

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, June 2, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, JUNE 2, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, JUNE 3, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, JUNE 9, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class
County New Chapter 475.

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

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

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

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

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

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

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

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

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

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

Aleppo

114. Kathleen A. Kasperik

GD-23-013942—\$4,539.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Aleppo: Having erected thereon a two-story frame townhouse being known as 104 Woodcrest Drive, Sewickley, PA 15143. Deed Book Volume 16302, Page 103, Block & Lot No. 422-H-222.

Baldwin Township

46. Kevin Flanagan, Cheryl Flanagan and Fuget Real Estate LLC

MG-24-000520—\$117,633.94
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Township of Baldwin: Having erected thereon a residential single-family dwelling being known and numbered as 632 Highridge Drive, Pittsburgh, PA 15226; Deed Book 19476. Page 252: which has a Parcel Identification Number of 97-S-230.

Bethel Park

92. Richard White

GD-22-012360—\$3,713.59
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 37 Pontiac Road, Pittsburgh, PA 15241. Deed Book Volume 17148, Page 233. Block & Lot No. 394-S-15.

115. Nanci L. Miller

MG-19-001028—\$192,461.75
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 106 Horning Road, Bethel Park, PA 15102. Deed Book 17225, Page 138. Block and Lot Number 392-B-54.

120. Charles Halpin, III as Administrator of the Estate of David J. Sims, Deceased and SJ Group

MG-24-000610—\$32,389.77
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 917 Monastery View, Bethel Park, PA 15102. Deed Book 19482, Page 581. Block and Lot Number 0773-G-00095-0000-00.

122. M. Daniel Varhola

MG-23-001041—\$299,133.72
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling being known and numbered as 1029 Surrey Woods Rd., Bethel Park, PA 15102. Deed Book Volume 4440, Page 225. Block and Lot Number 0391-R-00252-0000-00.

128. Beverly Ditulio

MG-24-000284—\$108,974.27
Colin G. L. Miller, Esq.
Bootay Bevington & Nichols, LLC
412-650-5940

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having Erected a one point five-story Cape Cod style house known as 2531 South Park Road, Bethel Park, Pennsylvania 15102. Deed Book Volume 13914, Page 522. Block and Lot No. 475-K-36.

Braddock Hills

93. John W. Glenwright

GD-19-016823—\$4,736.88
Joseph W. Gramc, Esq.
412-281-0587

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

Hills: Having erected thereon a two-story brick frame being known as 975 Wilkins Avenue, Pittsburgh, PA 15221. Deed Book Volume 7917, Page 26. Block & Lot No. 300-E-156.

Brentwood

10. Jeffrey A. Smith

MG-22-000455—\$164,187.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 236 Kaplan Avenue, Pittsburgh, PA 15227. Deed Book 16270, Page 443. Block and Lot Number 138-M-200.

73. Janet Pryor, in her capacity as Heir of Dana M. Pryor, deceased and All Unknown Heirs of Dana M. Pryor, deceased

MG-24-000463—\$138,508.97
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family dwelling being known and numbered as 360 Olanca Avenue, Pittsburgh, PA 15227. Deed Book DE-18934, Page 178. Block and Lot 188-E-200.

Bridgeville

100. Maggie C. Dean, With Notice to Heirs and Assigns

GD-17-010734—\$2,703.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a one-story two-family brick house being known as 100 Liberty Street, Bridgeville, PA 15017. Deed Book Volume 9684, Page 348. Block & Lot No. 255-K-110.

Carnegie

106. Harry E. Williams

GD-22-015400—\$2,916.67
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a one and a half story frame house being known as 545 Boquet Street, Carnegie, PA 15106. Deed Book Volume 16278, Page 148. Block & Lot No. 66-J-132.

112. Hannah R. Olstein

GD-23-011037—\$3,418.84
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story masonry frame house being known as 528 Reamer Avenue, Carnegie, PA 15106. Deed Book Volume 18493, Page 539. Block & Lot No. 104-P-88.

Castle Shannon

131. Adam J. Abriatis III, in His Capacity as Heir of Adam J. Abriatis, Jr.; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Adam J. Abriatis, Jr.

GD-24-010943—\$40,033.86
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling being known and numbered as 3550 Rosalia Avenue, Pittsburgh, PA 15234. Deed Book 14348, Page 470. Block and Lot 0249-A-00262-0000-00.

City of Clairton

113. The Estate of Bacchus L. Wright, Deceased

GD-23-009863—\$3,754.96
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton-Ward 2: Having erected thereon a one-story brick house being known as 255 Baron Avenue, Clairton, PA 15025. Deed Book Volume 3388, Page 126. Block & Lot No. 878-N-7.

Coraopolis

49. AAKAS Enterprises, LLC

GD-24-014386—\$1,310,480.72
Rachel M. Good, Esq.
Duane Morris, LLP
412-497-1000

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Coraopolis: Parcel one: Having erected thereon a commercial structure being known and numbered as 1013 4th Avenue, Coraopolis, Pennsylvania 15108, Deed Book Volume 18477, Page 593. Block and Lot 0342-E-00349-0000-000.

Parcel two: Having erected thereon a commercial structure being known and numbered as 1017 4th Avenue, Coraopolis, Pennsylvania 15108, Deed Book Volume 18477, Page 593. Block and Lot 0342-E-00352-0000-000.

Crescent

3. Douglas T. Turner

GD-22-015361—\$25,774.12
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a dwelling, known as 405 Valley View Drive, Crescent, PA 15046. Deed Book 10874, Page 278. Block and Lot Number 810-C-341.

5. Unknown Heirs of Sarah Mae Muller

GD-24-000372—\$42,503.49
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a dwelling, known as 1353 Front Street, Crescent, PA 15046. Deed Book 4855, Page 653. Block and Lot Number 702-D-111.

East Deer

126. Randi Lynn Hostetter a/k/a Randi L. Hostetter

MG-24-000916—\$105,535.91
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, East Deer Township: Having erected thereon a dwelling being known and numbered as 420 Marion St., Creighton, PA 15030. Deed Book Volume 18704, Page 242. Block and Lot Number 0841-K-00099-0000-00.

East McKeesport

29. Walter C. Frydrych, Jr.

GD-24-008608—\$11,778.36
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 1071 Messineo Avenue, East McKeesport, PA 15035. Deed Book 13978, Page 399. Block and Lot Number 547-B-056.

56. Jessica Monastiro

MG-24-000931—\$92,207.74
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 557 Helena St., East McKeesport, PA 15035. Deed Book Volume DE, VL-18126, Page 326. Block and Lot Number 0546-M-00217-0000-00.

77. Shawn M. Perry

MG-23-000050—\$59,409.86
Michael J. Clark, Esq.
484-575-2201

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 1333 Wilmerding Avenue, East McKeesport, PA 15035. Deed Book Volume 12244, Page 535. Block and Lot Number 0547-J-00232-0000-00.

Edgewood

133. Sophia Stephens

GD-25-001104—\$4,442.19
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Edgewood: Having erected thereon a two-story frame house being known as 828 Walnut Street, Pittsburgh, PA 15221. Deed Book Volume 16021, Page 210. Block & Lot No. 176-M-111.

Elizabeth Borough

58. Toni M. Miller

MG-24-000874—\$77,347.66
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 510 4th Avenue, Elizabeth, PA 15037. Deed Book Volume 18549, Page 549. Block and Lot Number 1133-R-222.

Elizabeth Township

33. Christian L. Hyman, solely in capacity as heir of Hector L. Hyman, Deceased, Jennine I. Hyman a/k/a Jeanine I. Hyman, solely in capacity as heir of Hector L. Hyman, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Hector L. Hyman, Deceased

MG-24-000676—\$132,826.07
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 1102 Clydesdale Avenue, McKeesport, Pennsylvania 15135. Deed Book Volume 18736, Page 434. Instrument Number 2021-44193, Block and Lot Number 652-G-351.

Etna

99. Sparkling Alaina, LLC

GD-23-000832—\$3,265.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a commercial funeral home being known as 333 Butler Street, Pittsburgh, PA 15223. Deed Book Volume 17121, Page 134. Block & Lot No. 167-K-15.

Fox Chapel

84. New Frontier Influence Corp.

GD-23-008944—\$889,563.69
 Matthew J. Rifino, Esq.
 302-984-6300

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Fox Chapel: Having erected thereon a dwelling known and numbered as 15 Chapel Ridge Road, Pittsburgh, PA 15238. Deed Book 18131, Page 217, Block / Lot No. 0526-F-00150-0000-00.

Franklin Park

8. Joanne E. Lazar a/k/a Joanne Lazar and Charles T. Lazar, Jr. a/k/a Charles T. Lazar

MG-18-000025—\$291,725.87
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a dwelling being known and numbered as 1564 Goldbaugh Lane, Wexford, PA 15090. Deed Book 14431, Page 115. Block and Lot Number 1069-F-348.

Hampton

132. Maggie Sickendollar, with Notice to Heirs and Assigns and All Unknown Owners of an Interest in Certain 2,500 Square Foot of Vacant Land on Grand Avenue in Hampton Township known as Block & Lot 719-P-241

GD-25-001103—\$2,971.10
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Being thereon vacant land known as Grand Avenue, Allison Park, PA 15101. Allison Park Plan Lot No. 193, Plan Book Volume 8, Page 318. Block & Lot No. 719-P-241.

Harrison

103. R. Katherine Jacobs

GD-23-010750—\$2,711.85
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a one story brick condominium unit in Harrison Township, known as 2 Revere Road, Natrona Heights, PA 15065. Deed Book Volume 17085, Page 371. Block & Lot No. 2204-B-35-A002.

Ingram

91. Roberta K. Hendrick & Devanie J. Sites

GD-17-008118—\$5,169.23
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a two story frame house known as 89 Berry Street, Pittsburgh, PA 15205. Deed Book Volume 12534, Page 169. Block & Lot No. 70-H-334.

Jefferson Hills

23. Shawna Leigh Smith

MG-24-000984—\$293,528.79
 MDK Legal
 614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Parcel 1: Having erected a dwelling being known and numbered as 227 Meadowfield Lane, Clairton, PA 15025 a/k/a 227 Meadowfield Lane, Jefferson Hills, PA

15025, Document Number 2018-19512, Deed Book Volume 17265, Page 180. Block and Lot Number 0661-C-00100-0000-00.

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

Kennedy

62. Erik K. Prunczik a/k/a Erik Prunczik, Kristy L. Prunczik a/k/a Kristy Prunczik

MG-24-000269—\$140,662.22
 KML Law Group, P.C.
 215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling being known and numbered as 139 North Vireo Drive, McKees Rocks, PA 15136. Deed Book 13529, Page 51. Block and Lot Number 110-A-178.

Leet

87. Smithfield Holdings, Inc.

GD-23-005441—\$8,317.85
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Leet: Having erected thereon a two story frame house being known as 5 Ambridge Avenue, Ambridge, PA 15003. Deed Book Volume 17653, Page 480. Block & Lot No. 934-K-6.

Leetsdale

102. Darrell V. Kimbrough & Linda A. Kimbrough and the United States of America

GD-23-000567—\$7,001.51
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Leetsdale: Having erected thereon a two-story brick row house being known as 73 Broad Street, Leetsdale, PA 15056. Deed Book Volume 11492, Page 401. Block & Lot No. 704-B-6.

City of McKeesport

95. Do It Yourself Homes, LLC

GD 23-004653—\$4,358.11
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport-Ward 7: Having erected thereon a two-story two-family brick house, known as 2112 Jenny Lind Street, McKeesport, PA 15132. Deed Book Volume 18244, Page 160. Block & Lot No. 382-M-16.

96. Robert C. Crenshaw, with Notice to Heirs and Assigns & Telisa R. Sostoric

GD-23-003730—\$7,175.60
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport-Ward 11: Having erected thereon a one and a half story frame house being known as 2610 Riverview Street, McKeesport, PA 15132. Deed Book Volume 14530, Page 382. Block & Lot No. 381-P-280.

97. St Angelo's Manor, LLC and the United States of America

GD-24-002133—\$6,283.19
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport-Ward 5: Parcel #1: Having erected thereon a commercial nursing home being known as 621 Petty Street, McKeesport, PA 15132.

Deed Book Volume 15830, Page 517. Block & Lot No. 307-P-33.

Parcel #2: Having erected thereon a two-story brick house being known as 623 Petty Street, McKeesport, PA 15132. Deed Book Volume 15830, Page 517. Block & Lot No. 307-P-35.

121. Andrea R. Iapalucci

MG-25-000071—\$23,518.11
 Carolyn Treglia, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 6th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 513 Park Street, McKeesport, PA 15132. Deed Book Volume 14234, Page 435. Block and Lot Number 0307-M-00165-0000-00.

McKees Rocks

38. Peggy Steedley a/k/a Peggy Boylan, Individually, and in Her Capacity as Heir of Shirley F. Steedley; Randolph Steedley, in His Capacity as Heir of Shirley F. Steedley; Shelby Steedley, in Her Capacity as Heir of Shirley F. Steedley; Gregory Steedley, in His Capacity as Heir of Shirley F. Steedley; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Shirley F. Steedley

MG-19-000977—\$88,579.97
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 1027 1st Street, McKees Rocks, PA 15136. Deed Book Volume 12798, Page 246. Block and Lot 0072-M-00115-0000-00.

125. Christopher Lee Williams; Dana Donice Brown Williams

MG-24-000069—\$51,585.19
 Carolyn Treglia, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 307 Ella Street, McKees Rocks, PA 15136. Deed Book Volume 15952, Page 73. Block and Lot Number 0074-R-00222-0000-00.

Monroeville

1. 2 Sons Investor Solutions, LLC

GD-24-007856—\$17,420.21
 Elizabeth P. Sattler, Esq.
 412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a commercial building, known as 170 Jamison Lane, Monroeville, PA 15146. Deed Book 19059, Page 135. Block and Lot Number 639-L-49.

2. Vito Latronica, Jr. and Kayla Latronica

GD-24-006307—\$15,840.12
 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 252 Speelman Lane, Monroeville, PA 15146. Deed Book 17776, Page 4. Block and Lot Number 543-M-10.

78. Unknown heirs, devisees and personal representatives of Audrey M. Edmundson and his, her, their or any of their successors in right, title and interest and United States of America

MG-20-000379—\$231,150.16
 Emmanuel J. Argentieri, Esq.
 856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville (formerly Borough of Monroeville): Having erected thereon a dwelling being known and numbered as 4415 McKenzie Drive, Monroeville, PA 15146. Deed Book Volume 7303, Page 515. Block and Lot Number 854-K-012.

124. Andrew Griffin a/k/a Andrew N. Griffin a/k/a Neil Andrew Griffin

MG-25-000022—\$86,149.39
 Carolyn Treglia, Esq.
 Brock & Scott, PLLC
 844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 112 Meadow Gap Dr., Monroeville, PA 15146. Deed Book Volume 13001, Page 139. Block and Lot Number 0544-L-00313-0003-00.

134. United States of America, James Bezts, Known Heir of Shirley Louise Bezts, Steven P. Mitchell and Unknown Heirs of Elaine Louise Penney D'Amico

GD-24-011053—\$7,438.01
 Joseph W. Gramc, Esq.
 412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a two story brick house known as 255 Rosecrest Drive, Monroeville, PA 15146. Deed Book Volume 13129, Page 338. Block & Lot No. 640-H-316.

Moon

4. Scott Ramsey

GD-24-001008—\$35,612.24
 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 104 Shippen Drive, Coraopolis, PA 15108. Deed Book 13411, Page 512. Block and Lot Number 597-N-334.

Mt. Oliver

76. Real Deals, LLC c/o James Dolan

GD-24-011958—\$210,546.17
 Stephen M. Hladik, Esq.
 Hladik, Onorato and Federman, LLP
 215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mount Oliver: Having erected thereon a single family residential dwelling being known and numbered as 119 Margaret Street, Pittsburgh, PA 15210. Deed Book Volume 18478, Page 489. Block and Lot Number 33-G-172.

North Fayette

35. Thomas M. Young

MG-24-000795—\$166,645.76
 Powers Kirn, LLC
 215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling being known and numbered as 408 Emily Lane, McDonald, Pennsylvania 15057. Deed Book Volume 15860, Page 407, Instrument Number 2015-1547, Block and Lot Number 584-R-13.

65. Mark Uniatowski a/k/a Mark J. Uniatowski

MG-22-000886—\$207,938.64
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Fayette: Having erected thereon a dwelling being known and numbered as 123

Champion Street, McDonald, PA 15057.
Deed Book Volume 8297, Page 24. Block and
Lot 0583-E-00008-0000-00.

North Versailles

27. Gary Raymond Douglas and Paul Richard Douglas

GD-23-009035—\$24,022.97
Amanda L. Mulheren, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 3102 Orris Road, North Versailles, PA 15137. Deed Book 13042, Page 326. Block and Lot Number 459-E-059.

28. Bernard R. Blake, Jr. and Angela R. Blake

GD-23-012399—\$54,627.37
Amanda L. Mulheren, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling being known and numbered as 526 Lawrence Avenue, North Versailles, PA 15137. Deed Book 6514, Page 146. Block and Lot Number 459-H-067.

59. Lori Guyaux, as Known Heir of Helen M. Guyaux and William E. Guyaux, All Known and Unknown Heirs of Helen M. Guyaux, All Known and Unknown Heirs of William E. Guyaux

MG-23-000478—\$56,939.77
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a dwelling known and numbered as: 118 Delaware Ave., North Versailles, PA 15137. Deed Book Volume 15507, Page 69. Block/Lot # 458-S-322.

123. Shae E. Rodgers, in Her Capacity as Administratrix of the Estate of Christopher E. Rodgers, Deceased

MG-24-000834—\$99,060.99
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 1215 Denning Way, North Versailles, PA 15137-2610. Deed Book Volume 14368, Page 530. Block and Lot Number 0645-L-00318-0000-00.

O'Hara

94. Linda S. Lutz

GD-18-015694—\$2,497.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a two-story brick house being known as 55 Kittanning Pike, Pittsburgh, PA 15215. Deed Book Volume 6201, Page 417. Block & Lot No. 168-B-70.

Penn Hills

21. Christen Brundage, as Executor of the Estate of Cathryn B. Brundage

MG-24-000987—\$83,809.50
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 5819 Saltsburg Road, Verona, PA 15147. Document Number 2017-11125, Deed Book Volume 16768, Page 262. Block and Lot Number 0447-P-00017-0000-00.

31. Judith Woodydy, Executrix of the Estate of Gretchen L. Grotke a/k/a Gretchen Lee Grotke a/k/a Gretchen Grotke, Kurt Grotke, individually and as Heir of Gretchen L. Grotke a/k/a Gretchen Lee Grotke a/k/a Gretchen Grotke and as Heir of Catherine Grotke, Unknown Heirs, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Catherine Grotke, and Unknown Heirs, Successors, Assigns, and all Persons, Firms or Associations Claiming Right, Title or Interest from or under Gretchen L. Grotke a/k/a Gretchen Lee Grotke a/k/a Gretchen Grotke

MG-22-001009—\$57,602.83
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 721 6th Street, Verona, PA 15147. Deed Book Volume 16187, Page 267. Block and Lot Number 445-J-156.

41. Pricilla A. Stewart, as Administratrix of the Estate of John S. Cephas and Unknown Heirs of John S. Cephas, Deceased

MG-24-000464—\$57,619.98
Lois M. Vitti, Esq.
412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family dwelling being known and numbered as 6909 Saltsburg Road, Pittsburgh, PA 15235. Deed Book DE-14304, Page 423. Block and Lot 634-J-377.

68. Radeana T. Poole

GD-24-008632—\$103,915.59
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 9720 Frankstown Road, Pittsburgh, PA 15235. Deed Book 13078, Page 471. Block and Lot Number 296-C-376.

70. James D. Zeilfelder

GD-24-009811—\$16,782.98
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 7729 Tyler Road, Verona, PA 15147. Deed Book 12320, Page 550. Block and Lot Number 230-B-133.

71. The Unknown Heirs of Henry J. Zeilfelder, Deceased

GD-24-009805—\$20,393.98
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Being all that vacant land known as Tyler Road, Verona, PA 15147. Deed Book 2143, Page 635. Block and Lot Number 230-B-110.

111. David R. Delaplaine

GD-24-008384—\$3,103.70
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 frame house being known as 518 Hamil Road, Verona, PA 15147. Deed Book Volume 9584, Page 513. Block & Lot No. 446-S-189.

127. Claudia Yates-Raeoford

GD-16-015347—\$42,296.11
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 7740 Pershing Street, Pittsburgh, PA 15235 a/k/a 7740 Pershing Street, Penn Hills, PA 15235. Document Number 2019-2268, Deed Book Volume 17501, Page 314. Block and Lot Number 0230-P-00062-0000-00.

Pleasant Hills

17. Kayla Marie Conroy and William Caleb Zbozny-Del Percio

MG-24-000054—\$158,036.62
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 68 W. Bruceton Rd., Pittsburgh, PA 15236. Deed Book Volume 18155, Page 107. Block and Lot 0471-E-00124-0000-00.

30. Donald R. Garrett, II

MG-24-000909—\$46,492.84
Michelle Pierro, Esq.
Tucker Arensberg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Parcel #1 (A): Having erected thereon a dwelling known and numbered as 471 Hi Tor Dr., Pittsburgh, PA 15236. Deed Book Volume 13478, Page 242. Block & Lot #: 562-A-71.

Parcel #2 (B): Being vacant land known as Yarrow Lane, Pittsburgh, PA 15236. Deed Book Volume 13478, Page 242. Block & Lot #: 562-A-65-1.

Plum

6. Diane T. Reitz, With Notice to Heirs, Owners, and Reputed Owners

GD-19-005075—\$97,825.16
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 667 Harborview Drive, Pittsburgh, PA 15239. Deed Book 5078, Page 581. Block and Lot Number 1103-S-38.

20. Aaron S. Robbins and Suzanne M. Robbins

MG-24-000883—\$166,551.61
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 218 Great Smokey Drive, Pittsburgh, PA 15239. Document Number 2018-18975, Deed Book Volume 17260, Page 176. Block and Lot Number 1239-J-00397-0000-00.

24. Mark Schmiedel and Regina M. Schmiedel

GD-24-000381—\$10,461.61
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling, known as 401 Shelbourne Drive, Pittsburgh, PA 15239. Deed Book 8315, Page 453. Block and Lot Number 741-D-375.

Port Vue

13. Gary Bence a/k/a Gary L. Bence

MG-24-000850—\$51,291.69
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1419 Washington Blvd., McKeesport, PA 15133. Deed Book 12925, Page 167. Block and Lot Number 383-N-2.

16. Lauren C. Williams

GD-24-009484—\$112,579.30
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1317 New York Ave., McKeesport, PA 15133. Deed Book Volume 19338, Page 530. Block and Lot 0466-B-00087-0000-00.

19. James Richel a/k/a James P. Richel and Jaime Richel a/k/a Jaime L. Richel

MG-19-000965—\$89,896.73
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 909 Monroe Avenue, McKeesport, PA 15133. Document Number 2009-7746, Deed Book Volume 13897, Page 542. Block and Lot Number 0383-B-00327-0000-00.

130. Kenneth L. Stroud

GD-24-008412—\$194,386.76
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 1713 Port Vue Ave., McKeesport, PA 15133. Deed Book Volume 19255, Page 325. Block and Lot 0466-M-00025-0000-00.

Richland

105. John Boyle, with Notice to Heirs and Assigns

GD-23-011711—\$11,698.46
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 6000 Station Hill Road, Gibsonia, PA 15044. Deed Book Volume 17325, Page 386. Block & Lot No. 2005-G-223.

Robinson

44. Stacey Dzurenda

MG-24-000295—\$208,716.84
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Robinson: Having erected thereon a dwelling being known and numbered as 282 Coraopolis Road, Coraopolis, PA 15108. Deed Book Volume 18251, Page 16. Block and Lot Number 211-S-153.

Ross

14. Arlene F. D'Angelo

MG-23-001145—\$46,283.02
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 113 Meadow Ct., Pittsburgh, PA 15229. Deed Book Volume 8053, Page 426. Block and Lot 0279-P-00008-0000-00.

48. Margaret E. Hipsley

MG-24-000118—\$122,762.45
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania,

County of Allegheny, and Township of Ross: Having erected thereon a residential single-family dwelling being known and numbered as 30 E. Orchard Avenue, Pittsburgh, PA 15202; Deed Book 5010, Page 101; which has a Parcel Identification Number of 161-E-221.

- 83. Thomas M. Kelly and Dorothy M. Kelly**
AR-23-001146—\$42,388.62
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Ross Township: Having erected thereon a Woodbridge Condominium Association condominium unit being known and numbered as 201 Queensberry Court, Pittsburgh, PA 15237. Deed Book 12443, Page 129, Block and Lot Number 282-B-342-E201.

Scott

- 9. Terrance L. Cassidy**
MG-23-000203—\$222,059.81
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 603 Lindsay Road, Carnegie, PA 15106. Deed Book 17041, Page 120. Block and Lot Number 143-A-52.

- 15. Carol Ann Sleigher**
MG-24-000231—\$247,442.22
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a dwelling being known and numbered as 1963 Worcester Dr., Pittsburgh, PA 15243. Deed Book Volume 18893, Page 154. Block and Lot 0195-S-00112-0000-00.

- 74. Kevin F. Landy, as Administrator of the Estate of Laura A. Landy a/k/a Laura Ann Landy, Deceased**
MG-24-000934—\$100,040.41
Stephen M. Hladik, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Having erected thereon a single family residential dwelling being known and numbered as 2075 Borland Road, Pittsburgh, PA 15243. Deed Book Volume 10467, Page 502. Block and Lot Number 254-D-50.

South Fayette

- 25. Michael R. Ewansik**
AR-23-002686—\$29,664.23
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a Hunting Ridge No. 6 Condominium Association condominium unit being known and numbered as 2467 Brook Ledge Road, #23B, Bridgeville, PA 15017. Deed Book 17165, Page 318. Block and Lot Number 481-R-474-23B.

- 26. Nance J. Steranka**
AR-19-003025—\$25,696.91
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 and Hunting Ridge No. 1 Condominium Association condominium unit being known and numbered as 321 Ridge Point Circle, Apt. 12, Bridgeville, PA 15017. Deed Book 19410, Page 383. Block and Lot Number 572-C-101-12B.

- 55. Kathy L. Rees and Perry S. Rees**
MG-22-000771—\$226,904.55
Jeff Calcagno, 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 101 Petricca Dr., McDonald, PA 15057. Deed Book Volume 14361, Page 245. Block and Lot Number 0257-H-00002-0000-00.

- 67. Karen Bushmire as Administratrix of the Estate of Frank M. Bushmire, Sr.**
MG-23-000494—\$136,676.65
Robert Fiacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, South Fayette Township: Having erected thereon a dwelling being known and numbered as 535 Main Street, Sturgeon, PA 15082. Deed Book Volume 19362, Page 76. Block and Lot Number 0583-B-00021-0000-00.

- 75. Barbara Ann Kepple, as Surviving Heir of Robert J. Barufaldi, Deceased; Beth Ann Hemans, as Surviving Heir of Robert J. Barufaldi, Deceased; and Unknown Surviving Heirs of Robert J. Barufaldi, Deceased**
MG-25-000020—\$424,466.81
Stephen M. Hladik, Esq.

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a single family residential dwelling being known and numbered as 3143 Robinson Run Road, McDonald, PA 15057. Deed Book Volume 3792, Page 7. Block and Lot Number 583-G-1.

- 81. Jason L. Katz and Denise Smith**
AR-24-005115—\$6,131.32
Fred C. Jug, Jr., Esq.
412-255-6500

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

- 82. Nance J. Steranka**
AR-19-003027—\$11,663.44
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 townhouse being known and numbered as 848 Wheatland Circle, Bridgeville, PA 15017. Deed Book 19410, Page 388, Block and Lot Number 481-N-184.

- 88. Notes Forever, Inc.**
GD-22-013249—\$3,942.04
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a two-story frame house known as 24 Allegheny Avenue, Cuddy, PA 15031. Deed Book Volume 18944, Page 432. Block & Lot No. 325-R-70.

South Park

- 101. Dale G. Hess & Sharon M. Hess**
GD-24-006814—\$2,948.53
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a one-story frame house being known as 3088 Piney Bluff Drive, South Park, PA 15129. Deed Book Volume 8363, Page 536. Block & Lot 1008-D-50.

- 108. Brandon Lord**
GD-24-006823—\$2,286.52
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Park: Having erected thereon a two-story brick house being known as 6137 Brownsville Road, Pittsburgh, PA 15236. Deed Book Volume 16584, Page 288. Block & Lot 564-C-192.

Springdale

- 107. William W. Horner & Kimberly A. Horner**
GD-23-003608—\$3,564.94
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Springdale: Having erected thereon a one-story frame house being known as 356 Moyhend Street, Springdale, PA 15144. Deed Book Volume 11044, Page 267. Block & Lot No. 732-K-267.

Stowe

- 18. Robert Francis Smith**
GD-24-012348—\$62,520.37
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered as 1300 Pine Hollow Rd., McKees Rocks, PA 15136. Deed Book Volume 12683, Page 340. Block and Lot 0073-N-00071-0000-00.

- 86. Salvatore A. Lauria**
MG-24-000471—\$28,494.68
Shnayder Law Firm, LLC
215-834-3103

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling being known and numbered 108 Caldwell Street, McKees Rocks, PA 15136. Deed Book Volume 14248, Page 443. Block and Lot Number 73-L-322.

Swissvale

- 60. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of David Clemons a/k/a David A. Clemons, Deceased**
GD-24-012173—\$32,858.06
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a dwelling being known and numbered as 2462 Scott Way, Pittsburgh, PA 15218. Deed Book Volume 17357, Page 510. Block and Lot Number 235-N-372.

- 89. Cheryl L. Greenstein, Michael B. Greenstein and the United States of America**
GD-23-006203—\$9,251.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story two-family brick house being known as 8012 Westmoreland Avenue, Pittsburgh, PA 15218. Deed Book Volume 11916, Page 486. Block & Lot No. 234-J-85.

- 104. Jan M. Roth, Individually and as Executrix of the Estate of Randall Roth a/k/a Randall Roth, Deceased & Ronald Roth**
GD-19-006356—\$6,546.18
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a one-story commercial building being known 335

Pittsburgh Street, Springdale, PA 15144. Deed Book Volume 10942, Page 63. Block & Lot No. 627-R-70.

Versailles

- 98. 2022 Holdings Incorporated**
GD-23-012430—\$2,546.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Versailles: Having erected thereon a three-story commercial building being known as 4901 Walnut Street, McKeesport, PA 15132. Deed Book Volume 19175, Page 527. Block & Lot No. 653-A-7.

West Deer

- 50. Timothy A. McCully and Bobbi Jo McCully**
GD-23-003055—\$58,624.34
Amanda L. Mulhern, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a dwelling being known and numbered as 34 Quigley Road, Cheswick, PA 15024. Deed Book 9201, Page 439. Block and Lot Number 1359-H-359.

West Mifflin

- 12. Jason Terzich**
MG-25-000010—\$55,311.54
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 406 Rhodes Avenue, West Mifflin, PA 15122. Deed Book 16123, Page 445. Block and Lot Number 240-S-165.

- 40. Sarah M. McClain and Michael S. Kominsky**
MG-24-000982—\$62,132.06
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 227 Mellon Street, West Mifflin, PA 15122. DBV 15490, PG. 496, B/L #306-B-266.

- 109. Tara Romanowski & Kenneth Weiss**
GD-19-009127—\$2,572.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick house being known as 471 Dennison Drive, West Mifflin, PA 15122. Deed Book Volume 13275, Page 54. Block & Lot 386-S-29.

- 110. Mary Ann Jordan, with Notice to Heirs and Assigns**
GD-23-010460—\$3,031.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a one-story brick house being known as 323 Livingston Road, West Mifflin, PA 15122. Deed Book Volume 15394, Page 25. Block & Lot 386-B-211.

White Oak

- 36. David S. Schork and Kellie J. Schork**
MG-23-000839—\$54,877.05
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known

and numbered as 1412 Kansas Ave., McKeesport, PA 15131. Deed Book Volume 11159, Page 151. Block and Lot 0461-H-00374-0000-00.

129. Denise Kelly

MG-22-000683—\$71,409.16
Robert P. Wendt, Esq.
914-219-5787 x 490

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.

Whitehall

22. Adam Jenkins

MG-24-000890—\$319,687.85
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 1253 Earlford Drive, Pittsburgh, PA 15227. Document Number 2019-20788, Deed Book Volume 17689, Page 413. Block and Lot Number 0247-C-00194-0000-00.

Wilkins

64. Shawn M. Giba, in His Capacity as Heir of Gerald R. Giba; Debra Carlson a/k/a Deborah Giba, in Her Capacity as Heir of Gerald R. Giba; Therisa Wathen a/k/a Therisa Giba, in Her Capacity as Heir of Gerald R. Giba; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Gerald R. Giba

MG-21-000217—\$122,382.28

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

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a dwelling being known and numbered as 211 Wallace Avenue, East Pittsburgh, PA 15112. Deed Book Volume 5410, Page 689. Block and Lot 0373-S-00234-0000-00.

Wilkinsburg

69. Wood Street Real Estate Trust

GD-24-004860—\$201,197.39
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a commercial office/retail over building being known and numbered as 900 Wood Street, Pittsburgh, PA 15221. Deed Book 12109, Page 85. Block and Lot Number 176-D-302.

72. Matthew Sturdivant, III, Administrator of the Estate of Matthew Sturdivant, Deceased

GD-21-004936—\$12,766.04
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 1515 Weinman Street, Pittsburgh, PA 15221. Deed Book 5938, Page 484. Block and Lot Number 232-S-38.

135. Harold Gassette

GD-24-014812—\$35,245.83
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 1817 Montier Street, Pittsburgh, PA 15221. Deed Book 10656, Page 389. Block and Lot Number 232-H-254.

136. Deborah Rose Betts

GD-24-014826—\$17,595.02
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 1842 Montier Street, Pittsburgh, PA 15221. Deed Book 13772, Page 412. Block and Lot Number 232-H-272.

137. Josephine Zellous

GD-24-014716—\$12,233.83
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a row house dwelling being known and numbered as 1616 Montier Street, Pittsburgh, PA 15221. Deed Book 4670, Page 7. Block and Lot Number 232-L-388-C.

138. Sherice M. Livingston

GD-24-014974—\$2,630.08
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 1940 Laketon Road, Pittsburgh, PA 15221. Deed Book 12008, Page 374. Block and Lot Number 297-E-223.

139. Andrea D. Adams

GD-24-014819—\$4,486.61
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 1557 Marie Street, Pittsburgh, PA 15221. Deed Book 12948, Page 561. Block and Lot Number 297-E-200.

Pittsburgh—3rd Ward

34. Robert J. Russell and Dana K. Williams

MG-24-000841—\$91,495.63
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the City of Pittsburgh: Having erected thereon a Condominium Unit in The Tower a Condominium at Chatham Center, being known and numbered as 112 Washington Place, Unit 2E, Pittsburgh, Pennsylvania 15219. Deed Book Volume 11493, Page 558. Block and Lot 2-F-175-25.

Pittsburgh—10th Ward

37. Mary Ann Koch, in Her Capacity as Heir of Frances E. Bosser; Gloria Priam-Crump, in Her Capacity as Heir of Frances E. Bosser; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Frances E. Bosser

MG-24-000080—\$169,807.82

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

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5201 Wellesley Ave., Pittsburgh, PA 15206. Deed Book Volume 9385, Page 539. Block and Lot 0082-J-00073-0000-00.

117. William E. Summers, III and Nakesha Tyler

MG-21-000049—\$174,604.06
Robert Fiacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having erected thereon a dwelling being known and numbered as 6925 Greenwood Street, Pittsburgh, PA 15206. Deed Book Volume 13631, Page 54. Block and Lot Number 0121-K-00313-0000-00.

Pittsburgh—11th Ward

32. Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased

MG-24-000519—\$83,243.76
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 11th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 5498 Black Street, Pittsburgh, PA 15206. Deed Book Volume 9050, Page 628. Block and Lot Number 83-E-76.

Pittsburgh—13th Ward

54. Albert Humphries; Essie Humphries; Ethel Louise Mitchell, Heir in Her Capacity to the Estate of Lewis R. Mitchell, Sr., Deceased; Lewis Mitchell, Jr., Heir in His Capacity to the Estate of Lewis R. Mitchell, Sr., Deceased; Anthony Mitchell, Heir in His Capacity to the Estate of Lewis R. Mitchell, Sr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right Title or Interest From or Under Lewis R. Mitchell, Sr., Deceased

MG-23-000523—\$34,172.12
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 7926 Inglenook Pl., Pittsburgh, PA 15208. Deed Book Volume 15773, Page 358. Block and Lot Number 0175-D-00163-0000-00.

Pittsburgh—17th Ward

52. John B. Wong, Jr.

MG-24-000529—\$83,149.68
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 8 Monastery St., Pittsburgh, PA 15203. Deed Book Volume 16698, Page 550. Block and Lot Number 0014-D-00009-0000-00.

80. John R. Gehlert, Jr., Heir to the Estate of Sandra E. Kamasinski a/k/a Sandra Ellen Kamasinski, Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Sandra E. Kamasinski a/k/a Sandra Ellen Kamasinski, Deceased

MG-24-000244—\$195,602.92
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1913 Fox Way, Pittsburgh, PA 15203. Deed Book Volume 7541, Page 335. Block and Lot Number 0012-F-00050-0000-00.

Pittsburgh—19th Ward

51. Rose M. Jones

MG-19-000590—\$72,507.87
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 378 Fernhill Avenue, Pittsburgh, PA 15226. Deed Book Volume 10099, Page 145. Block and Lot Number 0061-E-00104-0000-00.

Pittsburgh—21st Ward

116. Madeline C. Mitchum

MG-23-001156—\$19,140.54
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1215 West North Avenue, Pittsburgh, PA 15233. Deed Book Volume 9183, Page 164. Block and Lot 0007-C-00019-000A-00.

Pittsburgh—23rd Ward

118. Thomas J. Rosselot and Elaine K. Rosselot

MG-23-000316—\$154,043.02
Gary W. Darr, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward, City of Pittsburgh: Having erected thereon a two story residential row house known as 1 023 Vinial Street, Pittsburgh, PA 15212. Deed Book Volume 11743, Page 531. Block & Lot No. 24-K-353.

Pittsburgh—24th Ward

85. Diane L. Smoulder

MG-24-000603—\$9,316.89
Robert P. Wendt, Esq.
914-219-5787 x 490

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and Twenty Fourth Ward in the City of Pittsburgh. Having erected thereon a residential single-family dwelling being known and numbered as 1146 Admiral Street, Pittsburgh, PA 15212. Deed Book Volume 4516, Page 95; which has a Block and Lot Number of 047-R-329.

Pittsburgh—27th Ward

39. William C. Kushik, as Believed Heir and Administrator of the Estate of William D. Kushik, Coleen Buell, as Believed Heir and Administrator of the Estate of William D. Kushik and Unknown Heirs of the Estate of William D. Kushik and Unknown Administrators of the Estate of William D. Kushik

MG-22-000900—\$81,741.91
Jeffrey R. Lalama, Esq.
Meyer, Unkovic & Scott, LLP
412-456-2876

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a dwelling being known and numbered as 3912 Kleber Street, Pittsburgh, Pennsylvania 15212. Deed Book Volume 4651, Page 23. Block and Lot Number 0114-G-00122-0000-00.

53. Justin Senchisen, Known Heir of John Senchisen, Deceased; Unknown Heirs, Successors, Assigns, and All Persons,

Firms, or Associations Claiming Right, Title or Interest From or Under John Senchisen

MG-24-000485—\$149,949.50

Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Parcel One: Having erected thereon a dwelling being known and numbered as 1109 Flora St., Pittsburgh, PA 15212. Deed Book Volume 19334, Page 77. Block and Lot Number 0115-A-00214-0000-00.

Parcel Two: Vacant land being known as Flora St., Pittsburgh, PA 15212. Deed Book Volume 19334, Page 77. Block and Lot Number 0115-A-00213-0000-00.

66. Susan Schley

MG-24-000126—\$181,731.47

Robert Fiacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh; 27th Ward, Having erected thereon a dwelling being known and numbered as 3647 Wealth Street, Pittsburgh, PA 15212. Deed Book Volume 9012, Page 391. Block and Lot Number: 0114-N-00229-0000-00.

79. Michael F. McNamara and Deborah McNamara

GD-24-003652—\$105,406.65

Robert E. Smithson, Jr., Esq.
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a Residential Auxiliary Building being known and numbered as 1114 Grand Avenue, Pittsburgh, PA 15212. Deed Book Volume 11005, Page 257. Block and Lot Number 76-K-103.

119. Ferrell Holdings LLC

GD-24-01128—\$145,586.12

Robert Fiacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 27th Ward: Having erected thereon a dwelling being known and numbered as 2812 Wadlow Street, Pittsburgh, PA 15212 more fully described in Deed Book 17937, Page 209. Lot and Block: 0045-B-00013-0000-00.

Pittsburgh—28th Ward

11. Pamela Lenhart a/k/a Pamela K. Lenhart

MG-24-000623—\$166,375.53

KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Parcel One: Having erected thereon a dwelling being known and numbered as 1420 Barr Avenue, Pittsburgh, PA 15205. Deed Book Volume 18944, Page 578, Block and Lot Number 40-L-101.

Parcel Two: Having thereon a vacant land being known and numbered as 1420 Barr Avenue, Pittsburgh, PA 15205. Deed Book Volume 18944, Page 578, Block and Lot Number 40-L-102.

42. Christine M. Logsdon f/k/a Christine M. LaFace and the Secretary of Housing and Urban Development

MG-25-000032—\$79,396.98

Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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

Pittsburgh: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 1226 Denisonview Street, Pittsburgh, PA 15205. Deed Book Volume 14494, Page 212. Block and Lot Number 19-J-230.

Parcel No. 2: Being a vacant lot of land known and numbered as Denisonview Street, Pittsburgh, PA 15205. Deed Book Volume 14494, Page 212. Block and Lot Number 19-N-210.

Parcel No. 3: Being a vacant lot of land known and numbered as Denisonview Street, Pittsburgh, PA 15205. Deed Book Volume 14494, Page 212. Block and Lot Number 19-N-211.

Pittsburgh—31st Ward

57. William J. Beu, in His Capacity as Administrator and Heir of the Estate of William O. Beu

MG-23-001102—\$130,946.54

Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4900 Plaport St., Pittsburgh, PA 15207. Deed Book Volume 15475, Page 559. Block and Lot Number 0184-A-00325-0000-00.

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.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
May 8, 2025
May 9, 16, 23, 2025

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

Estate Notice

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

Allen, Marian J., deceased, of Oakmont, PA. No. 02764 of 2025. Sara Allen, Extr., 600 Delaware Avenue, Oakmont, PA 15139 or to Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668.
25-01743 May 9, 16, 23, 2025

Bardakos, Priscilla J. a/k/a Priscilla J. Perrone, deceased, of Shaler Township, PA. No. 6421 of 2024. Christopher Bardakos, Extr., 127 Tartan Road, Gibsonia, PA 15044 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.
25-00925w May 9, 16, 23, 2025

Brown, Magdalen M. a/k/a Magdalen Mary Brown, deceased, of Monroeville, PA. No. 01318 of 2025. Michael Brown, Admr. c.t.a., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.
25-01738 May 9, 16, 23, 2025

Farrell, Jacqueline F., deceased, of McKeesport, PA. No. 02802 of 2025. Jillian Delmaster, Admr., 101 Cathedral Ct., Carnegie, PA 15106 or to Andrew M. Kuzma, Esq., 200 N. Second Avenue, Elizabeth, PA 15037.
25-01745 May 9, 16, 23, 2025

Flanigan, James, deceased, of McKeesport, PA. No. 02737 of 2025. Susan Jane Driver, Extr., 8785 Kuhn Road, Greencastle, PA 17225 or to Natalie Piscione, Esq., Covelli & Piscione Law Offices, P.C., 357 Regis Avenue, Ste. 1, Pittsburgh, PA 15236.
25-01741 May 9, 16, 23, 2025

Gosnell, David R., deceased, of Penn Hills, PA. No. 02445 of 2025. Sara Celender, Admr., 134 Granite Ridge Circle, Mars, PA 16046 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.
25-01736 May 9, 16, 23, 2025

Green, Helen J., deceased, of Monroeville, PA. No. 02038 of 2025. Jason S. Green, Admr. c.t.a., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.
25-01737 May 9, 16, 23, 2025

Hood, Richard M. a/k/a Richard Marshall Hood, deceased, of Monroeville, PA. No. 02146 of 2025. Francine S. Bovard, Extr., 20 Morningtide Ct., Monroeville, PA 15146 or to Nicole L. Phatak, Esq., Clark Hill PLC, 301 Grant Street, 14th Fl., One Oxford Centre, Pittsburgh, PA 15219.
25-01742 May 9, 16, 23, 2025

Kodik, Adele a/k/a Adele M. Kodik, deceased, of Ross Twp., PA. No. 02955 of 2025. Lisa Kodik Hengelsberg, Co-Extr., and Dyan Kodik, Co-Extr., c/o Dean R. Phillips, Esq., Morella & Associates, A Professional Corporation, 706 Rochester Road, Pittsburgh, PA 15237.
25-00926w May 9, 16, 23, 2025

McKean, Frank H., deceased, of Plum, PA. No. 02606 of 2025. Margaret M. Taylor, Extr., P.O. Box 1334, Boca Grande, FL 33921 or to Maureen P. Gluntz, Esq., 1310 Old Freeport Road, Unit 11475, Pittsburgh, PA 15238.
25-01744 May 9, 16, 23, 2025

Miller, Lois B. a/k/a Lois Brawdy Miller, deceased, of Monroeville, PA. No. 02394 of 2025. Dale W. Brawdy, Co-Extr. and Janet L. Martin, Co-Extr., 6226 Smithfield Street, Boston, PA 15135 or to Linda C. Plum, Esq., 1711 Lincoln Way, White Oak, PA 15131.
25-01735 May 9, 16, 23, 2025

Mrvos, Donald M., deceased, of Oakmont, PA. No. 02519 of 2025. Mara Mrvos, Extr., 317 S. Dallas Avenue, Pittsburgh, PA 15208 or to Shannon L. Crew, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.
25-01740 May 9, 16, 23, 2025

Myers, Mary Elizabeth S., deceased, of Pittsburgh, PA. No. 08659 of 2025. Eric E. Bononi, Extr. and Atty., Bononi & Company, P.C., 20 N. Pennsylvania Ave., Greensburg, PA 15601.
25-00924w May 9, 16, 23, 2025

ACBA Probate and Trust Law Section Notice of Annual Meeting

Thursday, May 22, 2025 | CLE – 4 p.m.; Business Meeting – 5 p.m.
JLL Center | 260 Forbes Ave., Pittsburgh, PA 15222

All ACBA Probate and Trust Law Section members are invited to celebrate the end of the "bar year" by attending a one-hour CLE, "Optimizing Trust-Owned Real Estate in a Shifting Market: Real Estate Market Trends and Trust Administration" followed by a networking reception, sponsored by Shorebridge Wealth Management. The event will also feature the election of new Section Council members.

The following individuals have been nominated for Council positions for the term beginning July 1, 2025 and continuing through June 30, 2028.
Nominations from the floor also will be accepted.

Three-Year Council Members

LeeAnn Fulena
Jake Noble
Joanne Parise
Genevieve Redd
Max Slater
Jacklyn Stoughton

Our Health Care Power of Attorney and Living Will documents are available on the ACBA website for free at ACBA.org/LivingWill.

Quigley, Marilyn Kay, deceased, of Monroeville, PA. No. 02221 of 2025. Lisa Beth Quigley, Co-Extr., and Thomas M. Dickinson, Co-Extr., c/o Elizabeth A. Burkett, Esq., Burkett Law Offices, LLC, Ivanhoe Professional Bldg., 117 Fox Plan Rd., Ste. 101, Monroeville, PA 15146.

25-01739 May 9, 16, 23, 2025

Beatty, Janice J. a/k/a Janice A. Beatty a/k/a Janice Joanne Abercrombie Beatty, deceased, of Elizabeth, PA. No. 2429 of 2025. William Lee Beatty, Extr., 1377 Crestview Drive, Winona, MN 55987 or to Richard J. Catalano, Esq., Richard J. Catalano, P.C., 468 Lincoln Hwy., North Versailles, PA 15137.

25-01537 May 2, 9, 16, 2025

Hillman, Susan Good a/k/a Susan Hillman a/k/a Susan G. Hillman, deceased, of Pittsburgh, PA. No. 05154 of 2024. John H. Hillman, Extr., c/o Devin Hallett Snyder, Esq., 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-00869w May 2, 9, 16, 2025

Manski, Evelyn T., deceased, of Pittsburgh, PA. No. 02575 of 2025. John Schwoebel, Extr., c/o Ryan Brode, Esq., Strassburger McKenna Gutnick & Gefsky, 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

25-00868w May 2, 9, 16, 2025

McClain, William A., deceased, of Natrona Heights, PA. No. 02661 of 2025. Cindy Lou Harrington, Extr., c/o Charles J. Jacques, III, Esq., and Cory Siri, Esq., Jacques & Jacques, P.C., 2125 Freepoint Rd., Natrona Heights, PA 15065.

25-01534 May 2, 9, 16, 2025

McDonald, Jane, deceased, of Pittsburgh, PA. No. 03765 of 2023. Maria Polinsky, Extr., 7217 Meade Street, Apt. 4, Pittsburgh, PA 15208 or to Joseph S. Bielecki, Esq., 68 South 12th Street, Pittsburgh, PA 15203.

25-01533 May 2, 9, 16, 2025

Onik, Emily E. a/k/a Emily Onik, deceased, of Pittsburgh, PA. No. 02516 of 2025. Elizabeth G. Onik, Extr., 2501 West Zia Road, Unit 8-102, Santa Fe, NM 87505 or to Maureen P. Gluntz, Esq., 1310 Old Freepoint Road, Unit 111475, Pittsburgh, PA 15238.

25-01536 May 2, 9, 16, 2025

Adams, Judith A., deceased, of Pittsburgh, PA. No. 02652 of 2025. Katherine R. Lust, Extr., c/o Addison L. Walter, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix Street, Suite 1100, Pittsburgh, PA 15222.

25-00833w Apr 25; May 2, 9, 2025

Boodman, Donald Alan, deceased, of Presto, PA. No. 01966 of 2025. Arlene Thorpe, Extr., c/o Mark K. Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.

25-00830w Apr 25; May 2, 9, 2025

Fulton, Thomas L., deceased, of Plum, PA. No. 00724 of 2024. Marion Fulton, Extr., 1309 Plumdale Ct., Plum, PA 15239 or to Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239.

25-01492 Apr 25; May 2, 9, 2025

Goulette, Patricia E., deceased, of Jefferson Hills, PA. No. 02005 of 2025. Monica Davenport, Extr., c/o Colin Adair Morgan, Esq., CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

25-01489 Apr 25; May 2, 9, 2025

Howland, H. Richard, deceased, of Pittsburgh, PA. No. 02488 of 2025. Veronica F. Wojnaroski, Extr., 7526 Carriage Lane, Pittsburgh, PA 15221.

25-00829w Apr 25; May 2, 9, 2025

Ingram, Barbara, deceased, of McDonald, PA. No. 01684 of 2025. Jennifer Ingram, Extr., c/o The Gubinsky Law Firm, P.C., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017.

25-00831w Apr 25; May 2, 9, 2025

Keefer, Loreen J., deceased, of Forward Twp., PA. No. 02427 of 2025. Jay A. Keefer, Admr., 2009 Dobson Road, Blythwood, SC 29016 or to Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross Street, 4th Fl., Pittsburgh, PA 15219.

25-01486 Apr 25; May 2, 9, 2025

Marrelli, Mary Ann, deceased, of Shaler Township, PA. No. 01722 of 2025. Carl V. Marrelli, Extr., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.

25-01491 Apr 25; May 2, 9, 2025

Matula, Jr., Jerome, deceased, of Monroeville, PA. No. 01486 of 2025. Jaime Clarke, Extr., c/o Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossdale Boulevard, Monroeville, PA 15146.

25-00832w Apr 25; May 2, 9, 2025

Omeis, Nancy L. a/k/a Nancy Omeis, deceased, of Pittsburgh, PA. No. 02367 of 2025. Robert Leo Smith, Jr., Extr., c/o Jeffrey A. Golvash, Esq., Golvash & Epstein, LLC, 9 Dewalt Avenue, Pittsburgh, PA 15227.

25-01490 Apr 25; May 2, 9, 2025

Van Dine, Alice Faye, deceased, of Coraopolis, PA. No. 02266 of 2025. S. D. Panyko, Extr., 132 East Beaver Street, Sewickley PA 15143.

25-00834w Apr 25; May 2, 9, 2025

Watters, Jr., Ralph Kenneth, deceased, of Bethel Park, PA. No. 01501 of 2024. Jennifer L. Hayes, Admr., 131 Great Rock Dr., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

25-01487 Apr 25; May 2, 9, 2025

Wilhelm, John A., deceased, of Pittsburgh, PA. No. 02481 of 2025. William M. Kottler, Extr., 931 Copewood Dr., Bethel Park, PA 15102 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.

25-01488 Apr 25; May 2, 9, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on April 30, 2025, with respect to a nonprofit corporation, Pittsburgh Technology Center Garage Association, which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00921w May 9, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on April 28, 2025, with respect to a nonprofit corporation, Elizabeth Fireman's Association, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00922w May 9, 2025

Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on April 28, 2025, with respect to a nonprofit corporation, Elizabeth Boro Volunteer Fireman's Relief Association,

which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00923w May 9, 2025

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-25-003090. In re: Petition of Antonio Danyel Jordan, for change of name to Antoine Danyel Jordan. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, May 28, 2025, at 9:30 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

25-00927w May 9, 2025

Notice To Defend

You, Amy Nicole Gordon, and Adoptions From The Heart, have been sued in court to obtain Sole physical custody and Sole legal custody of the child, B.B.G. If you fail to appear as provided by this notice, an order for custody can be entered against you or the court may issue a warrant for your arrest. You must file with the court a verification regarding any criminal record or abuse history regarding you and anyone living in your household on or before the initial in-person contact with the court but not later than 30 days after service of the complaint or petition. No party may make a change in the residence of any child which significantly impairs the ability of the other party to exercise custodial rights without first complying with the applicable provisions of 23 Pa.C.S. §5337 and P.A.R.C.P. No. 1915.17 regarding relocation. YOU SHOULD TAKE THIS SET OF PAPERS TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, YOU MAY CONTACT THE OFFICE BELOW TO FIND OUT WHERE YOU CAN RECEIVE LEGAL HELP.

Lawyer Referral Service
Allegheny County Bar Association
4th Floor Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
(412) 261-5555

Americans With Disabilities Act of 1990

The Allegheny County Court of Common Pleas Family Division is required, by law, to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior.

25-01758 May 9, 2025

Notice

Terrance Lee Syzmanski vs. Mary Ann Schmitt and The Unknown Heirs of Mary Ann Schmitt, GD-25-002750:

NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO

PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building - 436 Seventh Ave.
Pittsburgh, PA 15219
Telephone: (412) 261-5555
www.acbalrs.org
25-01771 May 9, 2025

Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Harrison, Mary A. Revocable Living Trust, deceased March 29th, 2025, of the Borough of Aspinwall, Allegheny County, Pennsylvania, Lee H. Harrison, Trustee, c/o David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

25-01493 Apr 25; May 2, 9, 2025

Voluntary Dissolution Business Corporation

Louise R. Vuono, Esq., Vuono & Gray, LLC, 310 Grant Street, Suite 2310, Pittsburgh, PA 15219. Notice is hereby given by J&B Dietz, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00867w May 2, 9, 2025