

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 Kim, 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 Ercel 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: Having erected thereon 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 Athanasiou, 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. Portogheese, 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, Gibsonsia, 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, Gibsonsia, 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 Domicic 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.

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. Vittit, 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 Volume 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 AM 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 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:

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.,

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

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.

25-02549 Dec 12, 19, 23, 2025

McClean, James J., deceased, of Pittsburgh, PA. No. 07697 of 2025. Patricia A. McClean, 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

Amsler, Esther Marie a/k/a Esther M. Amsler, deceased, of Ingram Borough, PA. No. 06966 of 2025. Blanca E. Fuanro, Extr., 2415 Willowbrook Road, Pittsburgh, PA 15241 or to Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205.

25-04522 Dec 5, 12, 19, 2025

Basser, Anna R. a/k/a Anna R. Moody a/k/a Anna R. Williams, deceased, of Duquesne, PA. No. 7157 of 2025. Margaret A. Hopchak, Extr., 121 Overland Avenue, Duquesne, PA 15110 or to Charles R. Pass, III, Esq., 1204 Law & Finance Bldg., 429 Fourth Ave., Pittsburgh, PA 15219.

25-04521 Dec 5, 12, 19, 2025

Calhoun, Sr., Wiliam Lee a/k/a William L. Calhoun, Sr., deceased, of Pittsburgh, PA. No. 07572 of 2025. William L. Calhoun, Jr., 941 Lookout Avenue, Monessen, PA 15062 or to Casey P. Mullen, Esq., 100 Ross St., Ste. 340, Pittsburgh, PA 15219.

25-04510 Dec 5, 12, 19, 2025

DeMasso, Diana Lynn, deceased, of Findlay Township, PA. No. 7587 of 2025. Maureen M. Heilmann, Extr., c/o A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005-2615.

25-04523 Dec 5, 12, 19, 2025

Greene, Jonathan E., deceased, of Imperial, PA. No. 07083 of 2025. Pamela G. Tuskey, Co-Extr., and Laura E. Greene, Co-Extr., c/o John F. Meck, Esq., Eckert Seamans Cherin & Mellott, LLC, U.S. Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219.

25-04509 Dec 5, 12, 19, 2025

Huck, Ruth Claire a/ka Ruth Huck, deceased, of Pittsburgh, PA. No. 06247 of 2025. Heidi Huck, Extr., 2347 Silver Oak Dr., Pittsburgh, PA 15220.

25-04517 Dec 5, 12, 19, 2025

Hughes, Kimberly, deceased, of Kennedy Township, PA. No. 07442 of 2025. Nicole Solaya, Extr., 334 Commodore Drive, McDonald, PA 15057 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

25-04516 Dec 5, 12, 19, 2025

Josek, Harry, deceased, of McKees Rocks, PA. No. 07284 of 2025. William Josek, Extr., 63 Rosamond Street, McKees Rocks, PA 15136 or to Aaron M. Tomczak, Esq., Business Legal, 5021 Noblestown Rd., Oakdale, PA 15071.

25-04511 Dec 5, 12, 19, 2025

Kress, Elmer R., deceased, of Oakdale, PA. No. 06943 of 2025. Tracy Oliver, Extr., 2 Redwood Drive, Oakdale, PA 15071 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.

25-02338w Dec 5, 12, 19, 2025

Lombardi, Christine J. a/k/a Christine Lombardi, deceased, of Moon Township, PA. No. 07602 of 2025. Pamela Perri, Extr., 151 Herbst Road, Coraopolis, PA 15108 or to James A. Welker, Esq., Jubelirer, Pass & Intrieri, P.C., 219 Fort Pitt Blvd., First Floor, Pittsburgh, PA 15222.

25-04513 Dec 5, 12, 19, 2025

McCreery, Ruth Anne, deceased, of Township of Mt. Lebanon, PA. No. 04420 of 2023. John Andrew McCreery, Extr., c/o Weston P. Pesillo, Esq., Tucker Arensberg, P.C., One PPG Place, Suite 1500, Pittsburgh, PA 15222.

25-02340w Dec 5, 12, 19, 2025

Pivarnik, Martha E., deceased, of Pittsburgh, PA. No. 07740 of 2025. Trese Debelak, Extr., 321 Maple Road, Pittsburgh, PA 15239 or to Chris A. George, Esq., 303 Olde Chapel Trail, Pittsburgh, PA 15238.

25-02339w Dec 5, 12, 19, 2025

Prosperino, Lillian D., deceased, of Clairton, PA. No. 06938 of 2025. Paul

Prosperino, Admr., c/o Michael F. Fives, Esq., Fives & Associates, 11676 Perry Hwy., Ste. 1302, Wexford, PA 15090.

25-04520 Dec 5, 12, 19, 2025

Ptaszkiewicz, Mitchell Joseph, deceased, of Pittsburgh, PA. No. 07681 of 2025. Mitchell J. Ptaszkiwicz, Jr., Extr., 400 Edgewood Avenue, West Mifflin, PA 15122 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.

25-02341w Dec 5, 12, 19, 2025

Rost, Robert E., deceased, of Pittsburgh, PA. No. 05058 of 2024. Mary Anne Porter, Extr., c/o Kenneth Eisner, Esq., Eisner Law Firm, 1386 Old Freeport Rd., Ste. 2A, Pittsburgh, PA 15238.

25-02345w Dec 5, 12, 19, 2025

Ruberto, Vincent F., deceased, of Pittsburgh, PA. No. 7598 of 2025. Nancy Beachler, Extr., 5537 Spence Plantation Lane, Holly Springs, NC 27540 or to James H. Limbaugh, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-02337w Dec 5, 12, 19, 2025

Smider, Bernadette M., deceased, of Homestead, PA. No. 07636 of 2025. Denise A. Glumac, Extr., 1006 Lindberg Avenue, Homestead, PA 15120 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.

25-02326w Dec 5, 12, 19, 2025

Sudnak, Jr., John, deceased, of Bridgeville, PA. No. 07434 of 2025. Pauline Catherine Phillips, Admr., 112 Third Street, Tiltonsville, OH 43963 or to Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301.

25-04515 Dec 5, 12, 19, 2025

Swisher, Lenora a/k/a Lenora C. Swisher, deceased, of Elizabeth, PA. No. 07517 of 2025. Robert C. Swisher, Co-Extr., 382 Bunola River Rd., Bunola, PA 15020 and Kathy J. Patterson, Co-Extr., 136 Finney Rd., Elizabeth, PA 15037.

25-04514 Dec 5, 12, 19, 2025

Trgovic, Louis Anthony a/k/a Louis A. Trgovic, deceased, of Pittsburgh, PA. No. 07358 of 2025. Glen Trgovic, Extr., c/o Elizabeth A. Beroes, Esq., Beroes Law Center, P.C., 4054 Penn Ave., Pittsburgh, PA 15224.

25-04519 Dec 5, 12, 19, 2025

Articles of Incorporation Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Anova Premier Home Care, Inc.

25-02402w Dec 12, 2025

Notice of Disbarment

Notice is hereby given that by Order of the Supreme Court of Pennsylvania dated December 2, 2025, Jennifer E. Watson (#78664) of Allegheny County, is Disbarred on Consent from the Bar of this Commonwealth effective January 1, 2026.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the

Supreme Court of Pennsylvania

25-04586 Dec 12, 2025

Notice of Trust

Richard A. Michalowski, Trustee of the Rose M. Michalowski Revocable Trust dated October 14, 2008, as amended, and pursuant

to 20 Pa. C.S. §7755(c)(1)(ii) request all persons having claims or demands against the Trust of the decedent to make known the same, and all persons indebted to decedent to make payment without delay to Jay R. Hagerman, Esquire or Richard A. Michalowski c/o Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

25-04524 Dec 5, 12, 19, 2025

Voluntary Dissolution Business Corporation

Jonathan P. Altman, Esq., Metz Lewis Brodman Must O'Keefe, LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222. Notice is hereby given by The Meritage Group, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, as amended, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-04546 Dec 5, 12, 2025