

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, October 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, OCTOBER 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, OCTOBER 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 TUESDAY, OCTOBER 13, 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."

Baldwin Borough

2. Jeffrey Bauman and Jacqueline Brown
MG-26-000216—\$245,912.33
KML Law Group, P.C.
215-627-1322

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

Having erected thereon a dwelling being known and numbered as 918 Nurnberger Drive, Pittsburgh, PA 15236. Deed Book 19895, Page 294. Block and Lot Number 314-K-230.

9. Thein Wai and Ma Myint

GD-25-010199—\$5,627.70
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 494 Biro Drive, Pittsburgh, PA 15227. Deed Book 17227. Page 322. Block and Lot Number 187-G-98.

Bellevue

21. Stephanie L. Randall Williams and Camijja R. Williams

MG-26-000483—\$137,855.78
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 79 Grant Avenue, Pittsburgh, PA 15202. Deed Book 15976, Page 467. Block and Lot Number 113-D-235.

55. Jacob S. Dubois

GD-25-012044—\$2,826.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a two-story brick house being known as 20 Rheams Avenue, Pittsburgh, PA 15202. Deed Book Volume 19173, Page 433, Block & Lot No. 113-M-323.

Bethel Park

7. Unknown Heirs of Roberta K. Schiegg

GD-23-010820—\$24,770.39
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 5595 Florida Avenue, Bethel Park, PA 15102. Deed Book 7803, Page 610. Block and Lot Number 566-J-61.

8. Donald J. Kramer

GD-24-002264—\$30,718.00
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 3213 Wellsview Road, Pittsburgh, PA 15241. Deed Book 8078, Page 118. Block and Lot Number 394-M-80.

50. Richel Slifer

GD-25-003997—\$3,010.28
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 5919 Dorlyn Drive, Bethel Park, PA 15102. Deed Book Volume 17536, Page 503. Block & Lot No. 773-A-132.

89. Wesley W. Ritterbusch

MG-26-000265—\$21,553.69
James McNally, Esq.
412-434-5530

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two-story dwelling being known and numbered as 5493 Main Street, Bethel Park, PA 15102. Deed Book Volume 17483. Book 300, Block and Lot Number 567-H-102.

Brentwood

36. Renaldy PA Property LLC

GD-26-004914—\$195,725.87
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling known and numbered as 3032 Churchview Avenue, Pittsburgh, PA 15227. DBV 19953, Page 536, B/L #94-S-4.

Castle Shannon

47. Joseph Szewczyk a/k/a Joseph F. Szewczyk

MG-26-000439—\$59,023.40
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling known and numbered as 3518 Rosalia Avenue, Pittsburgh, PA 15234. DBV 13249, Pg. 224, Deed was re-recorded on 8/23/2007 in Book 13350, Pg. 224 & on 9/12/2007 in Book 13373, Pg. 66, to correct marital status. B/L #190-N-188.

City of Clairton

74. Angelita Duhaylonsod a/k/a Angelita K. Duhaylonsod

GD-25-013644—\$64,006.29
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 2nd Ward City of Clairton: Having erected thereon a dwelling being known and numbered as 621 Thompson Avenue, Clairton, PA 15025. Deed Book 19123, Page 249. Block and Lot Number 1002-C-192.

105. Gregory W. Tolbert

MG-25-000809—\$30,626.85
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton: Having erected thereon a 1 1/2 story brick house and detached garage known and numbered as 915 Waddell Avenue, Clairton, PA 15025, Deed Book Volume 7570, Page 493. Lot & Block 879-B-46.

Collier

22. 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.

Duquesne

104. 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

MG-26-000345—\$52,418.50
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 Deer

62. Helen Prior, with Notice to Heirs and Assigns

GD-25-010222—\$3,499.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a two-story frame house being known as 187 Freeport Road, Creighton, PA 15030. Deed Book Volume 16872, Page 209. Block & Lot No. 730-B-72.

Elizabeth Township

59. Christopher Lee

GD-25-009931—\$2,783.20
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a one-story frame house being known as 302 Rothery Drive, Elizabeth, PA 15037. Deed Book Volume 19611, Page 227. Block & Lot No. 1132-N-243.

Findlay

52. David W. Elliott

GD-25-008685—\$2,763.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a one-story frame house being known as 3126 Santiago Road, Imperial, PA 15126. Deed Book Volume 8076, Page 448. Block & Lot No. 917-L-253.

56. Carl L. Reed and Margaret A. Reed

GD-25-010352—\$3,131.74
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having erected thereon a one-story frame house being known as 129 Old Ridge Road, Coraopolis, PA 15108. Deed Book Volume 7852, Page 472. Block & Lot No. 592-P-142.

93. Solar Green Development, LLC

GD-25-009435—\$6,442,408.90
Christopher S. Winkler, Esq.
Louis A. DePaul, Esq.
412-566-6000

All the right, title, interest and claim of Solar Green Development, LLC, of, in, and to the following described property: All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Township of Findlay: Having thereon vacant commercial land being known and numbered as 3291 Burgettstown Road, Imperial, Pennsylvania 15126; Deed Book Volume Number 18423, Page 65, Block and Lot No.: 1175-A-00337-0000-00.

Forest Hills

102. Third Gen Properties, LLC, Timbers Building Company and Daniel Palmer, Jr.

GD-26-005852—\$205,278.78
Charles N. Shurr, Jr., Esq.
Kozloff Stoudt
610-670-2552

In the Commonwealth of Pennsylvania, Borough of Forest Hills, County of Allegheny: Parcel I: Having erected thereon an Industrial Warehouse being known and numbered as 2101 Ardmore Blvd., Pittsburgh,

Pennsylvania 15221. Allegheny County Recorder of Deeds Book Volume 17241, Page 306. Block and Lot Number 300-H-00041.

Parcel II: Being a Commercial Property being known and numbered as 2101 Ardmore Blvd., Pittsburgh, Pennsylvania 15221. Allegheny County Recorder of Deeds Book Volume 17241, Page 306. Block and Lot Number 300-H-00036.

Green Tree

80. Jason D. McGee and Shannon M. McGee

MG-25-000243—\$42,016.44
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 Green Tree. Having erected thereon a Two-Story Brick Dwelling Being Known and Numbered as 98 E. Manilla Avenue, Pittsburgh, PA 15220; Deed Book 12801, Page 394; Instrument NO. 2006-10107; which has a Block and Lot of 0017-F-00092-0000-00.

Harrison

51. Michelle L. Fertig Warheit

GD-25-009314—\$2,451.71
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one and a half story frame house being known as 1303 Harvard Avenue, Natrona Heights, PA 15065. Deed Book Volume 13372, Page 364. Block & Lot No. 1519-C-104.

92. Ronald Sean Brogan, Known Heir of Gloria J. Brogan, Deceased Mortgagor and Unknown Heirs of Gloria J. Brogan, Deceased Mortgagor

MG-24-000351—\$46,483.30
Daniel J. Capecci, Esq.
856-810-5815

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having currently erected thereon a single family dwelling being known as 1509 4th Street, Natrona Heights, PA 15065. Deed Book 6398, Page 113, Block and Lot 1518-H-105.

Homestead

28. SVN Capital Group LLC, a Pennsylvania limited liability company

GD-25-012644—\$135,182.74
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Homestead: Having erected thereon a dwelling being known and numbered as 1512 Mifflin Street, Homestead, PA 15120-1758. Deed Book Volume DE VL-19944, Page 336. Instrument #2025-2977. Block and Lot Number 0131-C-00311-0000-00.

107. William Edward Short, with notice to heirs, executors, administrators, successors, or assigns or any other person found to have an interest in the property

GD-24-013067—\$7,985.42
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 Homestead. Having erected thereon a two-story frame dwelling being known and numbered as 128 East 12th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 9831, Page 495, Block and Lot Number 130-P-393.

Jefferson Hills**78. Joanne Sands**

GD-25-001904—\$14,630.98
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 138 Coal Valley Rd., Clairton, PA 15025. Deed Book 5841, Page 695. Block and Lot Number 559-S-182.

Kennedy**69. William J. Roy, Jr. and Lisa M. Roy**

GD-24-011299—\$3,473.70
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a one-story brick house being known as 221 Barbara Drive, McKees Rocks, PA 15136. Deed Book Volume 8648, Page 412. Block & Lot No. 111-S-189.

Leet**49. Marlynn Singleton**

GD-25-007437—\$4,180.40
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a two-story masonry frame house known as 149 Pilgrim Drive, Sewickley, PA 15143. Deed Book Volume 11031, Page 400. Block & Lot No. 815-K-351.

Liberty**31. Deaundre Overby a/k/a DeAundre Overby**

MG-26-000045—\$158,923.41
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a dwelling being known and numbered as 319 Scene Ridge Road, McKeesport, PA 15133. Document Number 2023-31284, Deed Book Volume 19501, Page 122. Block and Lot Number 0555-E-00005-0000-00.

Lincoln**96. J J Oil & Gas, Inc.**

GD-25-002738—\$24,720.83
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Lincoln: Being all that agricultural vacant land being known and numbered as Harrison Rd., Elizabeth, PA 15037. Deed Book 14397, Page 455. Block and Lot Number 877-K-71.

Town of McCandless**98. Logan E. Barie**

AR-23-004334—\$27,217.40
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a Calais Village Condominium Association unit being known and numbered as 595 Calais Drive, Unit 220, Pittsburgh, PA 15237. Deed Book 18385, Page 243. Block and Lot Number 713-H-00595-0220.

City of McKeesport**29. Pittsburg Luxe LLC**

MG-26-000156—\$66,008.34
Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 7th Ward in the City of McKeesport: Having erected thereon a dwelling being known and numbered as 2417 Riverview Street, McKeesport, PA 15132. Deed Book Volume VI-19365, Page 490. Block and Lot Number 0381-N-00103-0000-00.

McKees Rocks**73. Ronald Trautman, Administrator of the Estate of Joan Trautman, Deceased**

GD-23-002702—\$3,414.11
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a two-story frame house being known 817 Boquet Street, McKees Rocks, PA 15136. Deed Book Volume 5757, Page 357. Block & Lot No. 43-E-170.

Millvale**24. Kevin Donahue and Jessica Donahue, Husband and Wife**

GD-26-001936—\$16,844.32
John T. Vogel, Esq.
Tucker Arensburg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a commercial building known and numbered as 623 North Avenue, Pittsburgh, Pennsylvania 15209. Deed Book Volume 18213, Page 511, Block and Lot 118-L-67.

Monroeville**6. Nicholas D. Malich**

GD-24-007903—\$17,563.32
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 1318 Woodland Drive, Monroeville, PA 15146. Deed Book 14171, Page 583. Block and Lot Number 979-K-257.

Moon**43. Neecay Partners, LLC**

GD-24-002294—\$23,203.01
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 502-504 Cypress Drive, Coraopolis, PA 15108. Deed Book 15418, Page 55. Block and Lot Number 505-M-53.

Mt. Lebanon**5. Edwards Realty & Associates, LP**

GD-25-013736—\$15,656.78
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 950 Margaretta Avenue, Pittsburgh, PA 15234. Deed Book 15070, Page 505. Block and Lot Number 250-E-234.

Mt. Oliver**46. Bernita L. Dolby**

GD-25-011358—\$5,918.07
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 130 Koehler Street, Pittsburgh, PA 15210. Deed Book 14724, Page 38. Block and Lot Number 14-M-160.

Munhall**45. James B. Sampson**

GD-26-003326—\$11,301.26
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a 1.5 story brick old style dwelling being known and numbered as 114 Kennedy Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 12443, Page 105, Block and Lot Number 133-D-42.

101. LVLM Murray Properties, LLC

GD-26-004276—\$93,302.17
Danielle Johnson, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a dwelling being known and numbered as 611 East 18th Avenue, Homestead, PA 15120. Deed Book Volume 19510, Page 82. Block and Lot Number 0131-D-00351-0000-00.

North Versailles**13. Blue Line Housing LLC**

GD-26-004432—\$107,679.91
Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 404 Oakhurst Avenue, North Versailles, PA 15137. Deed Book Volume VI-19741, Page 272. Block And Lot Number 0459-P-00251-0000-00.

70. Miguel R. Parkinson

GD-25-008114—\$2,805.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two-story frame house being known as 520 Westinghouse Avenue, North Versailles, PA 15137. Deed Book Volume 19906, Page 464, Block & Lot No. 459-F-225.

71. AL Francis & Company, LLC

GD-25-008177—\$2,496.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-story brick house being known as 3818 Foster Road, North Versailles, PA 15137. Deed Book Volume 17625, Page 418, Block & Lot No. 548-R-345.

Oakdale**83. Paula Villotti Roesch, Known Surviving Heir of Melissa M. Sprouse, A.S., a Minor, Known Surviving Heir of Melissa M. Sprouse, and Unknown Surviving Heirs of Melissa M. Sprouse**

MG-24-000792—\$175,007.13
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakdale: Having erected thereon a dwelling being known and numbered as 518 N. Highland Ave., Oakdale, Pennsylvania 15071. Deed Book Volume 16404, Page 499, Block and Lot Number 0492-B-00245-0000-00.

Oakmont**20. George Doas**

GD-25-004939—\$20,688.50
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a single family dwelling being known and numbered as 524 Edgewood Ave., Oakmont, PA 15139. Deed Book 18497, Page 363. Block and Lot Number 362-L-6.

54. 718 Plum, LLC

GD-26-000385—\$2,553.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a two-story industrial mini warehouse being known as 718 Plum Street, Oakmont, PA 15139. Deed Book Volume 19779, Page 8. Block & Lot No. 364-D-397-0-1.

O'Hara**40. Kathleen Louise Stephens a/k/a Kathleen L. Stephens**

MG-25-000986—\$57,758.05
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a single family residential dwelling being known and numbered as 1002 Powers Run Road, Pittsburgh, PA 15238. Deed Book Volume 8440, Page 418. Block and Lot Number 291-C-66.

Penn Hills**14. William Darin Clark, as Executor and Heir of the Estate of Carolyn D. Clark a/k/a Carolyn Clark; Keith L. Clark a/k/a Keith Lamont Clark, in His Capacity as Heir of Carolyn D. Clark a/k/a Carolyn Clark; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Carolyn D. Clark a/k/a Carolyn Clark**

GD-25-000366—\$54,681.46
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 316 McCutcheon Lane, Pittsburgh, PA 15235. Deed Book Volume 9751, Page 640. Block and Lot Number 0295-M-00389-0000-00.

26. Jimmy J. Trainor

MG-26-000016—\$98,531.77
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a single-family residential dwelling being known and numbered as 529 Crocus Avenue, Pittsburgh, PA 15235. Deed Book Volume 19062, Page 225. Block and Lot Number 0451-B-00259-0000-00.

53. Karen P. Beasley

GD-24-008177—\$4,616.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn

Hills: Having erected thereon a two-story brick house being known as 52 Everett Road, Pittsburgh, PA 15235. Deed Book Volume 15565, Page 37. Block & Lot No. 173-S-47.

61. Jason Lawson

GD-24-008323—\$1,819.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story frame house being known as 4808 Verona Road, Verona, PA 15147. Deed Book Volume 18407, Page 83. Block & Lot No. 367-F-242.

68. Bruce L. Griffin, II

GD-24-011186—\$3,070.56
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 322 Dorothy Drive, Pittsburgh, PA 15235. Deed Book Volume 17642, Page 306. Block & Lot No. 368-G-262.

94. Anthony Ira Bentley, Jr. and the United States of America

GD-24-014208—\$45,581.05
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a commercial garage building being known and numbered as 3618 Laketon Rd., Pittsburgh, PA 15235. Deed Book 15614, Page 289. Block and Lot Number 369-F-251.

106. Revive Pittsburgh Real Estate, LLC

GD-22-009987—\$424,240.76
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single-family dwelling known as 134 Ange Drive, Pittsburgh, PA 15235. Deed Book Volume 17824, Page 86. Block & Lot No. 538-S-198.

110. Thomas L. Gilmer and Palma J. Gilmer

MG-24-000568—\$75,301.77
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 2907 Gilmore Ave., Pittsburgh, PA 15235. Deed Book Volume 6960, Page 521. Block and Lot Number 0296-E-00291-0000-00 a/k/a 296-E-291.

Pitcairn

111. AAA 2nd Street, LLC, and 363 2nd Street and Associates, LLC

GD-25-004965—\$403,242.74
Michelle L. Pierro, Esq.
Metz Lewis Brodman Must O'Keefe, LLC
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a commercial building known and numbered as 363 2nd Street, Pitcairn, PA 15140. Deed Book Volume 19978, Page 126. Block & Lot #747-A-251.

Reserve

23. West Penn Properties Group, LLC, a Pennsylvania Limited Liability Company

GD-26-002323—\$10,473.38
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a residential dwelling known and numbered as 2750

Mount Troy Road, Pittsburgh, Pennsylvania 15212, Deed Book Volume 18507, Page 222, Block and Lot 78-M-36.

114. UC Realty, LLC

GD-25-006822—\$2,911.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a two-story frame house being known as 3590 Mount Troy Road, Pittsburgh, PA 15212. Deed Book Volume 17951, Page 151. Block & Lot No. 117-B-147.

115. Richard E. McKenzie, with Notice to Heirs and Assigns

GD-25-009150—\$3,693.64
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a one-story brick house being known as 101 Klementina Drive, Pittsburgh, PA 15212. Deed Book Volume 7684, Page 218. Block & Lot No. 117-B-155.

Richland

87. Ricardo Serna and Raven Serna

MG-26-000308—\$240,906.49
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a dwelling being known and numbered as 203 Forestwood Dr., Gibsonsia, PA 15044. Deed Book Volume 18748, Page 562. Block and Lot Number 1506-H-00165-0000-00 a/k/a 1506-H-165 a/k/a 1506-H-00165.

Ross

63. Lawrence Carson, Executor of the Estate of Gertrude Carson, Deceased

GD-25-008527—\$4,036.36
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story brick house being known as 155 Jacks Run Road, Pittsburgh, PA 15214. Deed Book Volume 4829, Page 305. Block & Lot No. 162-A-266.

65. David P. Matvey

GD-24-001540—\$7,283.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a two-story frame house being known as 123 6th Street, Pittsburgh, PA 15229. Deed Book Volume 17199, Page 260. Block & Lot No. 430-R-282.

Scott

67. Danielle M. Palaski and Patrick S. Tardio

GD-24-010647—\$3,374.00
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a one-story brick house being known as 1383 Raven Drive, Pittsburgh, PA 15243. Deed Book Volume 13870, Page 411. Block & Lot No. 143-E-10.

Sewickley

66. Adam Randall and the United States of America

GD-25-004079—\$12,146.31
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a three-story brick commercial apartment building being known as 220 Graham Street, Sewickley, PA 15143. Deed Book Volume 15425, Page 534. Block & Lot No. 421-J-299.

Shaler

97. Janet L. McLaughlin and Krzysztof Ciesluk

GD-26-002431—\$34,194.43
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a residential dwelling known and numbered as 203 Sandy Drive, Glenshaw, Pennsylvania 15116. Deed Book Volume 15645, Page 421. Block and Lot 432-S-231.

South Fayette

3. Jay M. Digiacomo

AR-25-008498—\$4,353.65
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 unit being known and numbered as 405 Lark Tree Circle, Bridgeville, PA 15017. Deed Book 10948, Page 643. Block and Lot Number 0572-B-00009.

34. Raul A. Murguia

MG-26-000423—\$260,266.54
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 5209 Forest View Drive, McDonald, PA 15057. Document Number 2015-6305, Deed Book Volume 15907, Page 407. Block and Lot Number 0403-D-00040-0000-00.

South Park

90. Daniel P. Petrovich

MG-24-000955—\$111,811.63
Jeffrey R. Lalama, Esq.
Jaden Rankin-Wahlers, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a residential dwelling being known and numbered as 1048 Barnsley Drive, South Park, Pennsylvania 15129. Deed Book Volume 15799, Page 222. Block and Lot Number 1007-C-00050-0000-00.

Springdale

41. Julie B. Minor

MG-25-000127—\$122,646.33
Robert P. Wendt, Esq.
412-350-1025

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Springdale: Parcel I: Having erected thereon a residential single-family dwelling being known and numbered as 951 Frazer Street, Springdale, PA 15144 a/k/a 951 Frazier Street, Springdale, PA 15144; Deed Book Volume 18994, page 523; which has a Block and Number of 732-P-320.

Parcel II: Having erected thereon vacant land known and numbered as 951 Frazier Street, Springdale, PA 15144; Deed Book

Volume 18994, page 523; which has a block and number of 732-P-318.

Parcel III: Having erected thereon vacant land known and numbered Railroad St., PA 15144; Deed Book Volume 18994, page 523; which has a block and number of 732-P-315.

Stowe

17. West Communities Property Development, LLC

GD-23-011292—\$18,697.38
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling, known as 804 Dohrman Street, McKees Rocks, PA 15136. Deed Book 18466, Page 430. Block and Lot Number 73-R-146.

Swissvale

4. Unknown Heirs of Vincent Catalano

AR-25-009094—\$18,544.93
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a Forest Condominium Association unit being known and numbered as 1400 Smokey Wood Dr., Unit 609, Pittsburgh, PA 15218. Deed Book 11414. Page 110. Block and Lot Number 0234-P-00165-3609-00.

60. Shannon Full

GD-23-008583—\$3,172.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story brick house being known as 7464 Delmar Way, Pittsburgh, PA 15218. Deed Book Volume 15791, Page 253. Block & Lot No. 178-C-2.

Trafford

88. Sean A. Kerrigan a/k/a Sean Kerrigan

GD-25-013760—\$93,325.60
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Trafford: Having erected thereon a dwelling being known and numbered as 551-557 5th Street Ext., Trafford, PA 15085. Deed Book Volume DE-12608, Page 547. Block and Lot Number 0861J00276000000 a/k/a 861-J-276 a/k/a 0861-J-00276-0000-00.

Turtle Creek

108. Araminta Janai Dendy

MG-24-000905—\$85,253.39
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 1609 Mobile Ave., Turtle Creek, PA 15145. Deed Book Volume 18331, Page 492. Block and Lot Number 0544-J-00084-0000-00 a/k/a 0544-J-00084 a/k/a 544-J-84.

Upper St. Clair

16. Ye Li

GD-25-012415—\$9,612.00
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 159 Boxfield Road, Pittsburgh, PA 15241. Deed Book 18379, Page 57. Block and Lot Number 320-S-44.

Verona

15. ARGH1, LLC

GD-25-001271—\$7,340.63
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a dwelling, known as 514-518 Spruce Street, Verona, PA 15147. Deed Book 18528, Page 232. Block and Lot Number 364-G-50.

18. Vincent Cirigliano

GD-24-011996—\$10,593.79
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a commercial small detached retail building being known and numbered as 749 Allegheny River Blvd., Verona, PA 15147. Deed Book 3939, Page 533. Block and Lot Number 364-K-197.

West Deer

27. Michael J. Schlutz

MG-25-000286—\$157,001.94
Jared M. Greenberg, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a single family dwelling being known and numbered as 221 Wineberry Drive, Cheswick, PA 15024. Deed Book Volume 15024 Page 527. Block and Lot Number 1360-H-00021-0000-00.

West Mifflin

38. 76 Property Management, LLC

GD-26-002025—\$186,472.75
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a two-story multi-family building being known and numbered as 2600-2602 New England Rd., West Mifflin, PA 15122. Deed Book Volume 19732, Page 133. Block and Lot Number 469-C-99.

44. Joseph Scott Nebinski

GD-24-008123—\$12,847.03
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 one-story frame dwelling being known and numbered as 607 Grant Avenue Extension, West Mifflin, Pennsylvania 15122. Deed Book Volume 16794. Page 17, Block and Lot Number 240-H-31.

84. Walter V. Leon a/k/a Walter V. Leon, III

MG-26-000072—\$39,336.27
Eric Rockkind, 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 3712 Rodeo Drive, West Mifflin, Pennsylvania 15122. Deed Book Volume 14779, Page 64, Block and Lot Number 0310-A-00142-0000-00.

86. Samuel Olalere Ajiboye; and the Secretary of Housing and Urban Development

MG-25-000949—\$96,489.46
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 3911 Vistaview Street, West Mifflin, PA 15122. Deed Book Volume 16434, Page 121. Block and Lot Number 0238-C-00290-0000-00 a/k/a 0238C00290000000 a/k/a 238-C-290.

West View

91. David A. Cespedes

MG-25-000146—\$14,497.96
David W. Raphael, Esq.
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of West View: Having erected thereon a residential dwelling being known and numbered as 84 Mount Vernon Ave., Pittsburgh, PA 15229. At DBV 14708, Pg. 205, Block/Lot 0280-G-00094.

White Oak

42. Denise Kelly

MG-22-000683—\$71,409.16
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 White Oak: Having erected thereon a residential single-family dwelling being known and numbered as 1705 Hill Street, McKeesport, PA 15131; Deed Book 12222, Page 566; which has a Block and Lot of 550-P-249.

Wilkinsburg

19. Jonathan E. Carpenter and Alysia L. Carpenter

GD-26-001801—\$19,726.28
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a single family dwelling being known and numbered as 468 1/2 Swissvale Ave., Pittsburgh, PA 15221. Deed Book 9767, Page 273. Block and Lot Number 233-J-220.

76. IM Pittsburgh, LLC

GD-26-003348—\$25,126.28
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a commercial aux. building being known and numbered as 900 Brinton Rd., Pittsburgh, PA 15221. Deed Book 18405, Page 407. Block and Lot Number 233-R-210.

77. CFAW Holdings, LLC

GD-25-009039—\$24,450.61
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a three family dwelling being known and numbered as 411 Ross Ave., Pittsburgh, PA 15221. Deed Book 18299, Page 55. Block and Lot Number 175-R-225.

79. Arlene D. Howard

GD-21-002638—\$19,252.59
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a townhouse dwelling

being known and numbered as 1527 Weinman Street, Pittsburgh, PA 15221. Deed Book 5637, Page 750. Block and Lot Number 232-S-44.

95. William A. Smith

GD-17-009398—\$89,851.39
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1414-1416 Norvell Dr., Pittsburgh, PA 15221. Deed Book 17617, Page 120. Block and Lot Number 297-J-98.

113. 515 Wallace Avenue, Inc.

GD-26-004076—\$15,297.45
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 515 Wallace Ave., Pittsburgh, PA 15221. Deed Book 16456, Page 133. Block and Lot Number 175-S-21.

Pittsburgh—2nd Ward

103. 411 Seventh Avenue Associates, L.P.

GD-25-008329—\$19,796,162.30
Victoria D. Summerfield, Esq.
412-454-5000

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, Second Ward of the City of Pittsburgh: Parcel #1: Having erected thereon a commercial building being known as 411-415 Seventh Avenue, Pittsburgh, PA 15219. Deed Book Volume 11233. Page Number 184, Block 2-A, and Lot Number 188.

Parcel #2: Having erected thereon a commercial building being known as 411 Seventh Avenue, Pittsburgh, PA 15219. Deed Book Volume 11233, Page Number 184, Block 2-A, and Lot Number 190.

Pittsburgh—5th Ward

82. Janet Gunter

MG-26-000411—\$64,783.96
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 dwelling being known and numbered as 752 Anaheim Street, Pittsburgh, PA 15219-5002. Deed Book Volume 10487, Page 608. Block and Lot Number 0027-B-00167-0000-00.

Pittsburgh—10th Ward

100. Sycamore Tree Properties, L.P. and Andres Guillerino Uribe-Agudelo

MG-25-000939—\$442,683.99
John J. Winter, Esq.
Chartwell Law
610-666-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Parcel 1: Having erected thereon a dwelling being known and numbered as 5302 Duncan Street, Pittsburgh, PA 15201. Deed Book 18742, Page 422. Being Parcel Number 81-A-41.

Parcel 2: Having erected thereon a dwelling being known and numbered as 5306 Duncan Street, Pittsburgh, PA 15201. Deed Book 18664, Page 28. Being Parcel Number 81-A-43.

112. Keystone Integrated Care, LLC

GD-20-008252—\$2,805,954.94
David A. Strassburger, Esq.,
Strassburger McKenna Gutnick & Gefsky
412-281-5423

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward, City of Pittsburgh, and having erected

thereon a one story commercial concrete block building, being currently known and numbered as 211 52nd Street, Pittsburgh, PA 15201. Deed Book Volume 17055, Page 502. Block and Lot Number 0080-C-00179-0000-00.

Pittsburgh—14th Ward

39. Clifford A. Caplan, Co-Administrator of the Estate of Lorraine S. Caplan, Deceased and Matthew D. Speamer a/k/a Matthew David Speamer, Co-Administrator of the Estate of Lorraine S. Caplan, Deceased

MG-26-000302—\$425,757.64

Stephen M. Hladik, Esq.

Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward of the City of Pittsburgh: Having erected thereon a multi-family residential dwelling being known and numbered as 6305 Darlington Road, Pittsburgh, PA 15217. Deed Book Volume 12245, Page 502. Block and Lot Number 86-M-135.

Pittsburgh—15th Ward

75. Phillip G. Mackes

MG-26-000141—\$47,910.32
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1010 Greenfield Avenue, Pittsburgh, PA 15217. Deed Book 12858, Page 407. Block and Lot Number 88-A-84.

Pittsburgh—16th Ward

12. Lewisbrothers0412 LLC

GD-26-000354—\$311,715.74
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and the 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2307 Salisbury Street, Pittsburgh, PA 15210. Deed Book Volume 19803, Page 267, et seq., Block and Lot Number 0013-G-00309-0000-00.

117. William L. Himes

GD-26-005030—\$13,552.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 16: Having erected thereon a two-story brick house being known as 2231 Arlington Avenue, Pittsburgh, PA 15210. Deed Book Volume 11469, Page 234. Block & Lot No. 13-K-308.

121. Regis R. Knorr, with Notice to Heirs and Assigns

GD-26-005039—\$8,423.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 16: Having erected thereon a two-story frame house being known as 2025 Spring Street, Pittsburgh, PA 15210. Deed Book Volume 9671, Page 111. Block & Lot No. 13-K-135.

Pittsburgh—17th Ward

116. Shane Tracy Enterprise, Inc.

GD-16-014323—\$87,496.92
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 17: Having erected thereon a three-story commercial building being known as

1925 East Carson Street, Pittsburgh, PA 15203. Deed Book Volume 17637, Page 6. Block & Lot No. 12-F-127.

Pittsburgh—18th Ward

11. LVLM Murray Properties LLC

MG-26-000366—\$146,283.41
Jacqueline F. McNally, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and the 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 622 Lillian Street, Pittsburgh, PA 15210. Deed Book Volume 19605, Page 511. Block and Lot Number 0014-J-00118-0000-00.

109. Anthony W. Lutz and Kerry Lynn Lutz f/k/a Kerry Lynn Fluhr

MG-26-000311—\$79,287.02
Carolyn Treglia, Esq.
Brook & Scott, PLLC
844-856-6646

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 46 Harwood Street, Pittsburgh, PA 15211. Deed Book Volume 10129, Page 139. Block and Lot Number 0004-R00300000000 a/k/a 0004-R-00300-0000-00 a/k/a 4-R-300.

Pittsburgh—20th Ward

33. Richard Brent Jensen

MG-26-000410—\$140,481.74
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 20: Having erected thereon a dwelling being known and numbered as 3042 Glen Mawr Street, Pittsburgh, PA 15204. Document Number 2019-15099, Deed Book Volume 17632, Page 121. Block and Lot Number 0042-H-00012-0000-00.

Pittsburgh—24th Ward

37. S & T Investment LLC, a Pennsylvania limited liability company

GD-24-000634—\$234,668.33
Michael J. Palumbo, Esq.
216-503-9512

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 24: Having erected thereon a dwelling known and numbered as 1108 High Street, Pittsburgh, Pennsylvania 15212. Deed Book Volume 18830, Page 123. Block and Lot Number 24-B-229.

Pittsburgh—26th Ward

1. John T. Brabender

MG-26-000063—\$162,922.77
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4100-4102 Perrysville Avenue, Pittsburgh, PA 15214. Deed Book 18015, Page 93. Block and Lot Number 162-R-265.

30. Jamison Smoot

MG-25-000852—\$181,661.73
Queen N. Stewart, Esq.
516-699-8902

In the Commonwealth of Pennsylvania, County of Allegheny, and 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 234 Marshall Ave., Pittsburgh, PA 15214. Deed Book Volume 12194, Page 497. Block and Lot Number 0077-N-00058-0000-00.

35. Renaldy PA Property LLC

GD-26-004915—\$255,059.81
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 26th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 33 Riverview Avenue, Pittsburgh, PA 15214. DBV 19961, Page 48, B/L #116-N-140.

Pittsburgh—27th Ward

85. Rhonda V. Thomas and the Secretary of Housing and Urban Development

MG-26-000240—\$97,549.10
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1240 Superior Avenue, Pittsburgh, PA 15212. Deed Book Volume 14062, Page 522. Block and Lot Number 45-E-276.

Pittsburgh—29th Ward

119. Unknown Heirs of Wilbert J. White and Unknown Heirs of Mary A. White

GD-26-005145—\$8,611.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 29: Having erected thereon a one-story brick house being known as 231 Spencer Avenue, Pittsburgh, PA 15227. Deed Book Volume 10575, Page 188. Block & Lot No. 94-K-182.

120. Candace Warnock and William Warnock

GD-26-005045—\$4,651.28
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 29: Having erected thereon a two-story frame house being known as 112 Newett Street, Pittsburgh, PA 15210. Deed Book Volume 16379, Page 199. Block & Lot No. 60-L-110.

123. William K. Rigby

GD-26-005147—\$9,974.25
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 29: Having erected thereon a two-story frame house being known as 108 Minooka Street, Pittsburgh, PA 15210. Deed Book Volume 13499, Page 410. Block & Lot No. 60-B-87.

Pittsburgh—30th Ward

118. Ebony Thomas, with Notice to Heirs and Assigns

GD-26-005148—\$12,521.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 30: Having erected thereon a two-family two-story brick house being known as 246 Charles Street, Pittsburgh, PA 15210. Deed Book Volume 13296, Page 208. Block & Lot No. 14-K-289.

122. Unknown Heirs of Johnnie L. Griffin and Unknown Heirs of Inez Griffin

GD-26-005144—\$11,410.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 30: Having erected thereon a two-story brick house being known as 433 Jucunda Street, Pittsburgh, PA 15210. Deed Book Volume 4806, Page 213. Block & Lot No. 14-J-55.

124. Bethel L. Christian, With Notice to Heirs and Assigns & Terrance B. Christian

GD-26-005025—\$11,237.86
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 30: Having erected thereon a two-story masonry frame house being known as 322 Bausman Street, Pittsburgh, PA 15210. Deed Book Volume 12631, Page 185. Block & Lot No. 14-P-239.

Pittsburgh—31st Ward

32. Brandon Pool

MG-26-000242—\$145,596.93
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 31: Having erected thereon a dwelling being known and numbered as 1339 Leaside Drive, Pittsburgh, PA 15207. Document Number 2022-40168, Deed Book Volume 19164, Page 100. Block and Lot Number 0184-F-00139-0000-00.

Pittsburgh—32nd Ward

81. Pittsburg Luxe LLC and Jill Hubbell

GD-26-004638—\$135,835.86
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and 32nd Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2541 Library Road, Pittsburgh, PA 15234. Deed Book Volume 19587, Page 579. Block and Lot Number 0138-E-00094-000-00.

AMENDED NOTICE

If your name appears on this list of properties that are scheduled to be sold by

the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative.

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

Allegheny County Bar Association

412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Sep 10, 2026

Sep 11, 18, 25, 2026

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

Post your employment
opportunity on
jobs.acba.org.

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:

Asturino, Dolores White a/k/a Dolores W. Asturino, deceased, of The Villages, FL. No. 05152 of 2026. Roxanne Fowler, Extrx., 5092 Franics Loop, The Villages, FL 32163 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

26-03058 Sep 11, 18, 25, 2026

Cannon, Clair F. a/k/a Clair Fahnestock Cannon, deceased, of Pittsburgh, PA. No. 04597 of 2026. Joel W. Cannon, Extr., 925 S. Trenton Ave., Apt. 4, Pittsburgh, PA 15221.

26-03059 Sep 11, 18, 25, 2026

Carson, Jr., James F., deceased, of Imperial, PA. No. 05791 of 2026. James F. Carson, III, Admr., P.O. Box 204, Clinton, PA 15026.

26-01860w Sep 11, 18, 25, 2026

Dudas, Gerald T., deceased, of West Mifflin, PA. No. 05568 of 2026. Donna M. Dudas, Extrx., c/o Douglas L. Price, Esq., Price Legal Group, 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

26-01856w Sep 11, 18, 25, 2026

Fierst, Janet, deceased, of Pittsburgh, PA. No. 05629 of 2026. Donna Gallagher, Extrx., 102 Royal Drive, Pittsburgh, PA 15209 or to Slade R. Miller, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-01853w Sep 11, 18, 25, 2026

Heller Ronald L., deceased, of McKees Rocks, PA. No. 5790 of 2026. Frank Marciw, Extr., c/o Joseph M. Kulik, Esq., Kulik Law Offices, 127 Lorish Road, McKees Rocks, PA 15136.

26-01855w Sep 11, 18, 25, 2026

Matthews, Edward William, deceased, of Gibsonia, PA. No. 05704 of 2026. Diane Matthews, Extrx., 403 Freedom Dr., Gibsonia, PA 15044.

26-01862w Sep 11, 18, 25, 2026

Nelson, Kevin Lee, deceased, of Pittsburgh, PA. No. 5423 of 2026. James Smith, Admr., c/o Rosalyn L. Guy-McCorkle, Esq., 445 Fort Pitt Blvd., Ste. 120, Pittsburgh, PA 15219.

26-01857w Sep 11, 18, 25, 2026

Nye, Edison Richard, deceased, of Pittsburgh, PA. No. 04929 of 2026. Leesha L. Daniels, Extrx., c/o Brian P. Scanlon, Esq., P.O. Box 171, Bradfordwoods, PA 15015.

26-01848w Sep 11, 18, 25, 2026

Seiss, Victoria Emily, deceased, of Whitaker, PA. No. 04167 of 2024. Venditti, Jr., Extr., 907 Braun Street, Munhall, PA 15120 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

26-03057 Sep 11, 18, 25, 2026

Smyth, Rex W., deceased, of Warrendale, PA. No. 05581 of 2026. David R. Smyth, Extr., 415 Woodcock Drive, Cranberry

Township, PA 16066 or to Slade R. Miller, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-01854w Sep 11, 18, 25, 2026

Beam, Denise S., deceased, of Turtle Creek, PA. No. 04259 of 2026. Donald Beam, Admr., 126 Church Hill Road, Turtle Creek, PA 15145 or to Edward F. Twomey, Esq., The Lynch Law Group, LLC, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066.

26-02880 Sep 4, 11, 18, 2026

Carver, Carol J., deceased, of Allison Park, PA. No. 5594 of 2026. Brett Thomas Bittner, Extr., c/o Nora C. Peace, Esq., Pittsburgh Estate Law, PC, 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-01811w Sep 4, 11, 18, 2026

Crocker, Gordon Leslie, deceased, of Pittsburgh, PA. No. 05580 of 2026. Brian Andrew John Crocker, Admr., c/o Timothy Fedele, Esq., Strassburger, McKenna, Gutnick & Potter, PC, 206 N. Main St., Greensburg, PA 15601.

26-01802w Sep 4, 11, 18, 2026

Ebeling, Norma A. a/k/a Norma Agnes Ebeling, deceased, of Pittsburgh, PA. No. 05417 of 2026. Laura A. Dietrich, Co-Extr., 118 Wagon Wheel Ln., Pittsburgh, PA 15238 and Edwin H. Ebeling, III, Co-Extr., 56 Park Street, Pittsburgh, PA 15209 or to Harold A. English, Esq., English and Dakin Estate Law, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.

26-02875 Sep 4, 11, 18, 2026

Evankovich, John L. a/k/a John Evankovich a/k/a John Ludwig Evankovich, deceased, of McCandless, PA. No. 04291 of 2026. Rosemarie A. Zaydak, Extrx., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

26-02881 Sep 4, 11, 18, 2026

Jackson, Meliza W. a/k/a Meliza W. McElroy, deceased, of Pittsburgh, PA. No. 05657 of 2026. Abigail Jackson, Extrx., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.

26-01810w Sep 4, 11, 18, 2026

McCarty, Corinne D. a/k/a Corinne D. Gray McCarty, deceased, of Bethel Park, PA. No. 05521 of 2026. Daniel R. Gray, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

26-01805w Sep 4, 11, 18, 2026

Miller, Donna T. a/k/a Donna Jean Miller, deceased, of South Park, PA. No. 05653 of 2026. Nicholas David Miller, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.

26-01803w Sep 4, 11, 18, 2026

Misencik, Thomas, deceased, of Pittsburgh, PA. No. 05620 of 2026. Cynthia Ann Yingling, Co-Admr., 8775 Terrace Drive, Pittsburgh, PA 15237-4664 and Debora Lee Misencik, Co-Admr., 2613 Hawthorne Drive, Oakdale, PA 15071.

26-01804w Sep 4, 11, 18, 2026

Passarella, Phyllis May, deceased, of Cheswick, PA. No. 05544 of 2026. Susan K. Maroni, Co-Extr., 1 Oak Ave., Pittsburgh, PA 15209 and Karen McAtee, Co-Extr., 173 Ivywood Rd., Saxonburg, PA 16056 or to Michael J. Saldamarco, Esq., Ste. 100, 908 Perry Hwy., Pittsburgh, PA 15229.

26-01808w Sep 4, 11, 18, 2026

Peterson, Dennis G., deceased, of Pleasant Hills Borough, PA. No. 04375 of 2026. Kara M. Peterson, Extrx., 3015 Grayson Ave., Pittsburgh, PA 15227 or to Paul E.

Toohey, Esq., 749 N. Church St., Mt. Pleasant, PA 15666.

26-01809w Sep 4, 11, 18, 2026

Ramolt, Ronald C., deceased, of Pittsburgh, PA. No. 05567 of 2026. Susan Lovett, Extrx., c/o Timothy J. Giltinan, Esq., John W. Giltinan, Esq., P.C., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222.

26-01801w Sep 4, 11, 18, 2026

Zawisza, Antoinette C. a/k/a Antoinette Zawisza, deceased, of Richland Township, PA. No. 5308 of 2026. Tina M. Fabian, Admr., 5501 Orchard Hill Drive, Apt. 410, Gibsonia, PA 15044 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

26-02876 Sep 4, 11, 18, 2026

Zukiewicz, Joan, deceased, of South Park, PA. No. 05019 of 2026. Christine Irwin, Co-Extr., 1708 Queens Drive, South Park, PA 15129 and Joseph Zukiewicz, Jr., Co-Extr., 128 Wray Drive, Jefferson Hills, PA 15025 or to Michaela Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-01806w Sep 4, 11, 18, 2026

Bonazza, David Gerald, deceased, of Bethel Park, PA. No. 05354 of 2026. Robert L. Bonazza, Admr., 119 McIntosh Dr., Finleyville, PA 15332 or to Karen Hassinger, Esq., 55 S. Main St., 2nd Floor, Washington, PA 15301.

26-01754w Aug 28; Sep 4, 11, 2026

Cobler, Paula Jean, deceased, of Monroeville, PA. No. 05371 of 2026. Nadine M. Dzikiy, Extrx., c/o Mallory P. Gold, Esq., Gold Law, LLC, One Monroeville Center, Suite 1075, 3824 Northern Pike, Monroeville, PA 15146.

26-01753w Aug 28; Sep 4, 11, 2026

Donatelli, Cherry A., deceased, of North Versailles, PA. No. 05181 of 2026. Laura Mashione, Extrx., 619 13th Street, Pitcairn, PA 15140 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.

26-02820 Aug 28; Sep 4, 11, 2026

Echment, John R., deceased, of Pleasant Hills, PA. No. 05270 of 2026. Robert J. Echment, Extr., 126 Lampliter Lane, McMurray, PA 15317 or to Paul G. Kay, Esq., 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234.

26-01751w Aug 28; Sep 4, 11, 2026

Fitzgerald, Patricia H. a/k/a Patricia Helen Fitzgerald, deceased, of Plum Borough, PA. No. 05284 of 2026. Richard J. Fitzgerald, Jr., Co-Extr., Dennis P. Fitzgerald, Co-Extr. and Kevin G. Fitzgerald, Co-Extr., 301 Old Farm Road, Pittsburgh, PA 15228.

26-02821 Aug 28; Sep 4, 11, 2026

Hamilton, Robert a/k/a Robert H. Hamilton a/k/a Robert Hartman Hamilton, deceased, of White Oak Borough, PA. No. 5278 of 2026. Colene M. Hamilton, Admr. c.t.a., 1813 Hill St., White Oak, PA 15131 or to Edgar P. Striffler, Esq., 1537 Lincoln Way, White Oak, PA 15131-1711.

26-02817 Aug 28; Sep 4, 11, 2026

Lippert, Ronald William a/k/a Ronald W. Lippert, deceased, of Pittsburgh, PA. No. 04565 of 2026. Rebecca Ann Olds, Extr. and Atty., Pittsburgh Estate Law, P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116.

26-01750w Aug 28; Sep 4, 11, 2026

Marlin, Carol A., deceased, of South Fayette Township, PA. No. 05224 of 2026. Dorothy J. Hazen, Extrx., 20040 Riverbrooke Run, Estero, FL 33928 or to Karen E. Bononi, Esq., Peacock Keller, LLP, 4000 Town Center Boulevard, Suite 410, Canonsburg, PA 15317.

26-02818 Aug 28; Sep 4, 11, 2026

McDonald, William E., deceased, of Wexford, PA. No. 05525 of 2026. Valerie S. McDonald, Extrx., c/o Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

26-01755w Aug 28; Sep 4, 11, 2026

McGowan, Vincene E., deceased, of McKees Rocks, PA. No. 04649 of 2026. Deborah McGowan, Extrx., c/o Robert J. Van Auken, Esq., 127 Lorish Road, McKees Rocks, PA 15136.

26-01752w Aug 28; Sep 4, 11, 2026

Mesina, Clare K., deceased, of Bethel Park, PA. No. 05146 of 2026. George Lee Mesina, Extr., 4191 Revere Drive, Idaho Falls, ID 83404 or to Christine B. Murphy, Esq., Zacharia Brown Elder Law, 108 W. McMurray Rd., Canonsburg, PA 15317.

26-01749w Aug 28; Sep 4, 11, 2026

Stubbs, Rosalee Ann a/k/a Rosalie Ann Stubbs, deceased, of Pittsburgh, PA. No. 05147 of 2026. Erika Lynn McDaniel, Admr., c/o David W. Crosson, Esq., Crosson & Richetti, LLC, 609 W. Hamilton St., Suite 301, Allentown, PA 18101.

26-01747w Aug 28; Sep 4, 11, 2026

Vega, William, deceased, of Clairton, PA. No. 03365 of 2026. William B. Vega, Admr., 73 Fosterville Road, Greensburg, PA 15601.

26-01748w Aug 28; Sep 4, 11, 2026

Vivirito, Marilyn L., deceased, of Shaler Township, PA. No. 05258 of 2026. Anthony P. Vivirito, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

26-02815 Aug 28; Sep 4, 11, 2026

Zoric, Edith A. a/k/a Edith Audrey Zoric, deceased, of North Versailles, PA. No. 05032 of 2026. Karl T. Zoric, Extr., 106 Cambridge Way, Reboboth Beach, DE 19971 or to Rodger J. Blissman, Esq., 900 Lincoln Hwy., Box 180, East McKeesport, PA 15035.

26-02819 Aug 28; Sep 4, 11, 2026

Zysk, Donetta Helen, deceased, of Carnegie, PA. No. 05666 of 2025. Lance Troy Hennon, Extr., c/o Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Berg St., Suite 600, Washington, PA 15301.

26-02813 Aug 28; Sep 4, 11, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-007901. In re: Petition of Elizabeth Louise Curcio, parent(s) and Legal guardian(s) of Jonathan Randall Simoneau for change of name to Jonathan Randall Curcio. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 7, 2026, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

26-01858w Sep 11, 2026

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-26-007327. In re: Petition of Mary Ann Pabis, for change of name to Marianne Rebecca Pabis. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, September 30, 2026, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

26-01859w Sep 11, 2026

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Anchored Core Coaching, with its principal office or place of business at 3025 Hartwood Drive, Allison Park, PA 15101. The names and addresses of all persons who are parties to the registration are: Kimberly Riale, 3025 Hartwood Drive, Allison Park, PA 15101.

26-01849w Sep 11, 2026

Fictitious Name Registration

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Nimble Fox Home Services, with its principal office or place of business at 206 Grace Manor Dr., Coraopolis, PA 15108. The names and addresses of all persons who are parties to the registration are: Natalia Nimaeva, 206 Grace Manor Dr., Coraopolis, PA 15108.

26-01863w Sep 11, 2026

Transfer of Title and/or Request to Issue Title

A Hearing on the request of Frank L. Rolek to Order Transfer of Title, and/or Request to Issue Title for 2002, Pontiac, Grand Am, 1G2NE52F42C284017 will be held 11:00 a.m., October 6, 2026, Allegheny County City Building @414 Grant St., Pittsburgh, PA 15219. For more information contact Frank L. Rolek 412-853-2508. GD-26-008058

26-01850w Sep 11, 2026

Notice of Action in Mortgage Foreclosure

Court of Common Pleas - Allegheny County, PA - Civil Action - Law - No. MG-26-000681 - Mortgage Foreclosure - Pennsylvania Housing Finance Agency, Plaintiff vs. Tyler Law, known Heir of Donna S. Law, Deceased and The Unknown Heirs of Donna S. Law, Deceased, Defendant(s) - To: The Unknown Heirs of Donna S. Law, Deceased, Defendant(s) - You are hereby notified that on 6/28/26, Plaintiff filed a Complaint in Mortgage Foreclosure with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-26-000681, wherein Plaintiff seeks to foreclosure its mortgage securing your property located at 1224 Elwell St., Pittsburgh, PA 15207, whereupon the Sheriff of Allegheny County would sell your property. You are hereby notified to plead to the above-referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you. NOTICE - You have been sued in Court. If you wish to defend, you must enter a written appearance personally or by an 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. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Allegheny County Lawyer Referral Service, 400 Koppers Blvd, 436 7th Ave., 4th Fl., Pittsburgh, PA 15219, 412.261.5555. Leon P. Haller, Atty. for

Plaintiff, 1719 N. Front St., Harrisburg, PA 17102, 717.234.4178.

26-03064 Sep 11, 2026

Statement of Registration Foreign Business Corporation

Notice is hereby given that Onsera Health, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State/Country of Delaware. The address of its principal office under the laws of said jurisdiction is 1200 Morris Tumpike, Ste. 3005, Short Hills, NJ 07078, and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is shall be deemed for venue and official publication purposes to be located in Allegheny County

26-03053 Sep 11, 2026

Voluntary Dissolution Professional Corporation

Jessica A. Ellel, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222. Notice is hereby given by Novak, Berkowitz and Rosenberg, P.C., a Pennsylvania professional corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

26-03052 Sep 11, 18, 2026