

## 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, August 3, 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, AUGUST 3, 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, AUGUST 4, 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, AUGUST 10, 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

13. Donald Mient a/k/a Donald J. Mient and Mary Mient a/k/a Mary Ann Mient  
MG-23-001101—\$155,095.66  
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 1233 Cloverfield Drive, Pittsburgh, PA 15227. Deed Book 8694, Page 447. Block and Lot Number 58-J-148.

69. John R. Franz and Charlene Franz  
GD-25-004167—\$2,877.25  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a two-story brick house being known as 2830 Waterman Avenue, Pittsburgh, PA 15227. Deed Book Volume 4501, Page 449. Block & Lot No. 94-C-34.

## Bethel Park

24. Dana M. Boyle  
MG-24-000667—\$121,333.56  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 1175 Grandview Drive, Bethel Park, PA 15102. Document Number 2019-30220, Deed Book Volume 17787, Page 48. Block and Lot Number 0666-M-00250-0000-00.

68. Pamela Dusch  
GD-25-003988—\$3,514.50  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two-story masonry frame house being known as 96 Spartan Drive, Bethel Park, PA 15102. Deed Book Volume 17394, Page 83. Block & Lot No. 393-J-157.

## Brentwood

58. Joseph Pometto  
GD-25-004792—\$8,479.92  
John T. Vogel, Esq.  
Tucker Arensburg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 429 - 431 Jacobson Drive, Pittsburgh, Pennsylvania 15227, Deed Book Volume 16141, Page 280, Block and Lot 137-S-294.

88. Sharon M. Devine and Michael A. Fonas  
GD-25-008993—\$110,691.36  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a one and half story residential dwelling known and numbered as 4384 Colonial Park Dr., Pittsburgh, PA 15227. Deed Book Volume 14148, Page 522. Block & Lot No. 248-C-21.

## Carnegie

16. Jacob Patrick Kundra  
MG-25-001098—\$76,429.80  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 707 Logan St., Carnegie, PA 15106. Deed Book Volume 18862, Page 191. Block and Lot Number 0102-A-00082-0000-00.

93. Lucee E. Karu  
MG-25-000490—\$77,024.56  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Carnegie: Parcel 1: Having erected thereon a

dwelling being known and numbered as 642 Ridge Avenue, Carnegie, PA 15106. Deed Book Volume 19254, Page 336. Block and Lot Number 0066-N-00138-0000-00.

Parcel 2: Being vacant land being known as Boquet Street, Carnegie, PA 15106. Deed Book Volume 19254, Page 336. Block and Lot Number 0066-N-00134-0000-00.

## Chalfant

1. Lynn Staudt  
GD-23-009056—\$2,133.37  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one-story brick house known as 131 Highland Avenue, East Pittsburgh, PA 15112. Deed Book Volume 16500, Page 207. Block & Lot No. 374-L-280.

## City of Clairton

44. Pittsburg Luxe, LLC and Jill Hubbell  
GD-26-001114—\$204,713.52  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Second Ward of the City of Clairton: Having erected thereon a single-family residential dwelling being known and numbered as 924 Jefferson Drive, Clairton, PA 15025. Deed Book Volume 19587, Page 485. Block and Lot Number 0879-P-00174-0000-00.

## Collier

17. Ronald J. Mikush  
GD-22-014003—\$14,921.11  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a single family dwelling being known and numbered as 610 Vanadium Rd., Bridgeville, PA 15017. Deed Book 11207, Page 123. Block and Lot Number 195-J-8.

60. Unknown Heirs of Willis A. Boothe, Deceased a/k/a Willis A. Booth, Deceased  
GD-26-002428—\$74,868.83  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Being all that vacant land known as Avalon Street, Carnegie, PA 15106. Deed Book 1272, Page 133. Block and Lot Number 148-J-6.

61. Robert D. Jasper, in His Capacity as Heir of Arlene Jasper; Brian C. Jasper, in His Capacity as Heir of Arlene Jasper; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Arlene Jasper  
MG-25-000772—\$100,101.22

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

In the Commonwealth of Pennsylvania, County of Allegheny, Collier Township: Having erected thereon a dwelling being known and numbered as 562 Thomas Street Ext., Bridgeville, PA 15017. Deed Book Volume 7875, Page 555. Block and Lot Number 0145-S-00002-0000-00 Alternate ID: 9905-X-01668-0000-00.

## Crescent

63. Thomas E. Rodgers and Tami R. Rodgers  
MG-25-000696—\$23,317.79  
Shnyder Law Firm, LLC  
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a dwelling being known and numbered as 181 McGovern Blvd., Crescent, PA 15046. Deed Book Volume 10590, Page 058. Block and Lot Number 703-E-214.

#### 71. Eric Lineberry

GD-25-008513—\$2,866.94  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a two-story frame house being known as 1358 Front Street, Crescent, PA 15046. Deed Book Volume 12550, Page 541. Block & Lot No. 702-D-130.

#### Dormont

#### 77. Holly M. Nesbitt

GD-17-002824—\$4,360.65  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two-story brick house known as 2965 Glenmore Avenue, Pittsburgh, PA 15216. Deed Book Volume 11437, Page 476. Block & Lot 98-D-394.

#### Dravosburg

#### 12. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Joanne E. O'Hara, Deceased, John T. O'Hara

MG-26-000099—\$41,033.57  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 914 Valleyview Drive, Dravosburg, PA 15034. Deed Book Volume 17725, Page 464. Block and Lot Number 242-R-30.

#### 83. Juan Aleman

MG-26-000108—\$162,845.51  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a single family residential dwelling being known and numbered as 25 Goldstrom Avenue, Dravosburg, PA 15034. Deed Book Volume 19655, Page 149. Block and Lot Number 309-C-136.

#### East Pittsburgh

#### 74. Candace Mary Razzano Zelen

GD-22-013922—\$7,615.23  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a two and one-half story two-family house being known as 512 Ridge Avenue, East Pittsburgh, PA 15112. Deed Book Volume 7900, Page 205. Block & Lot No. 375-L-46.

#### Fawn

51. Howard D. Suhan Sr., Individually and in His Capacity as Heir of Daisy Suhan, Deceased, Howard Suhan Jr., Solely in His Capacity as Heir of Daisy Suhan, Deceased, Sharmen Short a/k/a Sharmen McKinney, Solely in Her Capacity as Heir of Daisy Suhan, Deceased, Robin Richards, Solely in Her Capacity as Heir of Daisy Suhan,

#### Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Daisy Suhan, Deceased

MG-25-000442—\$169,081.56  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Fawn: Having erected thereon a single-family residential dwelling being known and numbered as 100 Stoeber Lane, Natrona Heights, PA 15065. Deed Book Volume 17243, Page 332. Block and Lot Number 2202-D-00173-0000-00.

#### Hampton

#### 6. Gregory Paul Colaizzi, Co-Executor of the Estate of Franco E. Colaizzi, deceased, Gina Colaizzi, Co-Executrix of the Estate of Franco E. Colaizzi, deceased

GD-25-008702—\$64,109.52  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 3175 Cheltenham Court, Gibsonia, PA 15044. Deed Book Volume 11193, Page 121, Block and Lot 1356-J-00364-0000-00.

#### Harmar

#### 72. Richard A. Matisz

GD-25-001934—\$2,395.85  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a one-story frame house being known as 32 Deborah Lynn Court, Cheswick, PA 15024. Deed Book Volume 6047, Page 71. Block & Lot No. 622-N-32.

#### 81. Janet L. Detman, Executrix of the Estate of Alice M. Detman, Deceased

GD-13-001417—\$3,757.29  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harmar: Having erected thereon a two-story frame house being known 112 Pearl Avenue, Cheswick, PA 15024. Deed Book Volume 4533, Page 521, Block & Lot No. 530-N-261.

#### Jefferson Hills

#### 28. Kevin J. Dougherty and Traci L. Dougherty

MG-25-000318—\$152,190.93  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling being known and numbered as 1308 McKinley Drive, Clairton, PA 15025. Deed Book 12545, Page 434. Block and Lot Number 880-M-275.

#### 100. Brian M. Krayvo

MG-25-000637—\$98,898.40  
Robert P. Wendt, Esq.  
412-530-1025

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Jefferson Hills: Having erected thereon a residential single-family dwelling being known and numbered as 3039 Walton Rd., Finleyville, PA 15332; Deed Book/Page 17448/314; Deed Instrument No. 2018-37557; which has a Block and Lot of 1135-F-81.

#### Marshall

#### 97. Hemanth K. Setty and Srisiri Shilparani Setty

MG-25-001072—\$488,316.30  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a dwelling being known and numbered as 503 Tuscarora Road, Mars, PA 16046. Deed Book Volume 18245, Page 469, et seq., Block and Lot Number: 2372-M-00156-0000-00 f/k/a 2372-M-82.

#### City of McKeesport

#### 14. Aumonn Pugh and Joshua Pugh

MG-26-000193—\$99,822.77  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 8th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1120 McCleary Street, McKeesport, PA 15132. Deed Book 18891, Page 366. Block and Lot Number 381-C-51.

#### 41. Harlem Moore and Halo Parsons, in Their Capacity as Known Heirs of Brendan Parsons, Deceased; and the Unknown Heirs of Brendan Parsons, Deceased

MG-25-000740—\$102,955.71  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Seventh Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 1812 Willow Street, McKeesport, PA 15132. Deed Book Volume 19531, Page 520. Block and Lot Number 382-M-333.

#### Monroeville

#### 5. Nicholas John Wiseman and Jilian Elise Oljij

GD-25-011469—\$226,739.91  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 215 Poplar St., Monroeville, PA 15146-4003. Deed Book Volume 19117, Page 75. Block and Lot Number 640-G-301.

#### 26. Michael A. Jones and Natasha Jones

MG-25-001037—\$139,358.59  
David L. Scherer, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling known as 321 Saint Moritz Drive, Monroeville, PA 15146, and designated as Block and Lot 1108-G-144, Deed Book Volume 17501, Page 193.

#### 49. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sohail M. Ansari, Deceased, and Sohail Ansari

MG-25-000602—\$219,319.55  
Jacqueline F. McNally, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 510 Center Road, Monroeville, PA 15146 more fully described in Deed Book 16657, Page 89. Lot and Block 0854-K-00064-0000-00.

#### Moon

#### 2. Paul R. Castner and the United States of America

MG-25-000977—\$154,553.53  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story residential dwelling known and numbered as 243 Burch Dr., Coraopolis, PA 15108. Book Volume 16053, Page 534. Block & Lot No. 416-S-149.

#### Mt. Lebanon

#### 70. G F M Associates

GD-25-008697—\$2,365.49  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Being thereon vacant commercial land known as Florida Avenue, Pittsburgh, PA 15228. Deed Book Volume 5160, Page 567. Block & Lot No. 141-E-60.

#### 75. Robert W. Stevenson

GD-25-008064—\$4,273.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a one-story two-family house being known as 154-156 Mount Lebanon Boulevard, Pittsburgh, PA 15228. Deed Book Volume 10984, Page 13. Block & Lot No. 192-P-54.

#### Mt. Oliver

#### 30. Charles Bristol

GD-25-011534—\$6,969.37  
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 216 Amanda Avenue, Pittsburgh, PA 15210. Deed Book 17401, Page 496. Block and Lot Number 14-R-281.

#### 78. Jennifer Donnelly

GD-25-005642—\$4,800.00  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a one-story frame house being known as 342 Anthony Street, Pittsburgh, PA 15210. Deed Book Volume 12744, Page 416, Block & Lot No. 32-E-360.

#### 79. Donald James Jackson

GD-25-005668—\$10,234.64  
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 529 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 16181, Page 66, Block & Lot No. 33-M-188.

#### 80. Melissa Ann Luffy

GD-25-005679—\$7,061.17  
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 masonry frame house being known as 531 Giffin Avenue, Pittsburgh, PA 15210. Deed Book Volume 15955, Page 466, Block & Lot No. 33-M-187.



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**Munhall**


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**3. 2429 Perry St., LLC**

GD-24-014344—\$191,202.50  
Jared M. Greenberg, Esq.  
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a dwelling being known and numbered as 2429 Perry Street, Homestead, PA 15120 a/k/a 2429 Perry Street, Munhall, PA 15120. Deed Book Volume 18669, Page 480. Block and Lot Number 0181-A-00218-0000-00.

**52. Leia Williams**

GD-24-010383—\$12,019.02  
Jeffrey D. Ries, Esq.  
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 236 East 21st Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 18477, Page 280, Block and Lot Number 131-H-345.

**102. Patrick E. McDonough and Mary M. McDonough, Known Heirs of Margaret L. McDonough**

GD-26-000899—\$6,468.51  
Jeffrey D. Ries, Esq.  
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 3629 Ada Street, Homestead, Pennsylvania 15120, Deed Book Volume 4140, Page 565, Block and Lot Number 133-C-83.

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**Oakmont**


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**84. HP Property Pro, LLC**

GD-23-011285—\$16,636.42  
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 800 Valley St., Oakmont, PA 15139. Deed Book 15933, Page 6. Block and Lot Number 363-S-253.

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**Penn Hills**


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**9. James R. Wilhoit, II a/k/a James Wilhoit**

MG-25-000548—\$48,051.29  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 154 Glenfield Drive, Pittsburgh, PA 15235. Deed Book Volume 11418, Page 85, Block and Lot 0448-K-00114-0000-00.

**11. Victoria Lynn Stevens, Administratrix of the Estate of Carey Stevens, deceased**

MG-25-000793—\$76,095.98  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 244 Idlewood Road, Pittsburgh, PA 15235. Deed Book Volume 20044, Page 267, Block and Lot 0539-B-00124-0000-00.

**18. Anthony Bentley**

GD-23-012860—\$22,374.16  
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 631 National Dr., Pittsburgh, PA 15235. Deed Book 15291, Page 45. Block and Lot Number 537-E-249.

**20. Kevin Robert Greenhowe**

GD-24-007372—\$11,501.34  
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 119 Selvin Dr., Verona, PA 15147. Deed Book 13680, Page 443. Block and Lot Number 229-S-78.

**29. Robert E. Griffin**

GD-19-001549—\$231,528.90  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 328 Crescent Garden Drive, Pittsburgh, PA 15235. Deed Book Volume 12162, Page 469, Block and Lot 537-R-00209-0000-00.

**37. Deria E. Davis**

MG-25-000590—\$130,231.68  
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 6842 Alcoma Drive, Pittsburgh, PA 15235. Document Number 2019-21489, Deed Book Volume 17696, Page 355. Block and Lot Number 0634-E-00314-0000-00.

**53. Omar Foster**

GD-23-006355—\$10,231.30  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 574 Grove Road, Verona, PA 15147. Deed Book 15671, Page 156. Block and Lot Number 229-R-148.

**66. Duane C. Barber and the United States of America**

GD-24-008173—\$3,197.43  
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 half frame house known as 1902 Brushton Avenue, Pittsburgh, PA 15235. Deed Book Volume 17100, Page 284. Block & Lot 173-G-275.

**90. Justin Portis, known Heir of Shirley M. Portis a/k/a Shirley Portis, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Shirley M. Portis a/k/a Shirley Portis, deceased**

MG-25-000006—\$69,702.66  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 182 Harvest Drive, Verona, PA 15147. Deed Book Volume 10397, Page 135, Block and Lot 0294-P-00249-0000-00.

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**Richland**


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**73. Lawrence J. Mull**

GD-25-001714—\$3,615.45  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Having erected thereon a one-story frame house being known as 3612 Northfield Drive, Gibsonia, PA 15044. Deed Book Volume 9338, Page 63. Block & Lot No. 1504-B-69.

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**Ross**


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**94. Melissa M. Hepner a/k/a Melissa Hepner and Robert C. Hepner a/k/a Robert Hepner**

GD-24-007210—\$99,415.36  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a dwelling being known and numbered as 354 Bascom Ave., Pittsburgh, PA 15214. Deed Book Volume 13149, Page 509. Block and Lot Number 0161-M-00219-0000-00.

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**Scott**


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**4. Kyle T. Spargur, II a/k/a Kyle T. Spargur**

MG-26-000055—\$113,468.54  
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 590 Orchard St., Carnegie, PA 15106-3434. Deed Book Volume DE VL-13684, Page 262. Block and Lot Number 0102-J-00054-0000-00.

**8. John T. Manion, Jr. Known Heir of John T. Manion, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under John T. Manion, deceased**

MG-25-000341—\$52,698.92  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 2212 Swallow Hill Road, Pittsburgh, PA 15220. Deed Book Volume 10655, Page 280, Block and Lot 0100-B-00182-0000-00.

**19. Annamarie Loris**

GD-17-001211—\$15,209.62  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a single family dwelling being known and numbered as 507 Center St., Carnegie, PA 15106. Deed Book 14419, Page 251. Block and Lot Number 102-G-13.

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**Shaler**


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**91. Vicki L. Martuseavich and Donald S. Martuseavich, Sr.**

MG-25-000774—\$100,177.78  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Shaler Township: Having erected thereon a dwelling being known and numbered as 626 Vilsack Road, Glenshaw, PA 15116. Document Number 106197, Deed Book Volume 11091, Page 540. Block and Lot Number 0354-A-00004-0000-00.

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**South Fayette**


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**35. Edward Haskins**

MG-25-000669—\$138,289.66  
Carolyn Teglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 1319 Oakridge Rd., McDonald, PA 15057. Deed Book Volume 18548, Page 228. Block and Lot Number 0258-R-00006-0000-00 a/k/a 258-R-6.

**36. Nathan D. Myers and Turgay Turkmen**

GD-26-002265—\$102,007.07  
Christopher C. Malloy, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a residential condominium known as Unit 33B, 2463 Brook Ledge Road, Bridgeville, PA 15017 and designated as Block and Lot 481-S-473-33B.

**85. Shannon Lee Mays and the United States of America**

MG-25-000028—\$338,210.30  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two-story residential dwelling known and numbered as 8022 Woodcreek Dr., Bridgeville, PA 15017, Deed Book Volume 18459, Page 192. Block & Lot No. 399-B-53.

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**Springdale**


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**27. RE Servicing LLC, Cynthia Bellin, Melanie Luppe, Solely as the Known Heirs of Joan D. Luppe, Deceased, and All of the Unknown Heirs of Joan D. Luppe**

MG-25-000194—\$44,362.06  
David L. Scherer, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a dwelling municipally known and numbered as 338 Maxwell Street, Springdale, PA 15144, Lot & Block No. 627-R-89.

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**Stowe**


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**33. Elizabeth Kosol and Raymond Kosol**

MG-25-000948—\$34,931.01  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Stowe: Having erected thereon a single-family residential dwelling being known and numbered as 1347 Island Ave., McKees Rocks, PA 15136. Deed Book Volume 9436, Page 378. Block and Lot Number 0112-R-00274-0000-00.

**104. Royal Realty by TLM, LLC and Titus Lamar Morris**

MG-24-000780—\$120,392.56  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Stowe: Having erected thereon a single-family residential dwelling being known and numbered as 90 Highland Avenue, McKees Rocks, PA 15136. Deed Book Volume 17507, Page 506. Block and Lot Number 0073-S-00277-0000-00.

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**Swissvale**


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**25. Unknown Heirs to the Estate of Sheldon Holden; Unknown Administrators to the Estate of Sheldon Holden**

MG-26-000006—\$47,229.24  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 7932 Saint Lawrence Avenue, Pittsburgh, PA 15218. Deed Book Volume 2006-11837, Deed Book Volume 12817, Page 291. Block and Lot Number 0234-N-00083-0000-00.

#### 76. Terina Hicks

GD-25-005994—\$4,084.01  
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 2620 Belmar Place, Pittsburgh, PA 15218. Deed Book Volume 12389, Page 356. Block & Lot No. 235-P-168.

#### 98. Lewisbrothers0412, LLC

GD-26-000316—\$194,523.10  
Jacqueline F. McNally, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2213 Woodstock Avenue, Pittsburgh, PA 15218 more fully described in Deed Book 19706, Page 228. Lot and Block: 0178-H-00210-0000-00.

### Turtle Creek

#### 64. Pittsburg Luxe LLC and Jill Hubbell

GD-26-000853—\$117,111.03  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a single-family residential dwelling being known and numbered as 210 Torrence Street, Turtle Creek, PA 15145. Deed Book Volume 19598, Page 498. Block and Lot Number 0455-R-00212-0000-00.

### West Elizabeth

99. Estate of Shawn D. Dodds, deceased mortgagor/last record owner Kimberly Dodds, known heir of Shawn D. Dodds, deceased mortgagor/last record owner; Dylan M. Dodds, known heir of Shawn D. Dodds, deceased mortgagor/last record owner; Brandon T. Dodds, known heir of Shawn D. Dodds, deceased mortgagor/last record owner; and Unknown heirs, devisees and personal representatives of Shawn D. Dodds, deceased and his, her, their or any of their successors in right, title and interest

MG-25-000591—\$93,697.81  
Emmanuel J. Argentieri, Esq.  
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Elizabeth: Having erected thereon a dwelling being known and numbered as 318 First Street, West Elizabeth, PA 15088. Deed Book Volume 11737, Page 505. Block and Lot Number 1133-G-36.

### West Mifflin

#### 34. Michael A. Sutton and Ruth W. Sutton

MG-25-000997—\$248,093.57  
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 811 Division St., West Mifflin, PA 15222. Deed Book Volume 19408, Page 88. Block and Lot Number 0237-P-00246-0000-00.

#### 45. Unknown Surviving Heirs of Deborah A. Schollaert

GD-25-011909—\$50,856.18  
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 1705 Anna Avenue, West Mifflin, Pennsylvania 15122. Deed Book Volume 14938, Page 17. Block and Lot Number 0240-S-00238-0003-00.

#### 67. Frank Cutillo

GD-23-011560—\$2,749.00  
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 being known as 419 Victoria Street, West Mifflin, PA 15122. Deed Book Volume 15488, Page 405. Block & Lot No. 182-B-228.

#### 86. Amy Bair and Richard M. Bair

MG-16-001613—\$104,255.51  
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 one-story residential dwelling known and numbered as 2603 Campbell Cir., West Mifflin, PA 15122. Deed Book Volume 13278, Page 69. Block & Lot No. 241-B-239.

#### 101. Walter V. Leon

MG-25-000658—\$46,842.76  
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 West Mifflin. Having erected thereon a residential single-family dwelling being known and numbered as 3712 Rodeo Dr., West Mifflin, PA 15122; Deed Book/Page 14779/64; Deed Instrument No. 2012-61; which has a Block and Lot of 310-A-142.

### Whitaker

#### 43. Georgeann Pistella

GD-25-014088—\$36,324.99  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 243 Washington Avenue Rear, Homestead, PA 15120 a/k/a 243 Rear Washington Avenue, Whitaker, PA 15120. Deed Book Volume 16859, Page 132. Block and Lot Number 180-K-302.

### White Oak

#### 7. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Deborah J. Bartha, deceased

GD-25-000701—\$45,354.86  
LOGS Legal Group LLP  
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 3122 Capitol Street, McKeesport, PA 15131. Deed Book Volume 9008, Page 425. Block and Lot 0460-S-00113-0000-00.

#### 42. Shannon Snyder

MG-25-000545—\$40,639.46  
Padgett Law Group  
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of White Oak: Having erected thereon a two-story residential dwelling being known and numbered as 126 Senate Street, McKeesport, PA 15131. Deed Book Volume 13040, Page 521. Instrument Number 2006-36396. Block and Lot Number 460-R-321.

#### 65. A + Rental, LLC

GD-25-007351—\$2,201.28  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a two-story frame house being known as 3109 State Street, McKeesport, PA 15131. Deed Book Volume 18440, Page 249. Block & Lot No. 461-D-201.

#### 96. William R. Tomco

MG-25-000750—\$66,858.31  
Timothy A. Cirino, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1310 Amherst Street, McKeesport, PA 15131 a/k/a 1310 Amherst Street, White Oak, PA 15131. Deed Book 8373, Page 364. Block and Lot Number 0461-L-00133-0000-00.

### Whitehall

#### 22. Bryan G. Dees

MG-23-000615—\$292,463.41  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 4964 Flamingo Drive, Pittsburgh, PA 15236. Deed Book Volume 18133, Page 504. Block and Lot Number 314-P-042.

### Wilkinsburg

#### 54. Cheryl Ann Banks, Eleanor Kathleen Banks and James Robert Banks

GD-23-007157—\$11,976.65  
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 2042 Boggs Ave., Pittsburgh, PA 15221. Deed Book 15744, Page 427. Block and Lot Number 297-F-99.

#### 55. Nichole Cheatham

GD-17-009395—\$90,887.52  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a two family dwelling being known and numbered as 1800 Montier Street, Pittsburgh, PA 15221. Deed Book 15477, Page 419. Block and Lot Number 232-M-47.

#### 56. Bankers Trust Company, Trustee on Behalf of American Housing Trust V

GD-23-010848—\$11,525.67  
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 1419 Laketon Rd., Pittsburgh, PA 15221. Deed Book 8210, Page 364. Block and Lot Number 232-L-135.

#### 59. Marquan Wilson

GD-25-004771—\$56,887.03  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a single family dwelling known and numbered as 607 Midland Street, Pittsburgh, PA 15221. Deed Book 20115, Page 283. Block and Lot Number 233-L-143.

#### 105. U.S. Bank National Association as Trustee for the Registered Holders of Salomon Brothers Mortgage Securities VII, Inc. Under the Applicable Pooling and Servicing Agreement

GD-25-012951—\$83,812.22  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a commercial apartment building known and numbered as 801 Hill Avenue, Pittsburgh, PA 15221. Deed Book 10762, Page 485. Block and Lot Number 232-N-240.

#### 106. The Unknown Heirs of Anthony Chappie, Deceased

GD-26-001466—\$39,224.58  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a two family dwelling known and numbered as 1109-1111 Ross Avenue, Pittsburgh, PA 15221. Deed Book 11652, Page 526. Block and Lot Number 233-B-350.

#### 107. The Unknown Heirs of James W. Ellison, Deceased

GD-26-001474—\$128,374.88  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a single family dwelling known and numbered as 730 Hill Avenue, Pittsburgh, PA 15221. Deed Book 4457, Page 609. Block and Lot Number 232-N-6.

#### 108. Dolores A. McKeithen

GD-26-001469—\$6,499.45  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a rowhouse dwelling known and numbered as 1022 North Avenue, Pittsburgh, PA 15221. Deed Book 15062, Page 142. Block and Lot Number 233-B-32.

#### 109. The Unknown Heirs of Sally O. Townsend a/k/a Sally O. Jennings Townsend

GD-26-001470—\$40,570.42  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a rowhouse dwelling known and numbered as 1024 North Avenue, Pittsburgh, PA 15221. Deed Book 7566, Page 398. Block and Lot Number 233-B-31.

#### 110. Exie Mae Steele and Exie Charlotte Markowsky

GD-25-012944—\$20,606.02  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a single family dwelling known and numbered as 1329 Singer Place, Pittsburgh, PA 15221. Deed Book 11276, Page 317. Block and Lot Number 175-H-286.



**111. Dennis T. Garner**

GD-25-013014—\$42,606.74  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known as Swissvale Avenue, Pittsburgh, PA 15221. Deed Book 18442, Page 585. Block and Lot Number 233-J-216.

**112. All Unknown Heirs of Helen M. Unangst, Deceased**

GD-26-000284—\$2,161.68  
Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known as Swissvale Avenue, Pittsburgh, PA 15221. Will Book 874, Page 521. Block and Lot Number 233-E-13.

**Wilmerding****87. Heather R. Wise**

MG-25-001097—\$52,619.68  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilmerding: Having erected thereon a two-story residential dwelling known and numbered as 408 Welsh Ave., Wilmerding, PA 15148. Deed Book Volume 13262, Page 414. Block & Lot No. 546-F-374.

**Pittsburgh—1st Ward****21. Michael E. Sadowsky and Barbara L. Sadowsky**

GD-26-001485—\$277,432.69  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Pittsburgh: Having erected thereon a condominium unit known and numbered as 306 4th Avenue Apt. 1002, Pittsburgh, PA 15222. DBV 14036, Page 335, B/L #1-H-327-1002.

**Pittsburgh—6th Ward****15. Izuchukwu Louis Onwugbenu and United States of America**

MG-24-000762—\$446,381.54  
Timothy A. Cirino, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 6th (formerly Sixteenth) Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3482 Ligonier Street, Pittsburgh, PA 15201. Deed Book Volume 18293, Page 189. Block and Lot 0049-N-00223-0000-01.

**31. Vilma Desvignes, Known Heir of Anthony Vieira, Deceased and Winifred Ramberdan, Known Heir of Anthony Vieira, Deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Anthony Vieira, Deceased**

GD-23-005353—\$77,031.36  
Nicole Francese, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 6th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3548 Melwood Avenue, Pittsburgh, PA 15213. Deed Book Volume 6689, Page 365. Block and Lot 0026-F-00092-0001-00.

**Pittsburgh—14th Ward****46. Alfredo M. Iglesias a/k/a Alfredo Iglesias and MIXOFI-1 Revocable Living Trust**

GD-26-000025—\$196,168.39  
David L. Scherer, Esq.  
McGrath McCall, P.C.  
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward, City of Pittsburgh: Having erected thereon a residential condominium unit dwelling being municipally known as 5120 Fifth Avenue, Unit 103, Pittsburgh, PA 15232. Deed Book Volume 19264, Page 134. Lot & Block 52-L-34-103.

**62. Jennifer Gostowski and Evan Gostowski**

MG-25-000951—\$352,575.17  
Powers Kirm, LLC  
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 14 Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 6387 Ebdy Street, Pittsburgh, Pennsylvania 15217. Deed Book Volume 18568, Page 579, Instrument 2021-27925, Block and Lot Number 87-R-108.

**Pittsburgh—15th Ward****82. Donna M. Connors**

GD-24-010212—\$101,520.74  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 15th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 14 Augustine Street, Pittsburgh, PA 15207. Deed Book Volume 12492, Page 45. Block and Lot Number 55-A-146.

**Pittsburgh—16th Ward****48. 2524 E. Carson Place, LLC**

GD-25-013566—\$54,417.40  
Daniel H. Stoner, Esq.  
412-515-0939

In the Commonwealth of Pennsylvania, County of Allegheny, and the 16th Ward of the City of Pittsburgh: Being vacant commercial land known and numbered as E. Carson Street, Pittsburgh, PA 15203. Deed Book 16623, Page 365. Block and Lot Number 0012-M-00032-0000-00.

**Pittsburgh—17th Ward****39. Kara A. O'Connor**

MG-25-000965—\$105,483.59  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a condominium unit known and numbered as 66 Pius Street, Unit L 102, Pittsburgh, PA 15203. DBV 14638, Page 352, B/L #12-N-180-B2.

Parcel 2: Having erected thereon a condominium unit known and numbered as 66 Pius Street, Unit L 103, Pittsburgh, PA 15203. DBV 14638, Page 352, B/L #12-N-180-B3.

**47. Robert G. Main and Jocelyn P. Main**

GD-25-004011—\$76,980.59  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward, City of Pittsburgh: Having erected thereon a three family dwelling known and numbered as 1822 Mary Street, Pittsburgh, PA 15203. Deed Book Volume 13425 Page 395. Block & Lot # 12-N-00073.

**Pittsburgh—18th Ward****38. Jessica Rebholz, Known Heir of the Estate of David H. Nolle, the Unknown Heirs of the Estate of David H. Nolle, the Unknown Executors of the Estate of David H. Nolle and the Unknown Administrators of the Estate of David H. Nolle**

MG-25-001007—\$110,659.20  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 18th Ward: Having erected thereon a two-story brick dwelling known and numbered as 426 Camfield Street, Pittsburgh, PA 15210. DBV 11022, Page 590, B/L #33-N-69.

**Pittsburgh—19th Ward****23. Matthew Jennings Adams a/k/a Matthew J. Adams**

MG-25-000962—\$187,617.55  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 19: Having erected thereon a dwelling being known and numbered as 754 Linda Drive, Pittsburgh, PA 15226. Document Number 2024-3775, Deed Book Volume 19577, Page 477. Block and Lot Number 0034-K-00282-0000-00.

**32. Jason J. Shook**

MG-26-000056—\$63,897.74  
Timothy A. Cirino, 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 1614 Princess Avenue, Pittsburgh, PA 15216. Deed Book 12138, Page 156. Lot and Block Number: 0035-H-00092-0000-00.

**Pittsburgh—20th Ward****95. Jesse Hepler**

MG-25-000085—\$44,308.97  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and 20th Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 3157 Ashlyn Street, Pittsburgh, PA 15204. Deed Book Volume 17585, Page 362. Block and Lot Number 0042-L-00258-0000-00.

**Pittsburgh—21st Ward****89. Tip Top Property Investors, LLC**

GD-25-013598—\$444,171.17  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 21st Ward: Having erected thereon a res. aux. building known and numbered as 2001 Beldale St., Pittsburgh, PA 15233 Deed Book Volume 19286, Page 116. Block & Lot No. 22-E-279.

**Pittsburgh—26th Ward****103. George Heinlein a/k/a George L. Heinlein, Jr.**

MG-25-000708—\$42,978.56  
David W. Raphael, Esq.  
412-465-9718

All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the 26th Ward, City of Pittsburgh: Having erected thereon a residential dwelling being known and numbered as 6 Lopella Street, Pittsburgh, PA 15212. At DBV DE 12654, Pg. 232. Block 078-R, Lot 78.

**Pittsburgh—27th Ward****10. Justin J. Salinetto**

MG-22-000773—\$144,600.31  
LOGS Legal Group LLP  
610-278-6800

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 3846 Wilksboro Ave., Pittsburgh, PA 15212. Deed Book Volume 17229, Page 274, Block and Lot 0114-J-00040-0000-00.

**40. Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations, Claiming Right, Title or Interest, From or Under Ronald E. Oaks**

MG-25-000846—\$43,311.30  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

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 3269 Richardson Ave., Pittsburgh, PA 15212. Deed Book Volume 12604, Page 593. Block and Lot Number 0075-L-00095-0000-00.

**50. Edward T. Dixon and Christine Dixon**

MG-26-000181—\$78,626.75  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the

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City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 1011 Grand Avenue, Pittsburgh, PA 15212. Deed Book Volume 14098, Page 138. Block and Lot Number 0076-K-00062-0000-00.

**92. Shelbi L. White and David M. White**  
MG-25-000775—\$263,072.22  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 27: Parcel 1: Having erected a commercial building being known and numbered as 3178 McClure Avenue, Pittsburgh, PA 15212. Document Number 2020-5968, Deed Book Volume 17953, Page 555, Block and Lot Number 0075-S-00126-0000-00.

Parcel 2: Vacant Commercial Land being known and known as McClure Avenue, Pittsburgh, PA 15212. Document Number 2020-5968, Deed Book Volume 17953, Page 555, Block and Lot Number 0075-S-00125-0000-00.

#### 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.sheriffalleghenycounty.com](http://www.sheriffalleghenycounty.com).

**Sheriff's Office, Pittsburgh, PA.**  
**Kevin M. Kraus, Sheriff**  
Jul 9, 2026  
Jul 10, 17, 24, 2026

**Legal notices that are published in the Pittsburgh Legal Journal are done so pursuant to Title 45 Pa. Code 101 et seq. and various local court rules. The Pittsburgh Legal Journal does not edit any legal advertisement for substance or content, only for format of the publication.**

#### Estate Notice

Letters have been granted on the estate of each of the following decedents to the personal representative named, who requests all persons having claims against the estate of the decedent to make known the same in writing to his/her attorney, and all persons indebted to the decedent to make payment without delay:

Barton, John L., deceased, of Crafton Borough, PA. No. 04214 of 2026. Melinda L. Barton, Admr., 1759 Barr Ave., Pittsburgh, PA 15205 or to Dennis R. Joyce, Esq., 200 Dinsmore Ave., Ste. 202, Pittsburgh, PA 15205.

26-02554 Jul 24, 31; Aug 7, 2026

Brennan, Joseph Daniel, deceased, of Pittsburgh, PA. No. 03677 of 2026. Elizabeth J. Leahew, Extr., 2727 Philadelphia Ave., Pittsburgh, PA 15216.

26-01480w Jul 24, 31; Aug 7, 2026

Dascola, Genevieve M., deceased, of Pittsburgh, PA. No. 04355 of 2026. Gina Marie Dascola, Extr., 915 Arch Avenue, Pittsburgh, PA 15234 or to Donald E. Jerich, Esq., Stockey & Kelly, 304 Ross Street, Ste. 302, Pittsburgh, PA 15219.

26-02563 Jul 24, 31; Aug 7, 2026

Dutch, Jr., Michael John, deceased, of Natrona Heights, PA. No. 04434 of 2026. Michael Joseph Dutch, Admr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freeport Rd., Natrona Heights, PA 15065.

26-02558 Jul 24, 31; Aug 7, 2026

Frazier, Dolores S., deceased, of Pittsburgh, PA. No. 04517 of 2026. Daniel M. Frazier, Extr., 312 Dawson Ave., Cranberry Township, PA 16066 or to Maggie Gompers Havelka, Esq., One PPG Place, Suite 1710, Pittsburgh, PA 15222.

26-01479w Jul 24, 31; Aug 7, 2026

Knapton, Melinda Rose, deceased, of Buena Vista, PA. No. 03737 of 2026. Andrew John Knapton, Admr., 923 Burning Tree Drive, McKeesport, PA 15135.

26-02553 Jul 24, 31; Aug 7, 2026

Krupa, Theodore R. a/k/a Theodore Robert Krupa, deceased, of Wexford, PA. No. 04473 of 2026. Diane Sanders, Extr., 931 Hober Avenue, McKees Rocks, PA 15136 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

26-02560 Jul 24, 31; Aug 7, 2026

McLean, Dennis J., deceased, of McCandless, PA. No. 04179 of 2026. Thomas Francis Driscoll, Extr., 526 Indus Street, Pittsburgh, PA 15207 or to Colleen D. Bratkovich, Esq., Zacharia Brown & Bratkovich, 6530 William Penn Hwy., Ste. 310, Delmont, PA 15626.

26-01483w Jul 24, 31; Aug 7, 2026

Oesterling, Zoe B. a/k/a Zoe Oesterling, deceased, of Coraopolis, PA. No. 00598 of 2017. Zoe LaRocca, Admr., c.t.a., c/o Joseph A. Feldman, Esq., Feldman Law Group, PLLC, 1322 5th Avenue, Coraopolis, PA 15108.

26-01482w Jul 24, 31; Aug 7, 2026

Orndoff, Dawn, deceased, of Elizabeth, PA. No. 04031 of 2026. Heidi Ray Orndoff, Admr., 8178 Mentor Road, Elizabeth, PA 15037.

26-02556 Jul 24, 31; Aug 7, 2026

Palmieri, Bruno, deceased, of Pittsburgh, PA. No. 4245 of 2026. Karen Palmieri, Admr., 638 Minnesota Street, Pittsburgh, PA 15207 or to Michael H. Marks, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-01477w Jul 24, 31; Aug 7, 2026

Priester, Joyce, deceased, of Pittsburgh, PA. No. 04631 of 2026. Robert Priester, Admr., 127 Craighead Street, Unit 202, Pittsburgh, PA 15211 or to Brandon A. Fulciniti, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

26-01481w Jul 24, 31; Aug 7, 2026

Sandusky, Carol L., deceased, of Cheswick Borough, PA. No. 04422 of 2026. Lindsay T. Sandusky, Admr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

26-02561 Jul 24, 31; Aug 7, 2026

Soeder, Cheryl L., deceased, of Pittsburgh, PA. No. 04334 of 2026. Donald P. Heinz, Admr., c/o John R. Cook, Esq., Cook Law & Mediation Services, 106 Arcadia Court, 9380 McKnight Rd., Pittsburgh, PA 15237.

26-02559 Jul 24, 31; Aug 7, 2026

Suhanin, James A., deceased, of Bridgeville, PA. No. 04613 of 2026. Kathleen A. Alexander, Admr., 1702 FM 3036, Apt. 11101, Rockport, TX 78382 or to James C. Ward, Esq., Porta Clark & Ward LLC, 100 Fleet St., Ste. 101, Pittsburgh, PA 15220.

26-01478w Jul 24, 31; Aug 7, 2026

Thompson, Rhea a/k/a Rivkah Taub, deceased, of Pittsburgh, PA. No. 02806 of 2026. Rachel E. Klein, Extr., 11 Carlton Street, Brookline, MA 02446 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

26-02555 Jul 24, 31; Aug 7, 2026

Wallen, Carol Ann, deceased, of Pittsburgh, PA. No. 01495 of 2026. Michael G. Wallen, Extr., 1020 Summer Place, Pittsburgh, PA 15243-2034 or to Carol Sikov Gross, Esq., CELA, Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.

26-02557 Jul 24, 31; Aug 7, 2026

Wessel, Robert J. a/k/a Rob J. Wessel a/k/a Robert Joseph Wessel, deceased, of Tarentum Borough, PA. No. 03964 of 2026. Carol J. Martinek, Admr., c/o Lillian Orzechowski, Esq., PO Box 77, Springdale, PA 15144.

26-02562 Jul 24, 31; Aug 7, 2026

Barno, James Joseph, deceased, of Elizabeth, PA. No. 04206 of 2026. Jennifer R. Bonievich, Extr., 459 Simpson Howell Road, Elizabeth, PA 15037.

26-02410 Jul 17, 24, 31, 2026

Birringer, Dolores C., deceased, of Pittsburgh, PA. No. 04285 of 2026. Donna J. Reese, Co-Extr. and Kathie J. Procup, Co-Extr., c/o Douglas L. Price, Esq., Price Legal Group, 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

26-01426w Jul 17, 24, 31, 2026

Clark, Sr., Wade W. a/k/a Wade W. Clark a/k/a Wade Clark, deceased, of Springdale Township, PA. No. 03021 of 2026. Wade W. Clark, Jr., Co-Admr. and Daniel J. Clark, Co-Admr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

26-02417 Jul 17, 24, 31, 2026

Gierl, Susan, deceased, of Glenshaw, PA. No. 04091 of 2026. Kevin Gierl, Extr., 10829 W. Bridgford Dr., Cary, NC 27518-1519.

26-01409w Jul 17, 24, 31, 2026

Goljuh, Robert Frank a/k/a Robert F. Goljuh, deceased, of Tarentum, PA. No. 3583 of 2026. James D. Colnar, Extr., 42 Tarentum Culmerville Road, Tarentum, PA 15084 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.

26-02415 Jul 17, 24, 31, 2026

Iagnemma, III, Victor, deceased, of South Fayette Township, PA. No. 02708 of 2022. Stacey A. Iagnemma, Admr., 230 Sygan Rd., Morgan, PA 15064.

26-01423w Jul 17, 24, 31, 2026

Knapp, Gertrude E., deceased, of Forest Hills, PA. No. 02610 of 2026. Sylvia Labuskes, Admr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 444 Glasgow Road, Pittsburgh, PA 15221.

26-02414 Jul 17, 24, 31, 2026

Leake, Diane L. a/k/a Diane Louise Leake, deceased, of Bridgeville, PA. No. 04436 of 2026. Kristen E. Wood, Extr., c/o Kenneth M. Ventresca, Esq., Ventresca & Ventresca LLP, 5500 Brooktree Road, Suite 101, Wexford, PA 15090.

26-01427w Jul 17, 24, 31, 2026

Martin, Betsy a/k/a Bertha Ann Martin, deceased, of Clairton, PA. No. 4330 of 2026. Michael C. Loveday, Admr., 512 Thompson Avenue, Clairton, PA 15025 or to Peter B. Lewis, Esq., Neighborhood Legal Services, 928 Penn Avenue, Pittsburgh, PA 15222.

26-02392 Jul 17, 24, 31, 2026

Matthews, Erikka Y., deceased, of Pittsburgh, PA. No. 2923 of 2026. Nashay Matthews, Petitioner, 108 Marlow Street, Pittsburgh, PA 15220 or to Holly A. Hickman, Esq., 928 Penn Avenue, Pittsburgh, PA 15222.

26-02390 Jul 17, 24, 31, 2026

Michalov, Rosemarie, deceased, of East Pittsburgh, PA. No. 01860 of 2026. Carol Goga, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 444 Glasgow Road, Pittsburgh, PA 15221.

26-02413 Jul 17, 24, 31, 2026

Niethamer-McDevitt, Ann Lucille, deceased, of Pitcairn, PA. No. 04324 of 2026. Carl Trosch, Admr., Foster Plaza 9, 750 Holiday Drive, Suite 105, Pittsburgh, PA 15220 or to Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 424 South 27th Street, Suite 230, Pittsburgh, PA 15203.

26-01425w Jul 17, 24, 31, 2026

Pagliassotti, Donald a/k/a Donald J. Pagliassotti, deceased, of Pittsburgh, PA. No. 04059 of 2026. Susan M. Beckman, Extr., 3047 Custer Ave., Pittsburgh, PA 15227.

26-02411 Jul 17, 24, 31, 2026

Rowe, Robert E., deceased, of Buena Vista, PA. No. 4246 of 2026. Debbie Essey, Extr., 3699 Ent Terrace, Northport, FL 34291 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

26-02412 Jul 17, 24, 31, 2026

Schall, George, deceased, of Bethel Park, PA. No. 04326 of 2026. Tracy Gongas, Extr., c/o Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

26-01417w Jul 17, 24, 31, 2026

**Our Health Care Power  
of Attorney and  
Living Will documents  
are available on the  
ACBA website for free at  
[ACBA.org/LivingWill](http://ACBA.org/LivingWill).**

**Begin your day  
with us at  
[pittsburghlegaljournal.org](http://pittsburghlegaljournal.org).**

Stover, Arlene Mae, deceased, of Monroeville, PA. No. 4329 of 2026. Edward R. Stover, Extr., 120 Burke Drive, Monroeville, PA 15146 or to Colin B. May, Esq., Coulter & May, PC, 4314 Old William Penn Highway, Suite 201, Monroeville, PA 15146.

26-01420w Jul 17, 24, 31, 2026

Strueber, Joseph W., deceased, of Shaler Township, PA. No. 4235 of 2026. Karen L. Bettilyon, Extr., 43382 Laurentain Terrace, Ashburn, VA 20148 or to Ryan M. Froehlich, Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044.

26-02416 Jul 17, 24, 31, 2026

Boone, Herbert L., deceased, of Upper St. Clair, PA. No. 01410 of 2026. Martin Boone, Extr., 1965 Carriage Hill Rd., Allison Park, PA 15101.

26-01372w Jul 10, 17, 24, 2026

Hogan, Shawn, deceased, of Pittsburgh, PA. No. 01374 of 2026. Judith Hogan, Admr., 313 Marose Drive, Pittsburgh, PA 15235 or to Lois M. Vitti, Esq., Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.

26-01370w Jul 10, 17, 24, 2026

James, Sr., William D. a/k/a William D. James, deceased, of Pittsburgh, PA. No. 03579 of 2026. Barbara James, Admr., 148 Cloverleaf Drive, Carnegie, PA 15106 or to Jonathan A. Orie, Esq., Orie & Zivic, 429 4th Avenue, Suite 1901, Law & Finance Building, Pittsburgh, PA 15219.

26-02359 Jul 10, 17, 24, 2026

Krithinithis, Josephine, deceased, of Coraopolis, PA. No. 03967 of 2026. Colleen Warner, Admr., 204 Duffy Drive, Coraopolis, PA 15108 or to Michael F. Santicola, Esq., Santicola, Steele & Fedeles, P.C., 722 Turnpike St., Beaver, PA 15009.

26-01365w Jul 10, 17, 24, 2026

Merigliano, Josephine, deceased, of Pittsburgh, PA. No. 03847 of 2026. Martha Merigliano, Extr., 827 Highland Avenue, Pittsburgh, PA 15215 or to Louis C. Blauth, Jr., Esq., 304 Ross Street, Suite 703, Pittsburgh, PA 15219.

26-02360 Jul 10, 17, 24, 2026

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania  
26-000459

Neil Dorsey, Plaintiff v. Lillian Davison, Defendant.

Real Estate Location:  
7616 Frankstown Avenue  
Pittsburgh, PA 15208  
Lot and Block 174-L-131  
13th Ward-Pittsburgh

#### Notice To Defend

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice and served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and judgement may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Allegheny County Bar Association  
Lawyer Referral Service

436 Seventh Avenue  
Pittsburgh, Pennsylvania 15219  
Telephone: (412) 261-5555

<http://www.acbairs.org>

Filed on Behalf of: Neil Dorsey, Plaintiff.

Counsel of Record for This Party: Franklin L. Robinson, Jr., 5907 Penn Avenue, Suite 200, Pittsburgh, Pa 15206, PA ID. No. 74464, (412) 363-6685, flrquestions@aol.com.

26-02552 Jul 24, 2026

#### Notice of Action in Quiet Title

Court of Common Pleas of Allegheny County, Pennsylvania - Civil Division  
GD-26-00603

Robert L. Averell Jr. and Barbara S. Averell, his wife, Plaintiffs v. Unknown Heirs of Edward J. Balog, deceased and Unknown Heirs of Josephine S. Balog, Defendants

To: All persons claiming any right, title or interest in the real property described below through Edward J. Balog and/or Josephine S. Balog (both deceased).

Take Notice that a Complaint to Quiet Title has been filed at the above term and number concerning the following property: 4703 Valleyfield Drive, West Deer Township, Allegheny County, Pennsylvania 15101, Tax Parcel No. 1214-J-051 (the 'Property'). Any person claiming an interest enter and file a responsive pleading within twenty (20) days of the final publication of this notice. First publication: July 9, 2026. This notice will run once a week for three consecutive weeks.

26-02378 Jul 10, 17, 24, 2026