\$10,569.13
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a single family dwelling being known and numbered as 262 Ewing Rd., Carnegie, PA 15106. Deed Book 6089, Page 347. Block and Lot Number 201-D-6.

Coraopolis

107. Carole Ann Walk, with Notice to Heirs and Assigns

GD-23-003220—\$2,629.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two-story two-

family frame house being known as 824 5th Avenue, Coraopolis, PA 15108. Deed Book Volume 15276, Page 477. Block & Lot No. 419-D-339.

128. Diallo Bryant

MG-24-000556—\$79,377.93
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a dwelling being known and numbered as 618 6th Ave., Coraopolis, PA 15108. Deed Book Volume 17487, Page 319. Block and Lot Number 0419-C-00120-0000-00.

157. Stephen J. Laschon

GD-24-009539—\$4,890.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a one-story commercial building being known as 903 A 5th Avenue, Coraopolis, PA 15108. Deed Book Volume 14006, Page 440. Block & Lot No. 419-H-123.

Duquesne

14. Brenda J. Dudley

MG-24-000669—\$50,923.36
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the City of Duquesne: Having erected thereon a single family residential dwelling being known and numbered as 601 Kahler Street, Duquesne, PA 15110. Deed Book Volume 10867, Page 72. Block and Lot Number 306-C-262.

56. Nicole Kerr, Known Heir of James F. Frank and Susan A. Frank and all of the Unknown Heirs of James F. Frank and Susan A. Frank

GD-25-003033—\$48,774.62
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, First Ward of the City of Duquesne: Having erected thereon a one and one-half story brick dwelling known as 219 Herman Avenue, Duquesne, PA 15110, and designated as Lot & Block 304-A-10, Deed Book Volume 5797, Page 541.

East McKeesport

71. Nancy K. Gerbi

MG-21-000224—\$122,485.63
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 1320 Broadway Avenue, East McKeesport, PA 15035. Deed Book Volume 4175, Page 483. Block and Lot 0547-J-00262-0000-00.

86. Kristina N. Padezan, Individually, George Padezan and April Padezan, as Known Heirs of Kathleen G. Padezan, Deceased and All Unknown Heirs of Kathleen G. Padezan, Deceased

GD-21-009545—\$4,989.74
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 825 Punta Gorda Avenue, East McKeesport, PA

15035. Deed Book 10071, Page 86. Block and Lot Number 546-R-347.

East Pittsburgh

64. Vincenzo A. Simonetta a/k/a Vincenzo Simonetta; and Michele A. Simonetta a/k/a Michele Simonetta

MG-25-000498—\$94,000.15
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a dwelling being known and numbered as 305 Howard Street, East Pittsburgh, PA 15112. Document Number 2005-30803, Deed Book Volume 12584, Page 538. Block and Lot Number 0375-K-00186-0000-00.

Elizabeth Borough

146. Earl M. Stidard, III

MG-25-000104—\$72,482.92
Robert P. Wendt, Esq.
412-530-1025

All the following described real estate situated in the Commonwealth of Pennsylvania. County of Allegheny, and Borough of Elizabeth. Having erected thereon a residential single-family dwelling being known and numbered as 915 8th Ave., Elizabeth, PA 15037; Deed Book Volume 18842, Page No. 211; which has a parcel identification number of 1272-C-0209.

Elizabeth Township

40. John W. Batch, Known Heir of Ethel M. Batch, Deceased and All Unknown Heirs of Ethel M. Batch, Deceased

GD-25-005653—\$17,996.43
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that vacant land known as Penn Vista Street, Elizabeth, PA 15037. Deed Book 7780, Page 28. Block and Lot Number 1418-B-133.

57. Robert L. Johnston, Jr.

GD-18-016940—\$7,848.43
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story, old style, frame dwelling known and numbered as 124 Bell Street, Buena Vista, Pennsylvania 15018, Deed Book Volume 15804, Page 447, Block and Lot Number 1127-E-170.

148. Brian C. Imundo and Anne E. Imundo

MG-25-000369—\$121,044.65
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 103 Narragansett Drive, McKeesport, PA 15135, Deed Book 15792, Page 452. Block and Lot Number 997-C-91.

Etna

145. Charles T. Cox

MG-24-000794—\$43,919.29
Robert P. Wendt, Esq.
412-530-1025

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Etna. Having erected thereon a residential two-family dwelling being known and numbered 47 Grant Ave., Pittsburgh, PA 15223; Deed Book 12771, Page 443; which has a Block and Lot of 221-M-65.

Forest Hills

104. David James Crawford

GD-23-001450—\$12,063.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Forest Hills: Having erected thereon a one-story brick house being known as 13 Sylvan Road, Pittsburgh, PA 15221. Deed Book Volume 11653, Page 334, Block & Lot No. 299-B-4.

Forward

73. Robert E. Stecik, Jr. and Diane Z. Stecik

MG-17-000242—\$2,090,241.11
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Forward Township: Having erected thereon a dwelling being known and numbered as 4633 Williamsport Road, Monongahela, PA 15063. Deed Book Volume 12579, Page 546, Block and Lot 1737-J-00227-0000-00.

Frazer

42. Unknown Successor Trustee to Donna R. Richey, Trustee, now deceased, of The Richey Family Living Trust Dated August 8, 2016

GD-24-010638—\$77,135.08
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Frazer Township: Having erected thereon a dwelling being known and numbered as 1878 Bakerstown Road, Tarentum, PA 15084. Deed Book Volume 16497, Page 532. Block and Lot Number 1515-G-00132-0000-00.

Green Tree

154. PWC PITT, LLC

GD-24-014673—\$43,328,654.41
Daniel B. McLane, Esq.
412-497-1000

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Green Tree: Parcel One: Having erected thereon a commercial building known and numbered as 875 Greentree Road, Building 7, Pittsburgh, PA 15220, described at Deed Book Volume 15612, Page 45, Block and Lot No. 18-R-250.

Parcel Two: Having erected thereon a commercial building known and numbered as 875 Greentree Road, Building 9, Pittsburgh, PA 15220, described at Deed Book Volume 15612, Page 45, Block and Lot No. 18-R-300.

Parcel Three: Having erected thereon a commercial building known and numbered as 875 Greentree Road, Building 10, Pittsburgh, PA 15220 described at Deed Book Volume 15612, Page 45, Block and Lot No. 18-R-325.

Parcel Four: Having erected thereon a commercial building known and numbered as 875 Greentree Road, Building 2, Pittsburgh, PA 15220, described at Deed Book Volume 15612, Page 36, Block and Lot No. 18-R-20.

Parcel Five: Having erected thereon a commercial building known and numbered as 875 Greentree Road, Building 4, Pittsburgh, PA 15220, described at Deed Book Volume 15612, Page 36, Block and Lot No. 18-L-300.

Parcel Six: Having erected thereon a commercial building known and numbered as 875 Greentree Road, Building 6, Pittsburgh, PA 15220, described at Deed Book Volume 15612, Page 36, Block and Lot No. 18-L-200.

Hampton

48. Lesley Swimmer Keiser

GD-25-007648—\$88,771.56
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a one story ranch single family dwelling commonly known as 3384 Cedar Run Road, Allison Park, PA 15101. Deed Book Volume 12528, Page 163, Block and Lot Number 951-M-196.

52. W. Christopher Andrews and Julie Andrews

MG-13-000098—\$309,045.48
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Hampton: Having erected thereon a dwelling being known and numbered as 2885 Tremonte Lane, Allison Park, PA 15101. Deed Book Volume 11247, Page 228. Block and Lot Number 0831-A-00099-0000-00.

61. Unknown Heirs of Robert B. Challinor

GD-24-008401—\$5,467.58
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon an Arbors Homeowners Association dwelling being known and numbered as 4218 Corton Court, Allison Park, PA 15101. Deed Book 13855, Page 227. Block and Lot Number 0829-N-00001.

Harmar

111. Unknown Heirs of John N. Alese

GD-25-006963—\$3,040.00
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a one-story frame house being known as 657 Guys Run Road, Cheswick, PA 15024. Deed Book Volume 13530, Page 223. Block & Lot No. 527-L-15.

Harrison

122. Mark H. Kowaleski

MG-22-001055—\$168,802.41
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Harrison Township: Having erected thereon a dwelling being known and numbered as 1314 Broadview Blvd., Natrona Heights, PA 15065. Deed Book Volume 18355, Page 300. Block and Lot Number 1367-D-00101-0000-00.

Indiana

53. Thomas Sipes

GD-25-004826—\$628,944.40
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Indiana: Having erected thereon a dwelling being known and numbered as 3745 Saxonburg Boulevard, Pittsburgh, PA 15238. Deed Book Volume 18911, Page 256. Block and Lot Number 0953-S-00170-0000-00.

Ingram

130. Donald Johnson

MG-24-000599—\$121,967.29
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 31 Stowe St., Pittsburgh, PA 15205. Deed Book Volume 16728, Page 572. Block and Lot Number 0070-M-00041-0000-00.

Jefferson Hills

37. John M. Wallace and Christine J. Wallace

GD-24-006623—\$11,057.91
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling, known as 1024 Lewis Run Road, Clairton, PA 15025. Deed Book 10007, Page 84. Block and Lot Number 881-D-79.

Marshall

76. Mamata Mohanty and Subhendra Mattagajasingh

MG-21-000145—\$253,288.20
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 848 Hillcrest Circle, Wexford, PA 15090. Deed Book Volume 12734, Page 318, Block and Lot 1497-M-00049-0000-00.

Town of McCandless

16. Alfred J. Lunardi

GD-25-003913—\$155,550.42
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 1275 Balmoral Drive, Pittsburgh, PA 15237. Deed Book Volume 5735, Page 441. Block and Lot Number 0613-B-00233-0000-00.

City of McKeesport

80. Lorene Barksdale

MG-24-000509—\$326,849.83
Fein, Such, Kahn & Shepard, P.C.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 12th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 231 Wainwright Drive, McKeesport, PA 15132 a/k/a 231 Wainwright Avenue, McKeesport, PA 15132. Deed Book Volume 18994, Page 107. Block and Lot Number 0463-M-00037-0000-00.

McKees Rocks

74. Kathleen M. Patak a/k/a Kathleen Patak

MG-25-000410—\$50,224.56
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 223 Copeland Street, McKees Rocks, PA 15136. Deed Book Volume 14148, Page 174, Block and Lot 0072-F-00043-0000-00.

121. Patrick O'Connor

MG-25-000298—\$42,474.47
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

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

Rocks: Having erected thereon a dwelling being known and numbered as 439 Alexander St., McKees Rocks, PA 15136. Deed Book Volume 12502, Page 412. Block and Lot Number 0043-B-00195-0000-00.

137. Alex S.. Bilak a/k/a Alex Bilak a/k/a Alex Steven Bilak

GD-25-001565—\$91,317.05
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 311 Catherine St., McKees Rocks, PA 15136. Deed Book Volume 10120, Page 370. Block and Lot 0074-R-00130-0000-00.

Millvale

91. Grant Theater Lofts, LLC

GD-25-004783—\$39,466.13
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon an industrial building known and numbered as 132 North Avenue, Pittsburgh, Pennsylvania 15209. Deed Book Volume 17218, Page 520, Block and Lot 79-B-140.

92. Jennifer McDonald

GD-25-004751—\$16,230.82
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3943

In the Commonwealth of Pennsylvania, County of Allegheny, Millvale Borough: Having erected thereon a residential dwelling known and numbered as 113 Beckert Street, Pittsburgh, Pennsylvania 15209. Deed Book Volume 13815, Page 490, Block and Lot 79-B-196.

135. Estate of Rita A. Svoboda and Any and All Unknown Heirs, Successors and Assigns, Representatives, Devises, and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under the Estate of Rita A. Svoboda, Deceased

GD-24-010945—\$90,051.44
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Millvale: Having erected thereon a two-story single-family residence with a garage being known and numbered as 25 Troy Street, Pittsburgh, PA 15209. Deed Book Volume 10774, Page 189. Block and Lot Number 79-E-112.

Monroeville

41. Kirstin Grus-Kloock, Administratrix of the Estate of Mark R. Kloock

GD-24-007898—\$23,956.95
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 236 Taylor Street, Monroeville, PA 15146. Deed Book 10450, Page 561. Block and Lot Number 745-G-293.

95. Alleca D. Standard and Martese L. Standard

GD-23-014173—\$4,160.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a one-story brick house being known as 516 Firethorne Drive, Monroeville, PA 15146. Deed Book Volume 15935, Page 105. Block & Lot No. 742-J-333.

133. Patrick O'Brien a/k/a Patrick T. O'Brien a/k/a Patrick T. O'Brien, Jr.; and Darlene O'Brien

MG-24-000188—\$159,030.69
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1330 Hillsdale Dr., Monroeville, PA 15146. Deed Book Volume 13095, Page 446. Block and Lot Number 0979-K-00372-0000-00.

Moon

5. 109 Gatehouse Drive, LLC

GD-25-003192—\$28,765.97
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a dwelling, known as 109 Gatehouse Drive, Coraopolis, PA 15108. Deed Book 17974, Page 429. Block and Lot Number 337-A-14.

109. Lynne J. Boley

GD-24-007445—\$2,589.82
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one and a half story frame house being known as 834 Royal Avenue, Coraopolis, PA 15108. Deed Book Volume 9776, Page 420. Block & Lot No. 418-C-203.

Mt. Lebanon

4. Janet Martin

GD-25-003201—\$17,870.89
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 629 Rockwood Avenue, Pittsburgh, PA 15234. Deed Book 17871, Page 337. Block and Lot Number 192-S-246.

Mt. Oliver

1. Brenda Houtz

GD-25-004123—\$5,788.89
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 214 Ormsby Avenue, Pittsburgh, PA 15210. Deed Book 13802, Page 186. Block and Lot Number 32-A-125.

19. Loomis Richardson, Sr. a/k/a Loomis Richardson

MG-24-000309—\$40,345.44
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 340 Church Ave., Pittsburgh, PA 15210. Deed Book Volume 10751, Page 574. Block and Lot Number 0032-A-00370-0000-00.

149. Theodore L. Jackson

GD-24-014710—\$4,091.64
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 110 Locust Street, Pittsburgh, PA 15210. Deed Book 14997, Page 451. Block and Lot Number 14-M-231.

Munhall**93. Martin J. Terrick**

GD-21-011790—\$3,759.78
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame dwelling being known and numbered as 1310 Ravine Street, Homestead, Pennsylvania 15120. Deed Book Volume 19711, Page 432, Block and Lot Number 180-J-126.

127. Andrew John Siegel

MG-25-000496—\$129,741.62
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 433 Brierly Ln., Homestead, PA 15120. Deed Book Volume 18333, Page 523. Block and Lot Number 0133-R-00210-0000-00.

162. William R. Sausser and Virginia Sausser

GD-07-004364—\$3,794.05
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story brick house being known as 879 East 11th Avenue, Homestead, PA 15120. Deed Book Volume 12181, Page 141. Block & Lot No. 179-N-232.

164. J ReWeaver, LLC

GD-23-005582—\$4,313.63
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a two-story frame house being known as 1312 Louise Street, Homestead, PA 15120. Deed Book Volume 17129, Page 438. Block & Lot No. 130-S-278.

North Braddock**29. Genevieve A. Fulton**

MG-19-001107—\$43,202.44
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 800 North Avenue, Braddock, PA 15104. Deed Book 11544, Page 434. Block and Lot Number 302-B-178.

North Fayette**116. Gail H. Heasley**

GD-24-007314—\$1,658.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a one-story frame house being known as 7131 Noblestown Road, Oakdale, PA 15071. Deed Book Volume 14294, Page 58. Block & Lot No. 407-D-1.

124. Darcy Jo Perock

MG-25-000618—\$151,307.12
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, North Fayette Township: Having erected thereon a dwelling being known and numbered as 1670 Kennedy Road, Imperial, PA 15126. Deed Book Volume 12255, Page 82. Block and Lot Number 0916-F-00008-0000-00.

Penn Hills**10. Lori D. Adams**

MG-24-000660—\$136,084.26
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 304 Elias Drive, Pittsburgh, Pennsylvania 15235 a/k/a 304 Elias Drive, Penn Hills, Pennsylvania 15235. Deed Book Volume 10869, Page 352. Block and Lot Number 0368-P-00102-0000-00.

26. Justin Gant a/k/a Justin Grant

MG-25-000534—\$248,582.94
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1532 Lime Hollow Road, Pittsburgh, PA 15235. Deed Book 18913, Page 283. Block and Lot Number 449-B-266.

49. Audrey L. Bennett and Jacinta M. Bennett

MG-25-000017—\$114,790.50
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel 1: Having erected thereon a Cape-Cod dwelling known and numbered as 1021 Jefferson Heights Road, Pittsburgh, PA 15235. Deed Book Volume 13540, Page 39, Block and Lot Number 540-E-188.

Parcel 2: Having erected a vacant lot known as Jefferson Heights Road, Pittsburgh, PA 15235. Deed Book Volume 13540, Page 39, Block and Lot Number 540-J-145.

67. Bernard J. Gioia and Christina M. Gioia

MG-25-000512—\$40,317.40
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 185 Shenandoah Drive, Pittsburgh, PA 15235. Document Number 2003-36612, Deed Book Volume 11826, Page 55. Block and Lot Number 0448-S-00138-0000-00.

82. Rivendell Capital LLC, a Pennsylvania Limited Liability Company

GD-24-011575—\$118,351.96
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 160 Howard Street, Pittsburgh, PA 15235. Deed Book Volume 18634, Page 415. Block and Lot Number 0296-C-00202-0000-00.

94. Grainger Aid Propco, LLC; Master Tenant (FR) Aid Opco, LLC; Grainger Aid Opco, LLC

GD-23-010700—\$179,619,595.76
Kenneth N. Schott, III, Esq.
Samuel H. Clark, Esq.
Christian D. Gallon, Esq.
Burns White, LLC
412-995-3000

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon, a commercial building, being known and numbered as 10960 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 15315, Page 572. Lot and Block No. 0368-L-00341-0000-00.

120. Taylor Janiuk

MG-25-000573—\$234,328.58
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 614 Springdale Dr., Pittsburgh, PA 15235. Deed Book Volume 19454, Page 470. Block and Lot Number 0449-B-00021-0000-00.

132. Antoinette M. Boyd a/k/a Antoinette Lindsay a/k/a Antoinette M. Lindsay

MG-25-000063—\$78,376.43
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 557 Guylyn Drive, Pittsburgh, PA 15235. Deed Book Volume 11376, Page 453. Block and Lot Number 0538-H-00231-0000-00.

Pine**60. Clarence W. Foster**

AR-25-000975—\$19,424.58
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Pine Township: Having erected thereon a Heights At North Park Homeowners Association dwelling being known and numbered as 415 Heights Drive, Gibsonsia, PA 15044. Deed Book 11976, Page 191. Block and Lot Number 1501-H-00003.

90. Sandra Moon Bigalow, Executrix of the Estate of Stephen W. Bigalow

MG-24-000389—\$556,991.09
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Pine: Having erected thereon a single family dwelling known as 551 Dean Road, Mars, PA 16046. Deed Book Volume 15402, Page 539, Block and Lot Number 2184-A-4.

Pitcairn**13. Charles I. Palmer and Helen M. Palmer**

MG-24-000517—\$53,398.61
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a single family residential dwelling being known and numbered as 373 2nd Street, Pitcairn, PA 15140. Deed Book Volume 13432, Page 579. Block and Lot Number 747-A-248.

Pleasant Hills**55. Unknown Heirs of Marcella Cielecy**

GD-24-006587—\$11,705.12
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 Caryl Drive, Pittsburgh, PA 15236. Deed Book 5668, Page 535. Block and Lot Number 471-F-302.

Plum**3. Steven Scotti**

GD-24-000385—\$7,408.83
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 551 Cresthaven Drive, Pittsburgh, PA

15239. Deed Book 15881, Page 148. Block and Lot Number 741-B-15.

15. Thomas Robert Adametz

MG-22-000172—\$130,227.31
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a single family residential dwelling being known and numbered as 2125 Hulton Road, Verona, PA 15147. Deed Book Volume 14780, Page 163. Block and Lot Number 532-J-204.

54. Kevin A. Beard and Erica L. Beard

MG-25-000147—\$63,052.67
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Plum (formerly Township of Plum): Having erected thereon a dwelling being known and numbered as 9042 Oak Street, Pittsburgh, PA 15239. Deed Book 11917, Page 122. Block and Lot Number 1100-B-00016-0000-00.

113. Jeffrey Lee Fedele

GD-18-013801—\$2,040.45
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a two-story masonry frame house being known 545 Vale Drive, Pittsburgh, PA 15239. Deed Book Volume 15499, Page 120. Block & Lot No. 739-B-120.

142. Louis R. Lagrotteria, Jr.

MG-25-000577—\$16,541.55
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 2079 Holiday Park Drive, Pittsburgh, PA 15239. Deed Book Volume 18016, Page 258. Block and Lot Number 1239-M-364.

Port Vue**33. The Unknown Heirs of David Lycett, Deceased**

MG-25-000431—\$135,577.96
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 1433 Washington Boulevard, McKeesport, PA 15133. Deed Book 18507, Page 39. Block and Lot Number 383-N-16.

106. Sandra Styche

GD-23-010135—\$1,968.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a two-story frame house being known as 1005 Pleasant Avenue, McKeesport, PA 15133. Deed Book Volume 17821, Page 203. Block & Lot No. 383-F-55.

110. Freddie T. Howard

GD-19-012834—\$3,193.68
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a two-story frame house being known as 1706 Johnson Street, McKeesport, PA 15133. Deed Book Volume 16080, Page 169. Block & Lot No. 382-N-278.

112. Sandra J. Pastore, Trustee of the Thomas A. Pastore Trust

GD-23-010892—\$2,432.98
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one-story brick house being known as 303 Dersam Street, McKeesport, PA 15133. Deed Book Volume 12961, Page 421. Block & Lot No. 383-L-186.

Ross

65. Christopher R. Serwatka

MG-25-000306—\$117,850.94
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 5220 Towers Terrace, Pittsburgh, PA 15229. Document Number 2016-25635, Deed Book Volume 16503, Page 200. Block and Lot Number 0217-E-00061-0000-00.

143. Amanda Jo McCoy Gaertner and Mark Wayne Scheller, Jr.

MG-25-000461—\$233,614.63
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 4897 Lucerne Avenue, Pittsburgh, PA 15214. Deed Book Volume 18865, Page 578. Block and Lot Number 0161-B-00210-0000-00.

159. Paul J. Balint

GD-22-014187—\$3,259.55
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two-story brick house being known as 374 Calderwood Avenue, Pittsburgh, PA 15202. Deed Book Volume 3912, Page 96. Block & Lot No. 216-N-160.

160. The Unknown Successor Trustee(s) of the Frank Frankovic Revocable Living Trust

GD-24-010503—\$9,048.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one and a half story brick house being known as 234 Gass Road, Pittsburgh, PA 15229. Deed Book Volume 14470, Page 528. Block & Lot No. 349-F-128.

Scott

88. Stanley Lisowski, With Notice to Heirs and Assigns

GD-22-012390—\$9,576.67
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a single family dwelling being known and numbered as 227 Ignatius Ave., Carnegie, PA 15106. Deed Book 4642, Page 349. Block and Lot Number 102-R-92.

136. Pamela Gail Todd

MG-25-000575—\$115,678.20
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Scott Township: Having erected thereon a dwelling being known and numbered as 1948 Elmbrook Lane, Pittsburgh, PA 15243. Deed Book Volume 11364, Page 458. Block and Lot Number 0195-L-00148-0000-00.

153. Joseph L. Klutch Known Heir of Jeffrey A. Hulton and Any and All Unknown Heirs, Successors, Assigns and Any and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Jeffrey A. Hulton, Deceased

MG-21-000230—\$209,478.02
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. Block and Lot Number 0143-G-00138-0000-00.

Shaler

18. Michael Chislow

MG-25-000443—\$308,339.88
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 204 Willett Road, Glenshaw, PA 15116. Deed Book Volume 19103, Page 331. Block and Lot Number 0520-H-00309-0000-00.

25. Mary S. Bednar a/k/a Mary Susan Bednar, and Frances M. Dunn a/k/a Frances Michael Dunn a/k/a Francis Michael Dunn

MG-23-000038—\$121,669.34
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 1484 Wilson Street, Glenshaw, PA 15116. Deed Book 19981, Page 434. Block and Lot Number 355-H-256.

38. Torri Claycomb f/k/a Torri Adamson

MG-25-000601—\$90,608.05
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a dwelling being known and numbered as 249 Willett Road, Glenshaw, PA 15116. Deed Book 13780, Page 30. Block and Lot Number 521-E-34.

99. Giuseppe R. Russano and Leah L. Russano

GD-24-009684—\$3,314.44
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a two-story brick house being known as 513 Berner Street, Pittsburgh, PA 15215. Deed Book Volume 11051, Page 286. Block & Lot No. 222-R-338.

118. Wayne R. Klein, Harry Delandro, III and the United States of America

GD-24-009665—\$3,090.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one and one-half frame house known as 129 Spencer Lane, Glenshaw, PA 15116. Deed Book Volume 16328, Page 554. Block & Lot 434-R-121.

131. Jon Bankowski a/k/a Jon C. Bankowski

MG-24-000915—\$97,664.75
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 40 Meinert St., Pittsburgh, PA 15209. Deed Book Volume 12419, Page 319. Block and Lot Number 0119-F-00222-0000-00.

150. Michael R. Heine

MG-24-000626—\$127,327.71
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 1335 Sharpshill Road, Pittsburgh, PA 15215. Document Number 2022-3827, Deed Book Volume 18780, Page 426. Block and Lot Number 0222-C-00160-0000-00.

South Fayette

35. Jason L. Katz and Denise Smith

AR-24-005115—\$8,725.16
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge No. 6 Condominium Association condominium unit being known and numbered as 2469 Brook Ledge Road, 33A, Bridgeville, PA 15017. Deed Book 16495, Page 453. Block and Lot Number 481-R-00474-033A.

59. Travis G. Harkal

AR-25-002885—\$6,889.58
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge Community Services Association dwelling being known and numbered as 319 Ridge Point Circle, Bridgeville, PA 15017. Deed Book 18872, Page 344. Block and Lot Number 572-B-005.

101. Gail E. Christafore

GD-24-013111—\$2,470.32
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one-story frame condominium unit known as 327 Ridge Point Circle, Apartment 13, Bridgeville, PA 15017. Deed Book Volume 18206, Page 490. Block & Lot 572-B-201-013A.

South Park

115. Richard C. Self, Jr.

GD-25-004275—\$2,546.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one-story frame house being known as 2709 Gould Drive, South Park, PA 15129. Deed Book Volume 10945, Page 424. Block & Lot No. 885-N-12.

Stowe

126. Charlene A. Trump

MG-25-000276—\$67,056.20
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Stowe Township: Having erected thereon a dwelling being known and numbered as 937 Woodward Avenue, McKees Rocks, PA 15136. Deed Book Volume 12813, Page 344. Block and Lot Number 0073-P-00067-0000-00.

140. The Rox Trifecta, LLC

MG-25-000005—\$132,291.17
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Stowe: Having erected thereon a dwelling being known and numbered as 1450 Fleming Avenue, McKees Rocks, PA 15136. Deed Book Volume 19302, Page 440. Block and Lot Number 0112-F-00209-0000-00.

Swissvale

134. East Side Real Estate Holdings, LLC

GD-25-004062—\$137,407.30
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Swissvale: Having erected thereon a two-story dwelling being known and numbered as 1945 Delaware Avenue, Pittsburgh, PA 15218. Deed Book Volume 19350, Page 573, Instrument Number 2023-17161. Block and Lot Number 0177-S-00056-0000-00.

138. Toni K. Pendleton, in Her Capacity as Heir of David Clemons a/k/a David A. Clemons; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under David Clemons a/k/a David A. Clemons

MG-23-000659—\$39,376.35
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2462 Scott Way, Pittsburgh, PA 15218. Deed Book Volume 17357, Page 510. Block and Lot Number 0235-N-00372-0000-00.

156. William Bagwell a/k/a William C. Bagwell; and Lisa Bagwell a/k/a Lisa M. Bagwell a/k/a Lisa M. Costanza Bagwell

MG-14-001071—\$149,133.24
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2228 Lacrosse Street, Pittsburgh, PA 15218. Deed Book Volume 10663, Page 047. Block and Lot Number 0234-N-00062-0000-00.

Tarentum

161. Melissa A. Slomkoski

GD-19-012232—\$1,685.02
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Tarentum: Having erected thereon a two-story frame house being known as 222 James E. Wolfe Street, Tarentum, PA 15084. Deed Book Volume 16710, Page 24. Block & Lot No. 1223-R-99.

Verona

83. David J. Fest

MG-25-000268—\$98,537.22
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling being known and numbered as 720-722 Herron Avenue, Verona, PA 15147. Deed Book Volume 14668, Page 118. Block and Lot Number 364-L-267.

West Deer

8. William F. Lyons, Jr. and Heather Williams

MG-24-000952—\$102,104.56
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Parcel 1: Having erected thereon a dwelling being known and numbered as 217

Pollock Street, Tarentum, PA 15084 a/k/a 145 Pollock Street, Tarentum, PA 15084. Deed Book Volume 16582, Page 527. Block and Lot Number 1838-P-00036-0000-00.

Parcel 2: Being vacant land being known as Snyder Street, Tarentum, PA 15084. Deed Book Volume 16582, Page 527. Block and Lot Number 1838-P-00135-0000-00.

West Mifflin

20. Rodney K. Worley, Jr. and Vivian A. Worley

GD-23-011541—\$5,023.76
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 West Mifflin. Having erected thereon a dwelling being known and numbered as 432 Dennison Drive, West Mifflin, Pennsylvania 15122. Deed Book Volume 17040, Page 205, Block and Lot Number 386-M-8.

21. Andrea Porterfield, Known Heir of Priscilla Ann Olsavsky, Deceased and Ronald Olsavsky, Deceased

GD-24-011080—\$29,140.09
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3700 Vistaview Street, West Mifflin, Pennsylvania 15122. Deed Book Volume 7742, Page 476, Block and Lot Number 237-P-91.

27. The Unknown Heirs of James Boyles, Deceased

GD-25-005394—\$138,159.73
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 2305 Homestead Duquesne Road, West Mifflin, PA 15122. Deed Book 18640, Page 139. Block and Lot Number 241-C-117.

34. Unknown Heirs of Timothy Washington, Sr., Deceased

MG-25-000100—\$99,185.65
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 628 Hazel Street, West Mifflin, PA 15122. Deed Book 17255, Page 488. Block and Lot Number 238-K-104.

70. Eve Mirt and Corey V. Mirt

MG-23-000291—\$135,149.99
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4615 Home Street, West Mifflin, PA 15122. Deed Book Volume 16627, Page 431, Block and Lot 0181-S-00092-0000-00.

96. Brandon T. Viviano

GD-24-008146—\$2,455.08
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick house being known as 206 East Avenue, West Mifflin, PA 15122. Deed Book Volume 19396, Page 360, Block & Lot No. 470-G-42.

151. Oak Forest Preservation Trust

GD-23-003533—\$4,369.85
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 West Mifflin. Having erected thereon a dwelling being known and numbered as 302 Oak Street, West Mifflin, Pennsylvania 15122. Deed Book Volume 18809, Page 450, Block and Lot Number 180-S-132.

155. Marie C. Brennan

MG-25-000013—\$49,268.14
Michelle Pierro, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling and garage known and numbered as 6732 Monroe Avenue, West Mifflin, PA 15122. Deed Book Volume 10055, Page 537, Parcel Number 0310-C-00156. Block/Lot # 0310-C-00156.

Whitaker

22. Jaime L. Sotkowski, Known Heir of James Sotkowski, Deceased, with notice to all unknown heirs, executors, administrators, successors, or assigns, or any other person found to have interest in the property

GD-24-000740—\$8,909.41
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 dwelling being known and numbered as 116 Regina Street, Homestead, Pennsylvania 15120. Deed Book Volume 8093, Page 109. Block and Lot Number 180-G-281.

White Oak

45. Alina K. Bevins-Brown, as Administrator of the Estate of Karin D. Crosby a/k/a Karin D. Crosby-Wilson a/k/a Karin Crosby a/k/a Karin Crosby-Wilson, Deceased

MG-25-000540—\$94,410.07
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a single family residential dwelling being known and numbered as 1150 Franklin Street, McKeesport, PA 15131. Deed Book Volume 10069, Page 278. Block and Lot Number 461-G-230.

Whitehall

77. Brett Shiring

MG-25-000571—\$124,577.31
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5301 Spring Valley Dr., Pittsburgh, PA 15236. Deed Book 15596, Page 520. Block and Lot Number 249-P-156.

Wilkins

72. Justin Onder

MG-24-000765—\$38,650.98
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Wilkins Township: Having erected thereon a dwelling being known and numbered as 618 Beaver Avenue, Turtle Creek, PA 15145. Deed Book Volume 13761, Page 139, Block and Lot 0454-N-00236-0000-00.

Wilksburg

11. Janet M. McCollum, Real Owner and Mortgagor, Jan Marie Jones, Known Surviving Heir of Jean C. Jones, and Unknown Surviving Heirs of Jean C. Jones

GD-24-004814—\$67,623.95
Chelsea A. Nixon, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1200-1204 LaBelle Avenue, Pittsburgh, Pennsylvania 15221 a/k/a 1200-1204 LaBelle Street, Pittsburgh, Pennsylvania 15221. Deed Book Volume 5127, Page 273. Block and Lot Number 0232-M-00078-0000 00.

31. Mark Anderson

MG-25-000299—\$191,004.05
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 2072 Boggs Avenue, Pittsburgh, PA 15221. Deed Book 19572, Page 442. Block and Lot Number 297-F-107.

39. Michael White

GD-24-014381—\$41,504.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 2330 Collins Road, Pittsburgh, PA 15235. Deed Book 13756, Page 288. Block and Lot Number 297-C-187-0-01.

47. Enk Real Estate Investments, LLC

GD-25-003711—\$259,201.01
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 3rd Ward of the Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 427 Rebecca Avenue, Pittsburgh, PA 15221. Deed Book Volume 19098, Page 243. Block and Lot Number 0176-C-00198-0000-00.

139. Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title, or Interest from or Under Dorothy U. Lee, Deceased; Cassandra J. Sloan, Known Heir of Dorothy U. Lee, Deceased; Rhonda J. Lawery, Known Heir of Dorothy U. Lee, Deceased; and Michelle Ross, Known Heir of Dorothy U. Lee, Deceased

MG-23-000564—\$28,068.06
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and First Ward of the Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1019 Maple Street, Pittsburgh, PA 15221. Deed Book Volume 10208, Page 021. Block and Lot Number 00232-K-00304-0000-00.

167. The Unknown Heirs of Virginia Hill, Deceased

GD-25-004250—\$42,242.17
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a dwelling being known and numbered as 1607 Montier Street, Pittsburgh, PA 15221. Deed Book 6505, Page 319. Block and Lot Number 232-L-187.

168. Scott A. Martin

GD-25-006955—\$38,805.98
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Being a single family dwelling known and numbered as 524 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 11540, Page 469. Block and Lot Number 233-L-102.

169. Sheila Ecuag

GD-25-005366—\$16,304.89
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 560 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 11333, Page 348. Block and Lot Number 233-L-113.

170. Raymond Como, Trustee of Land Trust #136

GD-25-005389—\$34,614.59
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 723 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 13973, Page 204. Block and Lot Number 233-F-246.

171. The Unknown Heirs of Marion Posey, Deceased

GD-25-004251—\$40,154.30
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Being vacant land known and numbered as Montier St., Pittsburgh, PA 15221. Deed Book 12391, Page 141. Block and Lot Number 232-L-384.

172. Sensiary Boyd a/k/a Sensiary Boyd Jackson and Andrew Boyd

GD-25-005388—\$44,401.67
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 725 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 12296, Page 466. Block and Lot Number 233-F-244.

173. Tanika R. Hill

GD-25-006719—\$14,836.65
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 530 Ardmore Boulevard, Pittsburgh, PA 15221. Deed Book 13763, Page 103. Block and Lot Number 233-L-105.

174. James R. Madison and Margaret L. Madison

GD-25-005654—\$55,898.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1524 Marie Street, Pittsburgh, PA 15221. Deed Book 4888, Page 677. Block and Lot Number 297-E-249.

175. The Unknown Heirs of Lois Washington a/k/a Lois Tippet, Deceased

GD-25-004774—\$63,185.24
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilksburg: Having erected thereon a single family dwelling being known and numbered as 1540 Marie Street, Pittsburgh, PA 15221. Deed Book 4631, Page 699. Block and Lot Number 297-E-243.

Wilmerding

166. Frances A. Vislay, Executrix of the Estate of Violet Russin, Deceased and Walter J. Lucki, With Notice to Heirs and Assigns
GD-18-007004—\$3,561.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a two-story frame house being known as 54 Morningside Avenue, Wilmerding, PA 15148. Deed Book Volume 13157, Page 36. Block & Lot No. 546-A-153.

Pittsburgh—6th Ward

46. Digital Dream Labs, Inc., a Delaware corporation, High Knoll Development Corporation, a Pennsylvania corporation, and Harry Jacob Hanchar, an adult individual, jointly and severally
GD-23-010643—\$829,848.65
Keri P. Ebeck, Esq.
412-456-8100

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward of the City of Pittsburgh: Having erected thereon a commercial building being known and numbered as 2801 Penn Avenue, Pittsburgh, PA 15222 Deed Book Volume 15289, Page 246, Block and Lot Number 25-K-200.

Pittsburgh—10th Ward

28. The Unknown Heirs of Richard J. Simcic, Deceased
MG-25-000350—\$25,942.68
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1606 Chislett Street, Pittsburgh, PA 15206. Deed Book 8048, Page 434. Block and Lot Number 121-P-118.

81. Adrian Summers, solely in his capacity as known heir to Sheldon L. Stewart, deceased and the Unknown Heirs of Sheldon L. Stewart, deceased
MG-23-000172—\$243,721.83
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 11 Fairfield Ct., Pittsburgh, PA 15201. Deed Book Volume 17270, Page 254. Block and Lot Number 0120-S-00262-0000-00.

Pittsburgh—19th Ward

7. Jason Shook a/k/a Jason D. Shook
MG-25-000562—\$27,939.38
Powers Kirm, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 33-35 Greenbush Street, Pittsburgh, Pennsylvania 15211 a/k/a 33/35 Greenbush Street, Pittsburgh, Pennsylvania 15211. Deed Book Volume 11958, Page 381, Instrument 2004-5596, Block and Lot Number 4-L-7.

23. Phong Bui
GD-20-008991—\$168,348.03
Christin M. Roberts, Esq.
412-239-3600

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 19th Ward: Having erected thereon a residential dwelling being known and numbered as 817 Eathan Ave., Pittsburgh,

PA 15226. Deed Book Volume 13316, Page 409. Block And Lot Number 61-N-15.

63. Joseph Tranter, Jr.
MG-25-000654—\$56,614.92
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 1829 Woodward Avenue, Pittsburgh, PA 15226. Document Number 039157, Deed Book Volume 10720, Page 364. Block and Lot Number 0035-S-00288-0000-00.

75. Heidi Pope Waser, known Heir of Scott G. Waser, deceased, Brooklyn Waser, known Heir of Scott G. Waser, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Scott G. Waser, deceased
MG-24-000518—\$84,502.83
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1416 Kenberma Avenue, Pittsburgh, PA 15216. Deed Book Volume 15859, Page 415, Block and Lot 0035-C-00166-0000-00.

129. Sarah Hill
MG-25-000367—\$281,565.75
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 124 Maple Ter., Pittsburgh, PA 15211. Deed Book Volume 19445, Page 24. Block and Lot Number 0004-B-00200-0000-00.

Pittsburgh—20th Ward

30. Bertha M. Turner
MG-24-000764—\$85,222.58
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1129 Oswin Street, Pittsburgh, PA 15220. Deed Book 13287, Page 119. Block and Lot Number 20-P-22.

Pittsburgh—21st Ward

32. Unknown Heirs of Blanche M. Walker, Deceased
MG-25-000087—\$127,455.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1402 West North Avenue, Pittsburgh, PA 15233. Deed Book 10146, Page 107. Block and Lot Number 7-B-346.

Pittsburgh—25th Ward

36. Robert I. Samuel
MS-25-000213—\$3,671.18
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 25th Ward: Having erected thereon a Perry Point Plan dwelling being known and numbered as 743 Chautauqua Ct., Pittsburgh, PA 15214. Deed Book 8041, Page 27. Block and Lot Number 45-S-00042.

78. Saint Lawrence Properties LLC
MG-23-000021—\$192,051.38
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 25th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2114 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book 18005, Page 517. Block and Lot Number 46-P-27.

Pittsburgh—26th Ward

12. Albert Grace
MG-24-000805—\$11,423.54
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2917 North Charles Street, Pittsburgh, PA 15214. Deed Book Volume 6691, Page 319. Block and Lot Number 46-B-142.

Pittsburgh—29th Ward

141. Black Door Investments, LLC
GD-24-009757—\$172,658.75
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 307 Birmingham Avenue, Pittsburgh, PA 15210. Deed Book Volume 18990, Page 564. Block and Lot 0060-D-00215-0000-00.

Pittsburgh—30th Ward

84. Charles W. Neilson and Deborah M. Neilson
MG-25-000141—\$163,407.40
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being

known and numbered as 308 Suncrest Street, Pittsburgh, PA 15210. Deed Book Volume 10124, Page 186. Block and Lot Number 33-F-129.

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 6, 2025
Nov 7, 14, 21, 2025

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an attorney,
paralegal,
legal assistant,
legal secretary or
legal administrator?**

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opportunity on
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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:

Binkney, Shari Michele a/k/a Shari M. Binkney, deceased, of Duquesne, PA. No. 06773 of 2025. Kristi L. Binkney, Co-Admr., and Amber Hieber, Co-Admr., 107 Kentmoor Dr., Pittsburgh, PA 15220.
25-04152 Nov 7, 14, 21, 2025

Dawson, Joyce (a/k/a Joyce A. Dawson) - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 6/22/24. Will #022506967. Lisa M. Holt, Executrix, 1623 Windcrest Dr., Pittsburgh, PA 15206. Michael H. Marks, Atty., Marks Elder Law, P.C., P.O. Box 236, Hughesville, PA 17737.
25-04172 Nov 7, 14, 21, 2025

Gehring, William David, deceased, of Upper St. Clair, PA. No. 06712 of 2025. Anne Marie Calame, Extr., c/o Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317.
25-02174w Nov 7, 14, 21, 2025

Gray, George T., deceased, of Pittsburgh, PA. No. 7168 of 2025. Ashley M. Zabel, Extr., 581 Olive Street, Pittsburgh, PA 15237 or to Slade R. Miller, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.
25-02178w Nov 7, 14, 21, 2025

Hetherington, Norma Jean a/k/a Norma J. Hetherington, deceased, of McKeesport, PA. No. 06171 of 2025. Sandra Haughey, Extr., 3748 NE 8th Avenue, Apt. 140D, Ocala, FL 34470 or to Melanie Lewis, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Suite 310, Delmont, PA 15626.
25-02173w Nov 7, 14, 21, 2025

Kalinowski, Sr., Matthew Samuel, deceased, of Pittsburgh, PA. No. 06446 of 2025. Susan Vasco, Admr., 678 Aljo Drive, Pittsburgh, PA 15241 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
25-02172w Nov 7, 14, 21, 2025

Kraft, Catherine C., deceased, of Monroeville, PA. No. 07201 of 2025. Marianne I. Pohl, Extr., 150 Leslie Road, Monroeville, PA 15146-4832 or to Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228.
25-02185w Nov 7, 14, 21, 2025

Lauer, Janice, deceased, of Pittsburgh, PA. No. 07033 of 2025. Casey Hicks, Extr., 524 Rebecca Ave., Apt. A, Pittsburgh PA 15221.
25-02181w Nov 7, 14, 21, 2025

Lee, Jr., Daniel H. a/k/a Daniel Howard Lee, Jr., deceased, of Carnegie, PA. No. 07085 of 2025. Daniel H. Lee, III, Extr., c/o Andrew D. Venturella, Esq., McCann Garland Ridall & Burke, 11 Stanwix Street, Suite 1030, Pittsburgh, PA 15222.
25-02184w Nov 7, 14, 21, 2025

Luxbacher, Sandra L., deceased, of Pittsburgh, PA. No. 06315 of 2025. George Mitsch, Admr., c/o Eberle Legal Services, LLC, Esq., 280 Moon Clinton Road, Suite B, Moon Township, PA 15108.
25-04153 Nov 7, 14, 21, 2025

Mahen, Amy Nadine, deceased, of Findlay Township, PA. No. 7209 of 2025. Mandy Mahen, Admr., 440 Main Street, Apt. 5, Imperial, PA 15126 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
25-02179w Nov 7, 14, 21, 2025

McKown, Linda a/k/a Linda Rodwick McKown, deceased, of Pittsburgh, PA. No. 7138 of 2025. David J. Rodwick, Admr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
25-02177w Nov 7, 14, 21, 2025

Petrella, Mary Ann, deceased, of Bethel Park, PA. No. 07199 of 2025. John T. Petrella, Extr., 7259 Shore Road, Apt. 5B, Brooklyn, NY 11209.
25-02182w Nov 7, 14, 21, 2025

Renshaw, Patricia R. a/k/a Patricia Renshaw a/k/a Patricia Ruth Renshaw, deceased, of Baldwin Borough, PA. No. 07027 of 2025. Cynthia L. Smith, Extr., 1184 Mike Reed Drive, South Park, PA 15129 or to Elizabeth A. Becker, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second Street, Greensburg, PA 15601.
25-04175 Nov 7, 14, 21, 2025

Sabo, Lois J., deceased, of Upper St. Clair Township, PA. No. 5302 of 2025. Karen J. Sabo, Extr., 6970 Wind Rose Way, Dublin, OH 43016 or to Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205.
25-02186w Nov 7, 14, 21, 2025

Sammartino, Peter R., deceased, of Pittsburgh, PA. No. 7189 of 2025. Anita A. Sammartino, Extr., 8041 Brittany Place, Pittsburgh, PA 15237 or to R. Douglas DeNardo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.
25-02183w Nov 7, 14, 21, 2025

Schaffer, Michael a/k/a Michael L. Schaffer, deceased, of Aspinwall, PA. No. 7182 of 2025. Ashley Metz, Extr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068.
25-02180w Nov 7, 14, 21, 2025

Vasko, Mary Ann - Late of Moon Twp., Allegheny County, PA. D.O.D. 1/5/25. Will #022502348. Daniel Michael Vasko, Executor, 623 Hoenig Rd., Baden, PA 15005. Michael H. Marks, Atty., Marks Elder Law, P.C., P.O. Box 236, Hughesville, PA 17737.
25-04173 Nov 7, 14, 21, 2025

Baker, Kelso S., deceased, of Moon Township, PA. No. 6460 of 2025. Deirdre S. Hunter, Admr. c.t.a., 1695 Chapel Road, Beaver, PA 15009 or to Stefanie L. Pate, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Pl., 28th Fl., Pittsburgh, PA 15219.
25-03985 Oct 31; Nov 7, 14, 2025

Boyd, Joan M., deceased, of Pittsburgh, PA. No. 06702 of 2025. Linda L. Harmon, Extr., 5 Fallswood Court, Rockville, MD 20854 or to Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, 373 Vanadium Road, Pittsburgh, PA 15243.
25-02145w Oct 31; Nov 7, 14, 2025

Buffo, Judith Ann a/k/a Judith A. Buffo, deceased, of Bethel Park, PA. No. 06650 of 2025. Steven Sakowitz, Admr., 124 Thousand Oaks Drive, Pittsburgh, PA 15241 or to Frederick N. Gillespie, Esq., Fiscus & Ball, P.C., 1605 Carmody Court, Suite 102, Sewickley, PA 15143.
25-03984 Oct 31; Nov 7, 14, 2025

Cohn, Robert A., deceased, of Pittsburgh, PA. No. 4113 of 2025. Michelle B. Cohn, Extr., c/o Jeffrey J. Morella, Esq., Morella and Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.
25-02139w Oct 31; Nov 7, 14, 2025

Doss, Dolores, deceased, of Verona, PA. No. 06841 of 2025. Marion Bennett, Extr., 616 Hillside Dr., Pittsburgh, PA 15235.
25-02148w Oct 31; Nov 7, 14, 2025

Fitzroy, Edward a/k/a Edward F. Fitzroy, deceased, of Verona Borough, PA. No. 06806 of 2025. Edward T. Fitzroy, Extr., 109 Pinto Drive, Pittsburgh, PA 15239 or to Dayne F. Dice, Esq., Bruce E. Dice & Associates, PC, 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.
25-03981 Oct 31; Nov 7, 14, 2025

Green, Jr., Orman C., deceased, of Bell Acres, PA. No. 6655 of 2025. Orman C. Green, III, Admr., PO Box 31, Ludlow, PA 16333 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
25-02142w Oct 31; Nov 7, 14, 2025

Hahn, Barbara Brennan a/k/a Barbara B. Hahn, deceased, of Monroeville, PA. No. 07020 of 2025. Deborah Michelle Hahn, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossie Boulevard, Monroeville, PA 15146.
25-02140w Oct 31; Nov 7, 14, 2025

Lucci, IV, Samuel J., deceased, of Moon Township, PA. No. 6681 of 2025. Melissa A. Lucci, Extr., 614 Aberdeen Ct., Moon Township, PA 15108 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
25-02143w Oct 31; Nov 7, 14, 2025

May, John H., deceased, of Coraopolis, PA. No. 6736 of 2025. Denise Bobincheck, Extr., 123 Eckert St., Ambridge, PA 15003 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
25-02144w Oct 31; Nov 7, 14, 2025

Palmer, Amelia S., deceased, of Allison Park, PA. No. 06706 of 2025. Kenneth J. Palmer, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.
25-03982 Oct 31; Nov 7, 14, 2025

Ruprecht, Eric M., deceased, of Sewickley, PA. No. 5514 of 2025. Rachel Orlandi, Extr., 310 Highland Ave., Sewickley, PA 15143 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
25-02146w Oct 31; Nov 7, 14, 2025

Snyder, Eleanor L., deceased, of Coraopolis, PA. No. 06265 of 2025. Jane S. Snyder, Extr., 1227 Stanford Court, Coraopolis, PA 15108 or to Stephanie A. Boris, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Road, Bridgeville, PA 15017.
25-03980 Oct 31; Nov 7, 14, 2025

Vogel, Kathy Lynn a/k/a Kathy L. Vogel, deceased, of Pittsburgh, PA. No. 06758 of 2025. Sandra Rosenfeld, Extr., c/o Jeffrey R. Hunt, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.
25-03983 Oct 31; Nov 7, 14, 2025

Welsh, Regis A., deceased, of Moon Township, PA. No. 6952 of 2025. Sharon Welsh, Extr., 10242 SW Sarcoline Dr., Port Saint Lucie, FL 34987 or to Brock Meanor, Esq., Law Office of Brock A. Meanor, LLC, 234 Beaver St., Suite 2, Sewickley, PA 15143.
25-02141w Oct 31; Nov 7, 14, 2025

Yoho, Harold L. a/k/a Harold Lee Yoho, deceased, of Wilkinsburg, PA. No. 06996 of 2025. Margaret A. Pippi, Co-Extr. and Ann B. Graziani, Co-Extr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.
25-02147w Oct 31; Nov 7, 14, 2025

Budday, John a/k/a John W. Budday, deceased, of Elizabeth, PA. No. 06605 of 2025. Andrew M. Kuzma, Extr., 200 N. Second Avenue, Elizabeth, PA 15037.
25-03874 Oct 24, 31; Nov 7, 2025

Freidel, Georgiana, deceased, of Pittsburgh, PA. No. 06251 of 2025. Cynthia Freidel, Admr., c/o Deborah A. Liotus, Esq., 564 Forbes Avenue, Suite 1008, Pittsburgh, PA 15219.
25-03877 Oct 24, 31; Nov 7, 2025

Gwillim, Thomas C. (a/k/a Thomas Gwillim a/k/a Thomas Charles Gwillim) - Late of White Oak Borough, Allegheny County, PA. D.O.D. 6/1/15. Will #022402801. Keith B. Gwillim, Administrator, 908 6th St., Verona, PA 15147.
25-03931 Oct 24, 31; Nov 7, 2025

Knapp, Richard E., deceased, of Sewickley, PA. No. 06140 of 2025. Kenneth C. Knapp, Extr., 1616 Old State Road, Gibsonia, PA 15044 or to Jay R. Hagerman, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.
25-02104w Oct 24, 31; Nov 7, 2025

Lutkus, Danny Vetold - Late of N. Fayette Twp., Allegheny County, PA D.O.D. 7/4/20. Will #022506399. Patricia Lutkus, Administratrix, c/o Kristen L. Behrens, Esq., 1650 Market St., Ste. 1200, Phila., PA 19103; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Phila., PA 19103.
25-03932 Oct 24, 31; Nov 7, 2025

Neice, Mark Howard, deceased, of Pittsburgh, PA. No. 6862 of 2025. John H. Neice, Admr., 2342 W. Bloomington Avenue, Apt. 407, Chicago, IL 60647 or to Charles P. Voelker, Esq., Voelker & Morris, LLC, Grant Bldg., 310 Grant St., Ste. 1220, Pittsburgh, PA 15219.
25-02103w Oct 24, 31; Nov 7, 2025

Rose, Jean Landefeld a/k/a Jean Rose a/k/a Jeananne Rose, deceased, of McKees Rocks, PA. No. 06870 of 2025. Sharon Rose Miller, Extr., c/o Ryan Brode, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.
25-02101w Oct 24, 31; Nov 7, 2025

Steffanus, Eugene T. (a/k/a Eugene Thomas Steffanus) - Late of Robinson Twp., Allegheny County, PA. D.O.D. 3/16/25. Will #022502924. Keith Thomas Steffanus, Executor, 106 Hemmingford Grey Ct., Cary, NC 27518; Michael H. Marks, Atty., Michael H. Marks, P.C., P.O. Box 236, Hughesville, PA 17737.
25-03933 Oct 24, 31; Nov 7, 2025

Notice of Complaint to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania: Case No. GD-25-009228

YPI Pennsylvania, LLC vs Gravity Fill Service Station, Inc., its successors or assigns; Alexander Salamon, deceased; Victor Salamon, deceased; Glen Cole, deceased; Unknown Heirs of Alexander Salamon; Unknown Heirs of Victor Salamon; Unknown Heirs of Glen Cole

YPI Pennsylvania, LLC has brought a quiet title action for property identified as

Allegheny County Parcel No. 743-H-40, with a street address of 4111 William Penn Highway, in the Municipality of Monroeville as recorded in Deed Book Volume 2574, Page 231.

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, Pennsylvania 15219
Telephone: (412) 261-5555
www.getapittsburghlawyer.com
25-03905 Oct 24, 31; Nov 7, 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 May 10, 2025, with respect to a nonprofit corporation, United Drone Adventures, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-02187w Nov 7, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-009953. In re: Petition of Ryan Christopher Frank a/k/a Ryan C. Frank a/k/a Ryan Frank, for change of name to Rachel Catherine Frank. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 26, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Shannon D. Sacca, Bononi & Company, P.C., 417 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, Ph: 412-832-0606, Attorney for Petitioner.

25-02175w Nov 7, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-009644. In re: Petition of Theresa Fassio, parent(s) and Legal guardian(s) of Evan Robert Nestor for change of name to Evan Robert Fassio. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, November 26, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for. Shannon D. Sacca, Bononi & Company, P.C., 417 Frick Building, 437 Grant Street, Pittsburgh, PA 15219, Ph: 412-832-0606, Attorney for Petitioner.

25-02176w Nov 7, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-24-004193. Notice is hereby given to All unknown heirs of Anitha Johnson, deceased and all other parties of interest, that an Argument for Rule to Show Cause Why Property Should Not Be Sold has been scheduled for December 10, 2025 at 9:45 a.m. in Room 703 of the Allegheny County Courthouse for the property located at 7507 Ellesmere Street, Pittsburgh, Allegheny County, Pennsylvania 15218, known as lot/block 235-J-318. This notice acts as service of the Argument for Rule to Show Cause pursuant to the October 10, 2024 Order of Court.

25-04174 Nov 7, 2025

Notice

Notice is Hereby Given that the East Allegheny School District has filed a Petition in the Court of Common Pleas of Allegheny County, Pennsylvania at Docket No. GD-25-010627, wherein the East Allegheny School District seeks Court approval for a private sale of a parcel of land in the municipality of North Versailles, Allegheny County, Pennsylvania, and more particularly known as Greensburg Pike, North Versailles and being designated as block and lots 456-M-350. The School District seeks approval to sell the Property to Robert J. Comunale for the sum of \$1,500.00 plus costs and fees.

The Court of Common Pleas of Allegheny County has set a hearing for November 18, 2025 at 9:30 a.m. Courtroom 703, Allegheny County Courthouse, 703 City-County Building, 414 Grant Street, Pittsburgh, PA 15219, before the Motions Judge (or such other Judge and courtroom as the Court may assign), which hearing shall be open to the public. Andrews & Price, LLC, Solicitors, 1500 Ardmore Boulevard, Suite 506, Pittsburgh, PA 15221.

25-03893 Oct 24, 31; Nov 7, 2025