

## 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, March 2, 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 Sheriffs Sale; provided, that if the sale is made on MONDAY, MARCH 2, 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, MARCH 3, 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, MARCH 9, 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

## 4. David J. Solenday

GD-25-003825—\$6,920.37  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 5076 Lindermer Avenue, Bethel Park, PA 15102. Document Number 7913, Deed Book Volume 4823, Page 341. Block and Lot Number 0392-J-00255-0000-00.

Deed Book 19358, Page 564. Block and Lot Number 137-H-290.

## 89. David W. Perry

MG-25-000132—\$91,665.05  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Baldwin: Having erected thereon a dwelling being known and numbered as 3000 Ruthwood Avenue, Pittsburgh, PA 15227. Deed Book Volume 12885, Page 118, Instrument Number 2006-19538. Block and Lot Number 94-S-112.

## 91. John Ross

MG-24-000433—\$132,917.51  
Benjamin P. Sheppard, Esq.  
215-851-8477

In the Commonwealth of Pennsylvania, County of Allegheny, and Baldwin Borough: Having erected thereon a dwelling being known and numbered as 309 Oak St., Pittsburgh, PA 15236. Deed Book 11198, Page 067. Block & Lot # 390-N-29.

## Bell Acres

## 77. James O. McFadden and Tiffany J. McFadden

MG-25-000811—\$200,590.58  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bell Acres: Having erected thereon a dwelling known and numbered as 123 Witherow Road, Sewickley, PA 15143. DBV 14939, Page 137, B/L #936-P-210.

## Bellevue

## 87. Janet R. Bowie

MG-25-000777—\$96,798.53  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 619 Roosevelt Avenue, Pittsburgh, PA 15202. Deed Book Volume 11820, Page 231. Block and Lot Number 160-P-246.

## Bethel Park

## 27. Kasper Landscaping Inc.

GD-22-015773—\$34,417.44  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Being vacant commercial land, located at Enterprise Boulevard, Bethel Park, PA 15102. Deed Book 12990, Page 224. Block and Lot Number 567-K-21.

## 42. Donald J. Kramer

GD-25-004367—\$2,637.09  
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 3213 Wellsview Road, Pittsburgh, PA 15241. Deed Book Volume 8078, Page 118. Block & Lot No. 394-M-80.

## 70. Evelyn O. Sims

MG-16-001493—\$436,207.62  
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 5076 Lindermer Avenue, Bethel Park, PA 15102. Document Number 7913, Deed Book Volume 4823, Page 341. Block and Lot Number 0392-J-00255-0000-00.

**Brackenridge****39. William John Martonik**

GD-25-001925—\$2,254.09  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a two-story commercial building being known as 1112-1114 Brackenridge Avenue, Brackenridge, PA 15014. Deed Book Volume 17481, Page 503. Block & Lot No. 1224-H-82.

**Bradford Woods****15. Calvin F. Zontine and Sandra Zontine**

MG-25-000123—\$220,582.30  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bradford Woods: Having erected thereon a residential townhouse being known and numbered as 126 Boothbay Harbour, Bradford Woods, PA 15015. Deed Book Volume 13479, Page 212, Instrument Number 2007-40715. Block and Lot Number 1656-C-279.

**Brentwood****2. Jordan A. Maloney**

GD-25-006295—\$103,867.03  
Fein, Such, Kahn & Shepard, P.C.  
610-395-3535

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 133 Pentland Avenue, Pittsburgh, PA 15227. Deed Book Volume 17588, Page 222. Block and Lot Number 0137-C-00291-0000-00.

**47. Chad B. Lubawski and Colleen M. Secilia**

GD-24-005901—\$2,787.95  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a two-story brick house being known as 40 West Francis Avenue, Pittsburgh, PA 15227. Deed Book Volume 15709, Page 249. Block & Lot No. 137-K-223.

**67. Christina Kathryn Lucas, Cristian Johnson and Thomas Lucas**

MG-25-000393—\$119,120.32  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a single family residential dwelling being known and numbered as 125 Olancha Avenue, Pittsburgh, PA 15227. Deed Book Volume 18718, Page 325. Block and Lot Number 188-F-198.

**Carnegie****50. Anthony E. Fielder**

GD-18-000588—\$7,602.20  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a two-story two-family house being known as 119 5th Avenue, Carnegie, PA 15106. Deed Book Volume 17592, Page 326. Block & Lot No. 103-L-236.

**51. Ollis Patrick Hanley**

GD-19-016819—\$5,823.72  
Joseph W. Gramc, Esq.  
412-281-0587

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

house being known as 105 Branch Street, Carnegie, PA 15106. Deed Book Volume 12984, Page 207. Block & Lot No. 103-K-264.

**90. Cicc & Sons Investments, LLC**

GD-24-012379—\$602,111.50  
John R. O'Keefe, Jr., Esq.

Metz Lewis Brodman Must O'Keefe LLC  
412-918-1100

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Carnegie: Having erected thereon a one-story residential building with a garage known as 34 Woodruff Drive, Carnegie, Pennsylvania 15106. Deed Book Volume 18358, Page 487. Block and Lot Number 66-K-268.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, and 19th Ward, City of Pittsburgh: Having erected thereon a two-story residential building with a garage known as 905 Woodbourne Avenue, Pittsburgh, Pennsylvania, 15226. Deed Book Volume 18300, Page 576. Block and Lot Number 97-H-157.

Parcel Three: In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Dormont: Having erected thereon a one-story residential building with a garage known as 1700 New Haven Avenue, Pittsburgh, Pennsylvania, 15216. Deed Book Volume 18380, Page 473. Block and Lot Number 63-L-167.

**Churchill****16. Gregory W. Tate**

MG-25-000331—\$222,823.32  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Churchill: Having erected thereon a dwelling being known and numbered as 2335 Greensburg Pike, Pittsburgh, PA 15221. Deed Book Volume 19338, Page 137. Block and Lot Number 298-C-147.

**Crafton****37. Catherine Clark Hickling**

GD-25-001928—\$2,842.97  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Crafton: Having erected thereon a two and one-half story frame house being known as 85 North Emily Street, Pittsburgh, PA 15205. Deed Book Volume 9419, Page 219. Block & Lot No. 68-D-284.

**Dormont****48. Thomas W. Dickey, Executor of the Estate of Patricia J. Hoffman, Deceased**

GD-25-004850—\$3,195.07  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a one-story brick house being known as 1100 Tennessee Avenue, Pittsburgh, PA 15216. Deed Book Volume 8601, Page 539. Block & Lot No. 97-E-156.

**East Deer****61. James Wadsworth and Aimee Grogan**

MG-23-001047—\$36,299.16  
Timothy A. Cirino, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a dwelling being known and numbered as 355 Days Run Road, Tarentum, PA 15084 more fully described in Deed Book 13422, Page 322. Lot and Block 1222-P-00218-0000-00.

**Elizabeth Township****10. Marc W. Waltonbaugh**

MG-23-000540—\$168,407.98  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 2060 Scenery Drive, Elizabeth, PA 15037. Deed Book 17239, Page 204. Block and Lot Number 1572-B-24.

**Etna****62. James C. Young and Lynn A. Young**

MG-25-000643—\$94,946.06  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 9 Mount Hope St., Pittsburgh, PA 15223. Deed Book Volume 15124, Page 308. Block and Lot Number 0221-H-00080-0000-00.

**Glassport****6. Dempsey C. Kirshner**

GD-25-009800—\$61,971.30  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a dwelling being known and numbered as 222 Ohio Ave., Glassport, PA 15045. Deed Book Volume 18226, Page 279. Block and Lot Number 0467-G-00305-0000-00.

**Hampton****71. Lori R. Anthos**

MG-20-000102—\$175,247.78  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2561 Lah Road, Gibsonia, PA 15044. Deed Book 15476, Page 489. Block and Lot Number 1211-J-355.

**Indiana****8. Ivy R. Patterson and Roxann M. Timpano**

MG-25-000389—\$166,213.38  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Indiana: Parcel One: Having erected thereon a dwelling being known and numbered as 309 Voskamp Drive, Rural Ridge, PA 15075. Deed Book Volume 17262, Page 254, Block and Lot Number 957-K-64.

Parcel Two: Having thereon a vacant land being known and numbered as 309 Voskamp Drive, Rural Ridge, PA 15075. Deed Book Volume 17262, Page 254, Block and Lot Number 957-F-196.

**Jefferson Hills****20. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Cheryl L. Clark, Deceased**

MG-22-000440—\$204,177.51  
Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a dwelling

being known and numbered as 171 Cassia Drive, Clairton, PA 15025 more fully described in Deed Book 8945, Page 521. Lot and Block: 1006-M-6.

**Kennedy****44. Jamie S. Wirkowski**

GD-24-011183—\$2,787.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a two-story frame house being known as 1309 South William Street, McKees Rocks, PA 15136. Deed Book Volume 8380, Page 361. Block & Lot No. 73-N-329.

**76. Samantha A. McMahon a/k/a Samnatha A. Klein**

MG-25-000372—\$137,797.14  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kennedy: Having erected thereon a dwelling known as 4023 Crabapple Drive, McKees Rocks, PA 15136. Deed Book Volume 16209, Page 197, Block and Lot Number 154-E-41.

**Leetsdale****49. Timothy Sewell and Crystal Delancey**

GD-24-006695—\$6,186.28  
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 house being known as 11 Rapp Street, Leetsdale, PA 15056. Deed Book Volume 19015, Page 396. Block & Lot No. 704-F-108-2.

**Liberty****45. James Riggs and Melissa Riggs**

GD-24-009468—\$2,886.61  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Liberty: Having erected thereon a two-story two-family house being known as 2701 F Street, McKeesport, PA 15133. Deed Book Volume 12815, Page 288, Block & Lot No. 465-R-299.

**Town of McCandless****99. Daniel A. Thomas and Tracy Thomas a/k/a Tracy I. Thomas**

MG-25-000277—\$188,160.97  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected thereon a dwelling being known and numbered as 9261 Old Perry Highway, Pittsburgh, PA 15237. Deed Book Volume 12781, Page 383. Block and Lot Number 0825-L-00196-0000-00 a/k/a 825-L-196.

**City of McKeesport****58. Rhonda L. Wexler, Personal Representative of the Estate of Robin L. McKown a/k/a Robin McKown a/k/a Robin Russ, Deceased**

GD-25-005404—\$40,303.02  
The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward, City of McKeesport: Parcel No. 1: Being vacant land

known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-332.

Parcel No. 2: Having erected thereon a dwelling being known and numbered as 3514 York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-329.

Parcel No. 3: Being vacant land known as Harrison Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-335.

Parcel No. 4: Being vacant land known as York Street, McKeesport, PA 15132. Deed Book Volume 15626, Page 265. Block and Lot Number 464-D-386.

**73. Shawn Howard Johnson, Jr. as Administrator of the Estate of Shawn Johnson, Deceased**

GD-25-005953—\$87,472.28  
KML Law Group, P.C.  
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward City of McKeesport: Having erected thereon a dwelling being known and numbered as 1821 Abraham Street, McKeesport, PA 15132. Deed Book 19235, Page 540. Block and Lot Number 381-M-318.

### McKees Rocks

**92. Arin Bloxsom**  
GD-24-008580—\$8,484.24  
Megan Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a commercial building, known as 426 Island Avenue, McKees Rocks, PA 15136. Deed Book 16349, Page 138. Block and Lot Number 43-B-142.

**93. Sandra M. Slavinsky**  
GD-15-001663—\$50,308.84  
Megan Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of McKees Rocks: Having erected thereon a dwelling, known as 209 Sarah Street, McKees Rocks, PA 15136. Deed Book 11299, Page 452. Block and Lot Number 72-L-177.

### Millvale

**12. Patrick W. Carothers**  
GD-25-007160—\$12,718.84  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Millvale Borough: Having erected thereon a residential dwelling known and numbered as 506 North Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 13255, Page 455, Block and Lot 118-R-104.

**25. Wilson Land**  
GD-25-007153—\$10,503.68  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Millvale: Having erected thereon a residential dwelling known and numbered as 813 North Avenue, Pittsburgh, Pennsylvania 15209, Deed Book Volume 11468, Page 498, Block and Lot 118-G-40.

**26. Thomas Hill and Cynthia Hill**  
GD-25-008548—\$47,949.91  
John T. Vogel, Esq.  
Tucker Arensberg, P.C.  
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Millvale Borough: Having

erected thereon a residential dwelling known and numbered as 128 Logan Street, Pittsburgh, Pennsylvania 15209, Deed Book Volume 11732, Page 291, Block and Lot 79-L-66.

### Monroeville

**1. Carol A. Hughes and John T. Hughes**  
MG-25-000864—\$338,421.32  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 161 Oak Street, Monroeville, PA 15146. Deed Book Volume 8093, Page 642. Block and Lot Number 0640-S-00280-0000-00.

**13. Joshua D. Hershberger**  
MG-24-000770—\$306,703.60  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 1342 Woodcliffe Drive, Monroeville, Pennsylvania 15146. Deed Book Volume 18996, Page 473, Block and Lot Number 0980-B-00008-0000-00.

**56. Charles A.J. Halpin, III, Esquire, Personal Representative of the Estate of Carol Lee Ehnen a/k/a Carol L. Ehnen, Deceased**  
GD-25-007635—\$94,913.11

The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 320 Drexel Drive, Monroeville, PA 15146. Deed Book Volume 5750, Page 397. Block and Lot Number 976-L-153.

### Moon

**28. Michael Cyrilla and Denine Cyrilla**  
GD-22-013957—\$90,515.95  
Elizabeth P. Sattler, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon an industrial building, known as 519 Thorn Run Road, Coraopolis, PA 15108. Deed Book 12168, Page 455. Block and Lot Number 505-S-23.

**41. Scott Ramsey**  
GD-23-010773—\$3,060.74  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a two-story brick house being known as 104 Shippensburg Drive, Coraopolis, PA 15108. Deed Book Volume 13411, Page 512. Block & Lot No. 597-N-334.

### Mt. Oliver

**32. Felix Ogbeha**  
GD-24-000499—\$7,122.19  
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 240 Anthony Street, Pittsburgh, PA 15210. Deed Book Volume 18884, Page 158. Block & Lot No. 33-H-74.

**109. Robert L. Makowski, Jr. and Lisa M. Makowski**  
GD-23-007104—\$11,949.35  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having

erected thereon a residential dwelling known and numbered as 315 Onyx Avenue, Pittsburgh, PA 15210. Document Number 2005-4468, Deed Book Volume 12349, Page 345. Block and Lot Number 0033-L-00258-0000-00.

### Munhall

**18. Michael Dickison, Administrator of the Estate of Adrienne A. Arrington, Deceased**

MG-24-000462—\$93,632.86  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 618 East 13th Avenue, Homestead, PA 15120 (a/k/a 618 East 13th Avenue, Munhall, PA 15120). Deed Book Volume 16670, Page 339. Block and Lot Number 130-S-188.

**101. Barrington Bogle, Jr.**  
GD-24-014921—\$9,577.76  
Jeffrey D. Ries, Esq.  
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall. Having erected thereon a two-story, old-style frame dwelling, known and numbered as 612 East 14th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 18360, Page 468, Block and Lot Number 130-S-264.

**102. Trang T. Ly Thu**  
GD-21-009524—\$11,439.11  
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 brick dwelling, known numbered as 128 East 19th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 15576, Page 591, Block and Lot Number 131-H-132.

**103. Eugene Groce**  
GD-22-010888—\$53,758.91  
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 and one-half story, old-style brick dwelling, known and numbered as 1323 Martha Street, Homestead, Pennsylvania 15120. Deed Book Volume 12833, Page 290, Block and Lot Number 179-N-256.

**104. Jamil Goudelock, Administrator of the Estate of Hydiyah T. Goudelock, Deceased**  
GD-21-007223—\$15,485.64  
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 dwelling being known and numbered as 236 East 20th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 5720, Page 569, Block and Lot Number 131-H-299.

**105. CLEFUND**  
GD-23-000398—\$18,999.93  
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, numbered as 1026 Ravine Street, Homestead, Pennsylvania 15120. Deed Book Volume 15213, Page 451, Block and Lot Number 179-N-106.

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**106. Jeanine A. Pacelli**  
GD-24-010373—\$44,477.40  
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, numbered as 606 East 14th Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 12239, Page 295, Block and Lot Number 130-S-267.

### North Braddock

#### 24. Raymond Miles, Jr.

MG-25-000606—\$40,789.54  
Chelsea A. Nixon, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a dwelling being known and numbered as 1438-1440 Grandview Avenue, Braddock, Pennsylvania 15104 a/k/a 1440 Grandview Avenue, Braddock, Pennsylvania 15104. Deed Book Volume 16559, Page 578. Block and Lot Number 0375-B-00060-0000-00.

#### 55. Jason Michael Jones

GD-24-004914—\$11,244.36  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a one-story stone house, known as 1019 Wolfe Avenue, Braddock, PA 15104. Deed Book Volume 15902, Page 91. Block & Lot No. 301-H-72.

#### 58. JVH Enterprises, Inc.

GD-25-010866—\$17,082.52  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of North Braddock: Having erected thereon a two-story frame house being known as 1405 Grandview Avenue, Braddock, PA 15104. Deed Book Volume 12094, Page 378. Block & Lot No. 374-P-125.

### O'Hara

#### 100. Lisa Rachelle Harenski

MG-24-000894—\$306,185.19  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 337 Canterbury Dr., Pittsburgh, PA 15238. Deed Book Volume 18208, Page 167. Block and Lot Number 0227-K-00030-0000-00 a/k/a 227-K-30.

### Penn Hills

#### 19. Melissa Gowans

MG-25-000739—\$187,404.56  
Leon P. Haller, Esq.  
Purcell, Krug and Haller  
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 1212 Robinia Drive, Pittsburgh, PA 15221. Deed Book Volume 19360, Page 557. Block and Lot Number 173-S-146.

#### 40. Bahar Enterprises

GD-24-007340—\$4,529.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a two-story commercial

building being known as 10163 Frankstown Road, Pittsburgh, PA 15235. Deed Book Volume 11164, Page 522, Block & Lot No. 295-S-36.

#### 57. Kyla D. Starver

MG-24-000227—\$87,912.86

The Law Office of Gregory Javardian, LLC  
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 427 Jefferson Road, Pittsburgh, PA 15235. Deed Book Volume 17511, Page 141. Block and Lot Number 450-D-375.

Parcel No. 2: Being vacant land known as Jefferson Road, Pittsburgh, PA 15235. Deed Book Volume 17511, Page 141. Block and Lot Number 450-D-343.

#### Pleasant Hills

##### 43. Vincent M. O'Donnell

GD-25-003692—\$2,500.13  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills: Having erected thereon a two-story brick house being known as 109 Audrey Drive, Pittsburgh, PA 15236. Deed Book Volume 18532, Page 535, Block & Lot No. 388-P-278.

##### 75. Donald R. Garrett, II

MG-25-000419—\$130,848.49  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

Parcel One: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills. Having erected thereon a one-story residential dwelling known and numbered as 471 Hi Tor Dr., Pittsburgh, PA 15236, Book Volume 13478, Page 242. Block & Lot No. 562-A-71.

Parcel Two: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pleasant Hills. Being vacant land on Yarrow Ln., Pittsburgh, PA 15236, Book Volume 13478, Page 242. Block & Lot No. 562-A-71.

**III. Meghan Petrick, Known Heir of Mary Grace Petrick a/k/a Mary G. Petrick, Deceased, Mark Petrick, Known Heir of Mary Grace Petrick a/k/a Mary G. Petrick, Deceased and Unknown Heirs, Successors, Assigns and All Persons Claiming Right, Title, and Interest From or Under Mary Grace Petrick a/k/a Mary G. Petrick, Deceased**

MG-18-000573—\$234,613.68  
Michael C. Milewski, Esq.  
516-699-8902

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Pleasant Hills: Having erected thereon a dwelling being known and numbered as 342 Millet Lane, Pittsburgh, PA 15236. Deed Book Volume 12801, Page 325. Block and Lot Number 0563-D-00263-0000-00.

#### Port Vue

##### 38. Robert Richel and Jennifer Richel

GD-23-001003—\$4,252.63  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a one-story frame house being known as 1409 Washington Boulevard, McKeesport, PA 15133. Deed Book Volume 16904, Page 124. Block & Lot No. 383-K-186.

**98. Brian D. Gallagher a/k/a Brian Gallagher, Administrator of the Estate of Erin Currie a/k/a Erin Alyce Currie, Deceased**

MG-25-000882—\$90,313.59  
Carolyn Treglia, Esq.  
Brock & Scott, PLLC  
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon a dwelling being known and numbered as 501 Manning Avenue, McKeesport, PA 15132. Deed Book Volume 18127, Page 401. Block and Lot Number 0308-P-00003-0000-00 a/k/a 308-P-3.

#### Sewickley

##### 5. Fraser Claymore, LLC and Matteo A. Gruelle

GD-25-010059—\$56,973.76  
Shea M. Kraft, Esq.  
Geary, Loperfido & Generelli, LLC  
724-567-7000

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Sewickley: Having erected thereon a dwelling known as 3 Dickson Road, Sewickley, PA 15143. Deed Book 15383, Page 87. Block and Lot Number 421-C-317.

#### Shaler

##### 35. Denis J. Dekleva

GD-25-003322—\$2,225.14  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story brick house being known as 1036 Saxonburg Boulevard, Glenshaw, PA 15116. Deed Book Volume 18311, Page 533. Block & Lot No. 285-C-144.

#### Stowe

##### 94. Devyn Harding, Administratrix of the Estate of Richard A. Harding, Deceased

GD-19-000684—\$35,580.19  
Megan Turnbull, Esq.  
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a dwelling, known as 94 Highland Avenue, McKees Rocks, PA 15136. Deed Book 17785, Page 296. Block and Lot Number 73-S-279.

#### Swissvale

##### 34. Joveca Leonard

GD-19-018252—\$12,236.86  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a two-story frame house being known as 2116 Monongahela Avenue, Pittsburgh, PA 15218. Deed Book Volume 15072, Page 486. Block & Lot No. 178-L-70.

#### Tarentum

**65. Eugene Stover, Solely in His Capacity as Heir of the Estate of Barbara A. Ponchel, Deceased, Gary Ponchel, Solely in His Capacity as Heir of the Estate of Barbara A. Ponchel, Deceased c/o Eugene Stover, and Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under the Estate of Barbara A. Ponchel, Deceased**

MG-25-000095—\$46,112.95  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Tarentum: Having erected thereon a commercial building being known and numbered as 226 W. 7th Avenue, Tarentum, PA 15084 a/k/a 224 W. 7th Avenue, Tarentum, PA 15084. Deed Book Volume 7179, Page 69. Block and Lot Number 1223-P-72.

**88. Richard V. Rauhecker as Administrator of the Estate of Linda Teti, Deceased**

MG-23-000159—\$83,797.01

Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Third Ward of the Borough of Tarentum: Parcel 1: Having erected thereon a dwelling being known and numbered as 333 West 8th Avenue, Tarentum, PA 15084. Deed Book Volume 9642 and Page 538. Block and Lot Number 1223-N-00189-0000-00.

Parcel 2: Being vacant land being known as 333 West 8th Avenue, Tarentum, PA 15084. Deed Book Volume 9642 and Page 538. Block and Lot Number 1223-N-00191-0001-00.

#### Turtle Creek

##### 54. Carmen Wood

GD-23-005448—\$3,088.14  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a two-story brick house known as 609 Mercer Street, Turtle Creek, PA 15145. Deed Book Volume 18137, Page 146. Block & Lot No. 455-H-200.

#### Upper St. Clair

##### 36. Catherine E. Kalinoski

GD-25-007976—\$3,462.32  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a two-story two-family frame house being known as 1631-1651 Painters Run Road, Pittsburgh, PA 15243. Deed Book Volume 11129, Page 128. Block & Lot No. 253-L-105.

#### West Deer

##### 53. William G. Kraft

GD-25-003897—\$4,295.91  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a one-story brick house being known as 4107 Bakerstown Culverville Road, Gibsonia, PA 15044. Deed Book Volume 13643, Page 567. Block & Lot No. 2008-M-361.

#### West Elizabeth

##### 66. Edith M. Halt

MG-25-000559—\$41,652.28  
Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Elizabeth: Having erected thereon a single family residential dwelling being known and numbered as 834 4th Street, West Elizabeth, PA 15088. Deed Book Volume 6665, Page 315. Block and Lot Number 1133-J-116.

#### West Mifflin

##### 17. O'Neills Investments LLC

GD-24-005291—\$825,199.56  
Jacqueline F. McNally, Esq.  
212-471-5100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny and 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2638 Josephine Street, Pittsburgh, PA 15203. Deed Book Volume 18811, Page 44. Block and Lot Number 0012-S-00221-0000-00.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny and 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2638 Josephine Street, Pittsburgh, PA 15203. Deed Book Volume 18811, Page 44. Block and Lot Number 0012-S-00221-0000-00.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny and 23rd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1003 Salter Way, Pittsburgh, PA 15212. Deed Book Volume 18854, Page 506. Block and Lot Number 0024-F-00086-0000-00.

#### 64. Ian Corritore

MG-25-000105—\$167,587.88  
McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4710 Bowes Avenue, West Mifflin, PA 15122. Deed Book Volume 17992, Page 577, Instrument Number 2020-9678. Block and Lot Number 182-H-220.

#### West View

##### 46. The Unknown Successor Trustee(s) of the Mary D. Kunsak Revocable Trust dated January 13, 2009

GD-23-011622—\$3,229.02  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a two-story frame house being known as 236 Jamaica Avenue, Pittsburgh, PA 15229. Deed Book Volume 13866, Page 441. Block & Lot 350-S-188.

#### White Oak

##### 68. Richard Leonard Martino and Jennifer Lynn Martino

MG-23-000539—\$154,042.65  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 1108 California Avenue, McKeesport, PA 15131 a/k/a 1108 California Avenue, White Oak, PA 15131. Document Number 2018-26020, Deed Book Volume 17329, Page 253. Block and Lot Number 0461-C-00336-0000-00.

**69. Laurie Molcany, as believed Heir to the Estate of Carole A. Bokin; Unknown Heirs to the Estate of Carole A. Bokin; Unknown Administrators to the Estate of Carole A. Bokin**

MG-25-000683—\$45,530.89  
MDK Legal  
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling being known and numbered as 2542 Mohawk Drive, McKeesport, PA 15131. Document Number 2007-36075, Deed Book Volume 13435, Page 395. Block and Lot Number 0650-K-00130-0000-00.

#### Whitehall

##### 82. Norbert J. Graf, III a/k/a Norbert J. Graf

MG-24-000418—\$137,031.26  
Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a one-story residential dwelling known and numbered as 5110 Fieldcrest Dr., Pittsburgh, PA 15236, Book Volume 17075, Page 468. Block & Lot No. 249-R-118.

**Wilkins**

**31. Heather Logan, Solely in Her Capacity as Heir of John D. Logan, deceased, Jenna Logan, Solely in Her Capacity as Heir of John D. Logan, deceased, Sara Logan, Solely in Her Capacity as Heir of John D. Logan, deceased, and Anna Marie Logan, Solely in Her Capacity as Heir of John D. Logan, deceased**

MG-25-000158—\$29,802.09

McCalla Raymer Leibert Pierce, LLP  
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Wilkins Township: Having erected thereon a dwelling being known and numbered as 215 Dunbar Drive, Pittsburgh, PA 15235. Deed Book Volume 11416, Page 189. Block and Lot Number 541-K-116.

**81. Hilary F. Lloyd**

MG-25-000783—\$109,027.90

Jill M. Fein, Esq.  
Hill Wallack, LLP  
215-577-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a one-story residential dwelling known and numbered as 130 Delaney Dr., Pittsburgh, PA 15235. Deed Book Volume 15519, Page 329. Block & Lot No. 542-B-10.

**Wilkinsburg****112. The Unknown Heirs of Willamae Keenan, Deceased**

GD-25-010315—\$14,939.58

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1416 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 3124, Page 673. Block and Lot Number 233-G-258.

**113. Joseph A. Didiano**

GD-25-010319—\$16,632.60

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1319 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 11555, Page 265. Block and Lot Number 233-G-193.

**114. The Unknown Heirs of Mildred Frazier, Deceased**

GD-25-010314—\$22,693.85

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 2011 Chalfant Street, Pittsburgh, PA 15221. Deed Book 5605, Page 127. Block and Lot Number 297-E-276.

**115. Gilbert Fowler**

GD-25-010320—\$12,450.49

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1437-1439 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 12940, Page 74. Block and Lot Number 233-G-169.

**116. The Unknown Heirs of Barbara V. Brown, Deceased**

GD-25-010312—\$13,670.67

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 900 James Street, Pittsburgh, PA 15221. Deed Book 3731, Page 488. Block and Lot Number 232-K-67.

**117. The Unknown Heirs of Delmor George a/k/a Delmor George, Deceased**

GD-25-010321—\$18,706.64

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 814 Glenn Avenue, Pittsburgh, PA 15221. Deed Book 8379, Page 467. Block and Lot Number 232-J-319.

**118. Bobby E. Joyner**

GD-25-010317—\$9,402.37

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 11963, Page 373. Block and Lot Number 233-F-323.

**119. Cynthia Newman and the United States of America**

GD-25-010322—\$15,653.46

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Maplewood Avenue, Pittsburgh, PA 15221. Deed Book 16092, Page 102. Block and Lot Number 232-K-61.

**120. B.A.G. (Brothers Against Guns)**

GD-25-010311—\$6,104.01

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 14044, Page 136. Block and Lot Number 233-F-289.

**121. The Unknown Heirs of Rodney Martin, Deceased**

GD-25-010313—\$12,889.83

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Franklin Avenue, Pittsburgh, PA 15221. Deed Book 12328, Page 506. Block and Lot Number 233-F-283.

**122. Melissa Fisher-Vazquez a/k/a Melissa J. Fisher**

GD-25-010339—\$6,005.97

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as Ella Street, Pittsburgh, PA 15221. Deed Book 14643, Page 498. Block and Lot Number 233-K-81.

**123. Gareth B. Davis**

GD-25-010316—\$11,599.59

Jennifer L. Cerce, Esq.  
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant land known and numbered as 1021 Ross Avenue, Pittsburgh, PA 15221. Deed Book 10218, Page 452. Block and Lot Number 233-A-196.

**124. Charisma Jenkins**

GD-25-010055—\$3,197.75

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 1303 Singer Pl., Pittsburgh, PA 15221. Deed Book 10813, Page 32. Block and Lot Number 232-J-12.

**125. M & J Properties, LLC**

GD-25-010054—\$2,007.33

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 1434 Penn Avenue, Pittsburgh, PA 15221. Deed Book 13177, Page 434. Block and Lot Number 233-D-120.

**126. David Spielman, Dean Spielman, Dawn Spielman, Debora Spielman, Diane Spielman, Douglas Spielman and Dale Spielman**

GD-25-009684—\$37,803.54

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 1341 Franklin Avenue, Pittsburgh, PA 15221. Deed Book 15509, Page 510. Block and Lot Number 233-G-181.

**Pittsburgh—11th Ward****30. 5404 Black ST PA, LLC**

GD-25-007997—\$317,990.71

Scott P. Shectman, Esq.  
Eisenberg, Gold & Agrawal, P.C.  
856-330-6200

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 11th Ward: Having erected thereon a residential dwelling being known and numbered as 5404 Black Street, Pittsburgh, PA 15206. Deed Book 56842, Page 514, Block and Lot Number 83-A-285.

**63. Carmen D. Dunson**

GD-25-010565—\$59,615.69

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 11th Ward: Having erected thereon a dwelling being known and numbered as 712 Mellon Street, Pittsburgh, PA 15206. Deed Book Volume 11137, Page 150. Block and Lot Number 0083-F-00352-0000-00.

**110. Richard McCague and Penny S. McCague**

MG-21-000012—\$271,537.66

Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Eleventh Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5500 Beverly Place, Pittsburgh, PA 15206. Deed Book Volume 11397, Page 159. Block and Lot Number 082-K-253.

**Pittsburgh—13th Ward****96. Homewood House Apts., LLC**

GD-25-001428—\$7,665,244.68

Thomas D. Maxson, Esq.  
Dentons Cohen & Grigsby, P.C.  
412-297-4900

In the Commonwealth of Pennsylvania, County of Allegheny, 13th Ward of the City of Pittsburgh: Having erected thereon a multi-level apartment building known and numbered as 7130 Frankstown Ave., Pittsburgh, PA 15208. Deed Book Volume 19003, Page 302. Block/Lot No. 0174-J-00385-0000-00.

**Pittsburgh—16th Ward****74. Marc E. Caputo**

MG-25-000401—\$795,142.79

Jacqueline McNally, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 16th Ward of the City of Pittsburgh: Premises "A": Having

erected thereon a dwelling being known and numbered as 2821 Jane Street, Pittsburgh, PA 15203, Deed Book Volume 16421, Page 172. Block and Lot Number 0012-S-00118-000D-00.

Premises "B": Having erected thereon a dwelling being known and numbered as 2825 Jane Street, Pittsburgh, PA 15203, Deed Book Volume 16420, Page 81. Block and Lot Number 0012-S-00118-000F-00.

**86. Aaron Cieply, Bernard Driscoll a/k/a Bernard N. Driscoll, III and BA Slopes Homes, LLC**

MG-25-000531—\$317,610.71

Stephen M. Hladik, Esq.  
Hladik, Onorato and Federman, LLP  
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 3108 Jane Street, Pittsburgh, PA 15203. Deed Book Volume 18553, Page 128. Block and Lot Number 30-A-246.

**Pittsburgh—17th Ward****11. David D. Stine**

MG-25-000763—\$213,762.73

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: Having erected thereon a dwelling known and numbered as 125 S. 13th Street, Pittsburgh, PA 15203. DBV 18280, Page 360, B/L #3-M-263.

**Pittsburgh—20th Ward****78. Rashayla Johnson**

GD-25-010537—\$176,977.61

Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a dwelling known and numbered as 3727 Chartiers Avenue, Pittsburgh, PA 15204. DBV 18907, PG. 100, B/L #71-G-36.

**79. Donna Anderko a/k/a Donna M. Anderko**

MG-25-000675—\$39,279.09

Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a single family dwelling known as 2737 Glen Mawr Street, Pittsburgh, PA 15204. Deed Book Volume 17553, Page 276, Block and Lot Number 42-S-274.

**Pittsburgh—21st Ward****9. 1448 Beldale, LLC and Jackson Pierre**

GD-25-008003—\$239,489.58

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

In the Commonwealth of Pennsylvania, County of Allegheny, 21st Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1448 Beldale Street, Pittsburgh, PA 15233. Deed Book 18825, Page 536. Block and Lot Number 22-E-312.

**Pittsburgh—22nd Ward****72. Robert Reichert and Venisa V. Reichert**

MG-25-000934—\$331,588.88

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

In the Commonwealth of Pennsylvania, County of Allegheny, 22nd Ward City of

Pittsburgh: Having erected thereon a dwelling being known and numbered as 1313 Sandusky Street, Pittsburgh, PA 15212. Deed Book 18583, Page 560. Block and Lot Number 23-L-212.

## Pittsburgh—23rd Ward

**107. Ciccarelli & Sons, LLC**  
GD-24-012429—\$1,236,523.09  
Michelle L. Pierro, Esq.  
Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 836 Suismon Street, Pittsburgh, PA 15212. Deed Book Volume 18034, Page 450. Block & Lot # 24-J-384.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 838 Suismon Street, Pittsburgh, PA 15212. Deed Book Volume 18034, Page 450. Block & Lot # 24-J-383.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 840 Suismon Street, Pittsburgh, PA 15212. Deed Book Volume 18286, Page 401. Block & Lot # 24-J-382.

Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a commercial building known and numbered as 1500 Edgehill Avenue, Pittsburgh, PA 15216. Deed Book Volume 18312, Page 74. Block & Lot # 62-E-282.

Parcel 5: In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling known and numbered as 1216 Louise Street, Homestead, PA 15120. Deed Book Volume 18234, Page 173. Block & Lot # 130-S-290.

**108. 1254 Dean Street, LLC**  
GD-25-008671—\$379,432.69  
Michelle L. Pierro, Esq.

Metz Lewis Brodman Must O'Keefe, LLC  
412-918-1100

Parcel 1: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 845 Blossom Way, Pittsburgh, PA 15212. Deed Book Volume 18093, Page 251. Block & Lot # 24-J-500.

Parcel 2: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 847 Blossom Way, Pittsburgh, PA 15212. Deed Book Volume 18093, Page 251. Block & Lot # 24-J-501.

Parcel 3: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 844 Tripoli Street, Pittsburgh, PA 15212. Deed Book Volume 19945, Page 155. Block & Lot # 24-J-502.

Parcel 4: In the Commonwealth of Pennsylvania, County of Allegheny, 23rd Ward of Pittsburgh: Having erected thereon a dwelling known and numbered as 846 Tripoli Street, Pittsburgh, PA 15212. Deed Book Volume 18570, Page 64. Block & Lot # 24-J-503.

## Pittsburgh—24th Ward

**22. Noelle C. Smith a/k/a Noelle Smith**  
GD-25-004842—\$33,531.60  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 24th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2145 Straubs Lane, Pittsburgh, PA 15212. Deed Book Volume 11068, Page 485. Block and Lot Number 48-B-54.

## 23. Rivendell Capital LLC, a Pennsylvania Limited Liability Company

GD-24-012718—\$88,117.78  
Stern & Eisenberg, PC  
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Twenty-Fourth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 62 Restock Street, Pittsburgh, PA 15212-3442. Deed Book Volume 19431, Page 154. Block and Lot Number 24-A-165.

## Pittsburgh—29th Ward

### 59. Andrea M. Suhoski

MG-18-000941—\$90,878.26  
Eric Rochkind, Esq.  
McCabe, Weisberg & Conway, LLC  
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, and 29th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1519 Amanda Street, Pittsburgh, PA 15210 a/k/a 1519 Amanda Avenue, Pittsburgh, PA 15210. Deed Book Volume 16462, Page 274. Block and Lot Number 0060-G-00258-0000-00.

### 97. Tequea Boyd, Known Heir of the Estate of Tamiya C. Harris and the Unknown Heirs of the Estate of Tamiya C. Harris; the Unknown Executors of the Estate of Tamiya C. Harris and the Unknown Administrators of the Estate of Tamiya C. Harris

MG-25-000503—\$137,156.20  
Kristine M. Anthou, Esq.  
Grenen & Birsic, P.C.  
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 29th Ward: Having erected thereon a single family dwelling known as 2506 Waterman Avenue, Pittsburgh, PA 15227. Deed Book Volume 18858, Page 181, Block and Lot Number 94-F-56.

## Pittsburgh—31st Ward

### 60. Kristine N. Wolowski, Individually and as Administratrix of the Estate of Roberta Wolowski, and Kelli N. Kuzma

MG-23-000565—\$183,557.59  
Danielle Johnson, Esq.  
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 31st Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4593 Marina Drive, Homestead, PA 15120 more fully described in Deed Book 18402, Page 497. Block and Lot Number 0091-R-00050-0000-00.

## Pittsburgh—32nd Ward

### 83. Mary E. Tewell, with Notice to Heirs and Assigns & Ralph L. Tewell, with Notice to Heirs and Assigns

GD-25-010935—\$20,884.47  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Having erected thereon a two-story frame house being known as 2215 Whited Street, Pittsburgh, PA 15226. Deed Book Volume 3042, Page 114. Block & Lot No. 61-R-194.

### 84. Mary E. Tewell, with Notice to Heirs and Assigns, Ralph L. Tewell, with Notice to Heirs and Assigns & Louisa Vietmeier, with Notice to Heirs and Assigns

GD-25-010867—\$13,750.86  
Joseph W. Gramc, Esq.  
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - Ward 32: Being thereon vacant land known as Whited Street, Pittsburgh, PA 15226. Deed Book Volume 3705, Page 700. Block & Lot No. 61-R-200.

## 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  
Feb 5, 2026  
Feb 6, 13, 20, 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:

Cairns, Wilma May a/k/a Wilma M. Cairns, deceased, of Glenshaw, PA. No. 00468 of 2026. Robert J. Cairns, Extr., 102 Calmwood Drive, Glenshaw, PA 15116 or to Harold A. English, Esq., English and Dakin Estate Law, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101. 26-00387 Feb 6, 13, 20, 2026

Criddle, Sandra L., deceased, of Pittsburgh, PA. No. 00382 of 2026. Jeffrey Dulski, Extr., 285 Mingo Road, Wexford, PA 15090 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226. 26-00384 Feb 6, 13, 20, 2026

Emswiller, James Michael, deceased, of Munhall, PA. No. 02521 of 2019. Elizabeth R. Amber, Admrx., c/o James T. Davis, Esq., Davis & Davis, 107 East Main Street, Uniontown, PA 15401. 26-00198w Feb 6, 13, 20, 2026

Kielar, Bernard J., deceased, of Pittsburgh, PA. No. 0576 of 2026. Carey A. Thomas, Extr., 426 Saratoga Dr., Pittsburgh, PA 15236 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234. 26-00199w Feb 6, 13, 20, 2026

Maloy, Mildred a/k/a Lois M. Maloy, deceased, of Pleasant Hills, PA. No. 8201 of 2025. Michael D. DeMarco, Co-Extr. and Dawn O'Brien, Co-Extr., c/o Jeanine M. Franciscus, Esq., GRB Law, 647 Allegheny Avenue, Suite 100, Oakland, PA 15139. 26-00379 Feb 6, 13, 20, 2026

McCloskey, Nancy F., deceased, of Bethel Park, PA. No. 00345 of 2026. Michael D. McCloskey, Extr., 805 Church Hill Road, Finleyville, PA 15332 or to Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15101. 26-00386 Feb 6, 13, 20, 2026

Meanor, Sr., Ronald a/k/a Ronald Irwin Meanor, Sr., deceased, of Harrison Twp., PA. No. 00586 of 2026. Terri L. Hesson, Extr., c/o Robert B. Liotta, Esq., Liotta Law Offices, PLLC, 3058 Leechburg Road, Suites 9, 10 & 11, Lower Burrell, PA 15068. 26-00200w Feb 6, 13, 20, 2026

Murray, Donald Raymond a/k/a Donald R. Murray, deceased, of Sewickley, PA. No. 00348 of 2026. Michelle Murray, Extr., 6848 Leeward Way, Naples, FL 34109 or to Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Avenue, Suite 2100, Pittsburgh, PA 15222. 26-00385 Feb 6, 13, 20, 2026

Szabo, Mary B. a/k/a Mary Bernadette Szabo, deceased, of Upper St. Clair Twp., PA. No. 00476 of 2026. Stephen James Szabo, Co-Extr. and Scott Joshua Szabo, Co-

## Need clients?

The Lawyer Referral Service can help bring them to you.

For details, contact Whitney Hughes at 412-402-6703 or [whughes@acba.org](mailto:whughes@acba.org).

To learn more, see [GetAPittsburghLawyer.com](http://GetAPittsburghLawyer.com).

Extr., c/o A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005-2615.  
26-00380 Feb 6, 13, 20, 2026

Bach, James E., deceased, of Whitehall, PA. No. 0341 of 2026. William F. Bach, Admr., 459 W. Spring Grove Road, Rostraver Twp., PA 15012 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.  
26-00339 Jan 30; Feb 6, 13, 2026

Born, Charles J., deceased, of Cheswick, PA. No. 00141 of 2026. Catherine Franco, Extr., c/o Eric J. Beinhart, Esq., GRB Law, 647 Allegheny Ave., Ste. 100, Oakmont, PA 15139.

26-00165w Jan 30; Feb 6, 13, 2026

Fry, Ronald a/k/a Ronald L. Fry, deceased, of Plum Borough, PA. No. 07677 of 2025. Sonja Asay, Extr., c/o Samuel R. Coury, Esq., 1725 Fifth Ave., Arnold, PA 15068.

26-00340 Jan 30; Feb 6, 13, 2026

Jarosz, James R. a/k/a James Russell Jarosz, deceased, of Pittsburgh, PA. No. 00133 of 2026. Joseph Owen, Admr., 22 Sewall Street, Augusta, ME 04330 or to Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.

26-00341 Jan 30; Feb 6, 13, 2026

Kalogeris, Jack Kyriakos, deceased, of Bethel Park, PA. No. 00176 of 2026. Stergios Kalogeris, Extr., 3031 Industrial Boulevard, Bethel Park, PA 15102.

26-00163w Jan 30; Feb 6, 13, 2026

Miner, Constance I., deceased, of Franklin Park, PA. No. 08073 of 2025. Mark A. Miner, Extr., c/o Wendy Denton Heleene, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

26-00337 Jan 30; Feb 6, 13, 2026

Pauley, Kathleen C., deceased, of Whitehall, PA. No. 0473 of 2026. Sherry Wardzinski, Extr., 2028 Alberta Dr., South Park, PA 15129 or to Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Suite 220-A, Pittsburgh, PA 15234.

26-00162w Jan 30; Feb 6, 13, 2026

Santoquido, Joseph E., deceased, of Verona, PA. No. 08147 of 2025. Anita Boehm, Admr., c/o M. E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215.

26-00338 Jan 30; Feb 6, 13, 2026

Smith, David Martin a/k/a David M. Smith, deceased, of Springdale, PA. No. 08059 of 2025. Lisa Leonzio, Admr., 116 Skyline Drive, Pittsburgh, PA 15239 or to Damian J. Tofte, Esq., 3058 Leechburg Road #11, Lower Burrell, PA 15068.

26-00331 Jan 30; Feb 6, 13, 2026

Sudina, Mary Jean, deceased, of North Versailles, PA. No. 00300 of 2026. Gerard R. Sudina, Extr., 3885 Brookside Lane, Murrysville, PA 15668 or to Victoria M. Bedick, Esq., Creenan & Baczkowski, PC, Town Square Professional Building, 3907 Old William Penn Highway, Suite 304, Murrysville, PA 15668.

26-00335 Jan 30; Feb 6, 13, 2026

Wiles, Jacqueline Joy a/k/a Jacqueline J. Wiles a/k/a Joy Wiles, deceased, of Sewickley, PA. No. 00314 of 2026. Rebecca Shapiro, Extr., 411 Oliver Road, Sewickley, PA 15143 or to David A. Crissman, Esq., Montgomery Crissman, PLLC, 518 North Main St., Suite 2, Butler, PA 16001.

26-00330 Jan 30; Feb 6, 13, 2026

Arnheim, Kathy W., deceased, of Pittsburgh, PA. No. 00351 of 2026. Rachel Neuhaus, Extr., c/o Devin Hallett Snyder, Esq., 444 Liberty Avenue, Suite 2200, Pittsburgh, PA 15222.

26-00109w Jan 23, 30; Feb 6, 2026

Buccini, Ernest F., deceased, of McKeesport, PA. No. 08247 of 2025. Colleen D. Bratkovich, Extr. and Atty. Zacharia Brown & Bratkovich, 6530 William Penn Hwy, Ste. 310, Delmont, PA 15626.  
26-00121w Jan 23, 30; Feb 6, 2026

Cairns, Mary M., deceased, of McDonald, PA. No. 08191 of 2025. Melissa Lynn Cronin, Extr., 220 Dupont Drive, McDonald, PA 15057 or to Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057.  
26-00119w Jan 23, 30; Feb 6, 2026

Gruhalla, Loretta A., deceased, of Pittsburgh, PA. No. 00100 of 2026. Dawn M. D'Alessandro, Extr., 2919 Homehurst Ave., Pittsburgh, PA 15234 or to Ronald S. Jones, Esq., Jones Law Group, 309 Smithfield Street, 6th Floor, Pittsburgh, PA 15222.  
26-00136 Jan 23, 30; Feb 6, 2026

Hanna, Mary Forbes a/k/a Mary F. Hanna, deceased, of Verona Borough, PA. No. 07936 of 2025. Elizabeth Hawkins Hosch, Co-Extr. and Julia Hawkins Schieve, Co-Extr., c/o Glynis Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.  
26-00122 Jan 23, 30; Feb 6, 2026

Heintz, James E., deceased, of Gibsonia, PA. No. 04061 of 2025. Denise A. Heintz, Extr., 3616 Crestview Drive, Gibsonia, PA 15044 or to John T. Richards, III, Esq., Richards & Richards, LLP, 101 Bradford Road, Suite 100, Wexford, PA 15090.  
26-00132 Jan 23, 30; Feb 6, 2026

Jeskevic, Diane Gail, deceased, of Pittsburgh, PA. No. 00092 of 2026. Laurence Jeskevic, Admr., 1121 Chelton Ave., Pittsburgh, PA 15226 or to Robert B. Stein, Esq., Savinis, Kane & Gallucci, LLC, 436 Seventh Ave., Suite 700, Pittsburgh, PA 15219.  
26-00134 Jan 23, 30; Feb 6, 2026

Johnson, Mary Ellen, deceased, of Pittsburgh, PA. No. 7876 of 2025. Tiko Jermaine Johnson, Extr., 175 Oak Manor Place, Pittsburgh, PA 15235 or to Matthew A. Bole, Esq., Foster Plaza 7, Suite 315, 661 Andersen Drive, Pittsburgh, PA 15220.  
26-00107w Jan 23, 30; Feb 6, 2026

Jones, Marian E., deceased, of Pittsburgh, PA. No. 03485 of 2025. William M. Jones, Extr., c/o Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor, LLC, 7240 McKnight Road, Pittsburgh, PA 15237.  
26-00120w Jan 23, 30; Feb 6, 2026

Kallist, Joachim E. a/k/a Joe Kallist, deceased, of Bethel Park, PA. No. 08179 of 2025. John Scott Nowak, Extr., 117 Brave Run Road, McMurray, PA 15317 or to Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241.  
26-00118w Jan 23, 30; Feb 6, 2026

Lessman, Ruth E., deceased, of Bell Acres, PA. No. 00080 of 2026. Robert D. Morrison, Extr., c/o Anthony T. Floro, Esq., Airport Professional Building, 7411 University Blvd., Moon Twp., PA 15108.  
26-00119 Jan 23, 30; Feb 6, 2026

McNally, Gary a/k/a Gary A. McNally a/k/a Gary Anthony McNally, deceased, of Cheswick, PA. No. 00284 of 2026. Mallory McNally, Admr., 331 Rich Hill Road, Cheswick, PA 15024 or to Anna B. Butson, Esq., Butson Law, LLC, 2200 Georgetown Drive, Suite 200, Sewickley, PA 15143.  
26-00139 Jan 23, 30; Feb 6, 2026

Patel, Alka A., deceased, of Oakdale, PA. No. 8040 of 2025. Aparna Linko, Extr., 301 Farmcrest Drive, Oakdale, PA 15071 or to Charles J. Avalli, Esq., Pietragallo, Gordon, Alfano, Bosick & Raspanti, LLP, One Oxford Centre, 301 Grant Street, 38th Fl., Pittsburgh, PA 15219.  
26-00135 Jan 23, 30; Feb 6, 2026

Pieczynski, Anna, deceased, of Monroeville, PA. No. 08260 of 2025. Alvin T. Pieczynski, Extr., 523 Sunset Boulevard, Oxford, MI 48371 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.  
26-00124 Jan 23, 30; Feb 6, 2026

Romah, Rosemary, deceased, of Pittsburgh, PA. No. 06682 of 2025. Lynn A. Mercurio, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.  
26-00130 Jan 23, 30; Feb 6, 2026

Silinskas, David L., deceased, of South Park Township, PA. No. 00169 of 2026. Deborah Crum, Extr., 119 Bayberry Lane, Cranberry Twp., PA 16066 or to Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.  
26-00121 Jan 23, 30; Feb 6, 2026

Silinskas, Virginia A., deceased, of South Park Township, PA. No. 00170 of 2026. Deborah Crum, Extr., 119 Bayberry Lane, Cranberry Twp., PA 16066 or to Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.  
26-00120 Jan 23, 30; Feb 6, 2026

Simms, Lawrence P. a/k/a Lawrence Paul Simms, deceased, of Pittsburgh, PA. No. 07900 of 2025. Daniel S. Simms, Extr., c/o Glynis Ritchie, Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Avenue, 7th Fl., Pittsburgh, PA 15222-3152.  
26-00123 Jan 23, 30; Feb 6, 2026

Springer, Mildred F., deceased, of West Mifflin, PA. No. 07358 of 2019. Gregory Springer, Admr., c/o Kathleen D. Schneider, Esq., Law Offices of Kathleen D. Schneider, Regent Square Professional Building, 1227 S. Braddock Avenue, Pittsburgh, PA 15218.  
26-00106w Jan 23, 30; Feb 6, 2026

Stewart, Carol A., deceased, of Penn Hills, PA. No. 03932 of 2025. David Todd Stewart, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.  
26-00129 Jan 23, 30; Feb 6, 2026

Waugaman, Betty Yvonne a/k/a B.Y. Waugaman a/k/a B. Yvonne Waugaman, deceased, of McKeesport, PA. No. 04858 of 2025. Sherri Katona, Admr., c/o George Allen Butler, Esq., Mahady & Mahady, 223 South Maple Ave., Greensburg, PA 15601.  
26-00137 Jan 23, 30; Feb 6, 2026

#### Action to Quiet Title

In the Court of Common Pleas of Chester County, Pennsylvania  
Civil Action - Law  
2024-10830-RC

To: Shermanae T. Jackson, and all persons having or claiming to have any right, lien, title, interest in or claim against 265 South Mount Airy Road, Valley Township, Chester County, Coatesville, Pennsylvania, 19320.

Take Notice That GS Mortgage Holdings X, LLC has filed a Complaint in Action to Quiet Title in the aforesaid Court as of the above term and number, and praying the Court to adjudicate and decree their title and right of possession to said premises, more particularly described in the said Complaint, indefeasible as against all rights and claims whatsoever, and you are hereby notified to file an Answer within twenty (20) days following the date of this publication, in default of which an Order may be entered as prayed for against you, requiring you to take such action as may be ordered by the Court within thirty days after the entry of such Order in default of which final judgment shall be entered.

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 Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER AND WISH TO RETAIN ONE, PLEASE CALL THE NUMBER LISTED BELOW:

Lawyer Referral Service  
(610) 429-1500

Clymer Musser & Sarno PC  
Christopher A. Sarno, Esq.  
408 W. Chestnut Street  
Lancaster, PA 17603  
(717) 299-7101

26-00393 Feb 6, 2026

#### Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania  
GD-26-000353

Deborah McGinnis a/k/a Deborah McNamara, Plaintiff v. The Unknown Heirs of Eliza Jane Fraser, deceased, and the Unknown Heirs of Robert J. Mouser, deceased, Defendants

To: The Unknown Heirs of Eliza Jane Fraser, deceased

You are hereby notified that Plaintiff, Deborah McGinnis, filed an Action to Quiet Title, for the property with a Parcel ID 67-R-359 currently deeded to Eliza Jane Fraser, endorsed with a Notice to Defend, in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. GD-26-000353, seeking to quiet the title of the real estate located at Parcel ID 67-R-359. A copy of the Action to Quiet Title will be sent to you upon request to the Plaintiff's Attorney, Nicholas R. DiNardo, Esq., Very Law, 437 Grant St., Ste. 912, Pittsburgh, PA 15219, 412-430-0131.

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  
Koppers Building  
436 Seventh Ave., 4th Fl.  
Pittsburgh, PA 15219  
412-261-5555  
26-00394 Feb 6, 2026

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-25-007334

Allegheny County Central Tax Collection District, Plaintiff  
vs.  
Joseph D. Mulvihill, Defendant(s).  
Joseph D. Mulvihill:  
You are hereby notified that on September 11, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed

a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-007334. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2021 that was to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any 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, 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

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)

26-00390 Feb 6, 2026

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-25-008901

Allegheny County Central Tax Collection District, Plaintiff

vs.

David D. Stine, Defendant(s).

David D. Stine:

You are hereby notified that on October 31, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-008901. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the periods of 2021, 2022, 2023 and 2024 that were to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any 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, 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  
The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)

26-00391 Feb 6, 2026

#### Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
AR-25-008208

Allegheny County Central Tax Collection District, Plaintiff

vs.

Robert A. Benson III, Defendant(s).

Robert A. Benson III:

You are hereby notified that on October 8, 2025 Plaintiff, Allegheny County Central Tax Collection District, filed a Complaint against you in the Court of Common Pleas of Allegheny County Pennsylvania, docketed to No. AR-25-008208. Wherein Plaintiff seeks to collect delinquent Earned Income/Net Profits tax for the period of 2019 that was to be reported and paid.

#### Notice To Defend

You have been sued in court. If you wish to defend against the claims set forth in the above referenced Complaint, you must take action within twenty (20) days from the date of this publication, by entering a written appearance personally or by attorney and filing in writing with the court an Affidavit of Defense to the claims set forth against your property. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the Complaint or for any 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, 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

The Allegheny County Bar Association  
400 Koppers Building, 436 Seventh Avenue  
Pittsburgh, PA 15219  
(Telephone: 412-261-5555)

26-00392 Feb 6, 2026

#### Trust Notice

Mary Jean Sudina, late of North Versailles, Allegheny County, Pennsylvania, deceased, having created the Mary Jean Sudina Revocable Living Trust Agreement dated July 28, 2014, appointed Gerard R. Sudina as Successor Trustee, and notice is hereby given to all persons indebted to said trust to make immediate payment and to those having claims against the same to present them to the undersigned, duly authenticated for settlement.

Mary Jean Sudina, Deceased

Late of North Versailles, Allegheny, PA

No.: 02-26-00300

Trustee: Gerard R. Sudina, 3885 Brookside Lane, Murrysville, PA 15668

Attorney: Victoria M. Bedick, Esquire, Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murrysville, PA 15668

26-00336 Jan 30; Feb 6, 13, 2026

#### Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable 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:

Kuhlman, Shirley A. a/k/a Shirley W. Kuhlman Revocable Living Trust, deceased December 24th, 2025, of Upper St. Clair, Allegheny County, Pennsylvania, Roger L. Kuhlman, Trustee, c/o Ted Tishman, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

26-00126 Jan 23, 30; Feb 6, 2026

#### Notice of Trust Administration

The Trustee named below gives notice of the death of Eugene L. Thomas, late of the Township of McCandles, Allegheny County, Pennsylvania, who died on December 17, 2025. During his lifetime, the said Decedent established The Thomas Family Trust, of which Margaret J. LaBella is the Successor Trustee. The Successor Trustee requests all persons having claims against the Decedent to make known the same in writing to her or her attorney, and all persons indebted to the Decedent to make payment to her without delay:

Margaret J. LaBella, Trustee, 1949 Old Leechburg Road, New Kensington, PA 15068 or to:

John P. Donovan, Esquire, John P. Donovan & Associates, LLC, 434 Allegheny River Boulevard, Suite 200, Oakmont, PA 15139.

26-00127 Jan 23, 30; Feb 6, 2026