

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, Tuesday, September 8, 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 TUESDAY, SEPTEMBER 8, 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. WEDNESDAY, SEPTEMBER 9, 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, SEPTEMBER 14, 2026 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class
County New Chapter 475.

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

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

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

name and address of the individual(s) or other entity that purchased the property.

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

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

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

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

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

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

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

Avalon

9. Autumn M. Henry Solely in Her Capacity as Heir of Tania L. Henry, Deceased, Michael T. Henry Solely in His Capacity as Heir of Tania L. Henry, Deceased

MG-26-000258—\$80,813.61
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Avalon: Having erected thereon a dwelling being known and numbered as 929 Sedalia Avenue, Pittsburgh, PA 15202. Deed Book 16005, Page 69. Block and Lot Number 215-J-249.

Baldwin Borough

12. Mildred Jean Lobus, With Notice to Heirs and Assigns

GD-25-010221—\$4,809.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story brick house being known as 3644 Wallace Drive, Pittsburgh, PA 15227. Deed Book Volume 4120, Page 505. Block & Lot No. 136-L-40.

46. Michael D. Kelley

GD-22-006979—\$17,838.14
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 Baldwin. Having erected thereon a two-story, multi-family dwelling being known and numbered as 1201-1203 Streets Run Road, Pittsburgh, Pennsylvania 15236. Deed Book Volume 10329, Page 183, Block and Lot Number 313-F-220.

Bethel Park

14. Cynthia E. Pierce and Lauren M. Pierce

GD-25-010986—\$8,059.90

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 19 Pontiac Road, Pittsburgh, PA 15241. Deed Book 19341; Page 277. Block and Lot Number 394-R-16.

15. Sanatkumar P. Shah and Barbara J. Shah

GD-24-013490—\$12,569.40

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 1167 Grouse Run Road, Bethel Park, PA 15102. Deed Book 5693, Page 21. Block and Lot Number 773-H-32.

16. Blaine C. Shift

GD-24-013493—\$6,440.09

Elizabeth P. Sattler, Esq.

412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a dwelling, known as 6191 Mountain Avenue, Bethel Park, PA 15102. Deed Book 15358, Page 339. Block and Lot Number 889-D-55.

Blawnox

1. Catherine Rabinowitz and Jack Rabinowitz

GD-22-008550—\$5,781.70

Christopher E. Vincent, Esq.

724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Blawnox: Having erected thereon a dwelling being known and numbered as 221 Walnut Street, Pittsburgh, PA 15238. Deed Book 14599, Page 128. Block and Lot Number 292-N-392.

Carnegie

10. Unknown Heirs, Personal Representatives, Successors, Assigns, and All Persons, Firms,

or Associations Claiming Right, Title, or Interest From or Under Anna Sekelik, Deceased, Unknown Heirs, Personal Representatives, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Dyan Jones, Deceased, Marcia Hutton, Executrix of the Estate of Anna Sekelik, Deceased and As Known Heir of Anna Sekelik, Deceased

MG-21-000171—\$177,106.56

KML Law Group, P.C.

215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 113-117 Court Street, Carnegie, PA 15106. Deed Book 290, Page 3604. Block and Lot Number 103-G-118.

Castle Shannon

98. Ryan Novelli

MG-25-001016—\$119,040.39

Carolyn Treglia, Esq.

Brock & Scott, PLLC

844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a Condominium Unit known and numbered as 204 Saxonwald Lane, Pittsburgh, PA 15234 a/k/a 204 Saxonwald Lane 8F, Pittsburgh, PA 15234. Deed Book Volume 18575, Page 40. Block and Lot Number 0190-P-00208-0006-00.

Chalfant

72. Tiara Adams

GD-25-004126—\$4,043.19

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Having erected thereon a one and one-half story frame house being known as 202 Fairview Avenue, East Pittsburgh, PA 15112. Deed Book Volume 15478, Page 142. Block & Lot No. 374-L-159.

Churchill

64. Gregory W. Tate

MG-25-000331—\$229,480.92

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.

City of Clairton

45. Pittsburg Luxe, LLC and Jill Hubbell

GD-26-002427—\$161,470.08

McCalla Raymer Leibert Pierce, LLP

445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and 2nd Ward of the City of Clairton: Having erected thereon a single-family residential dwelling being known and numbered as 100 Constitution Circle, Clairton, PA 15025. Deed Book Volume 19588, Page 49. Block and Lot Number 1002-C-00054-0000-00.

84. Denise Johnson Clemmons, Known Surviving Heir of Annetta M. Johnson, Deceased and Unknown Heirs, Devises and Personal Representatives of Annetta M. Johnson, Deceased

GD-23-004176—\$106,463.78

Jared M. Greenberg, Esq.

484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton:

Having erected thereon a single family dwelling being known and numbered as 219 Chambers Street, Clairton, PA 15025. Deed Book Volume 8978, Page 528. Block and Lot Number 763-P-95.

Collier

102. CONCIY, LLC

GD-25-006199—\$11,970.59

Jennifer L. Cerce, Esq.

412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a single family dwelling being known and numbered as 2 Colecrest Street, Carnegie, PA 15106. Deed Book 19276, Page 149. Block and Lot Number 103-N-5.

Coraopolis

29. Jason Phillips

GD-26-001772—\$7,486.55

John T. Vogel, Esq.

Tucker Arensberg, P.C.

412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a residential dwelling known and numbered as 1402 Pine Way, Coraopolis, Pennsylvania 15108. Deed Book Volume 17469, Page 45. Block and Lot 342-L-226.

73. Ronald L. Dickerson

GD-23-003149—\$2,780.67

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two-story frame house being known as 820 Vine Street, Coraopolis, PA 15108. Deed Book Volume 15410, Page 401. Block & Lot 341-D-253.

90. Mamulit, LLC

GD-23-003161—\$2,765.65

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Coraopolis: Having erected thereon a two-story frame house being known as 1708 Montour Street, Coraopolis, PA 15108 f/k/a 1708 Montour Street Extension, Coraopolis, PA 15108. Deed Book Volume 17680, Page 171. Block & Lot 341-G-82.

Crescent

48. James Latimer, Jr.

MG-25-000959—\$203,169.36

Lois M. Vittit, Esq.

412-281-1725

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Having erected thereon a one-story frame dwelling being known and numbered as 274 Spring Run Road, Crescent, PA 15046. Deed Book 18984, Page 201. Block and Lot 811-S-000254.

86. Benjamin W. Clapperton

MG-25-000402—\$210,077.41

Jared M. Greenberg, Esq.

484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Crescent: Having erected thereon a dwelling being known and numbered as 963 Harper Road, Crescent, PA 15046. Deed Book Volume 18076, Page 379. Block and Lot Number 0811-B-00216-0000-00.

Dormont

19. Michael Gamble

GD-24-014776—\$5,569.58

Joseph W. Gramc, Esq.

412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dormont: Having erected thereon a two-story masonry frame house known as 1514 Dormont Avenue, Pittsburgh, PA 15216. Deed Book Volume 18403, Page 346. Block & Lot 98-C-282.

Duquesne

74. Robert Nash and Adolf MacDonald

GD-25-002820—\$2,686.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a one and one-half story brick house being known as 304 Miller Avenue, Duquesne, PA 15110. Deed Book Volume 17747, Page 49. Block & Lot No. 304-E-201.

East McKeesport

25. Kyle Pack a/k/a Kyle Z. Pack

MG-25-000137—\$62,357.11
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 619 Lincoln Highway, East McKeesport, PA 15035. Document Number 2019-7766, Deed Book Volume 17558, Page 24. Block and Lot Number 0547-L-00012-0000-00.

East Pittsburgh

68. Olufunmilayo Taiwo

GD-25-004487—\$4,721.07
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East Pittsburgh: Having erected thereon a one-story condominium office building being known as 828 Linden Avenue, East Pittsburgh, PA 15112. Deed Book Volume 18529, Page 355. Block & Lot No. 375-H-198.

Elizabeth Township

34. Jonathan M. Miller

MG-24-000023—\$70,352.39
Jared M. Greenberg, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a single family dwelling being known and numbered as 160 Lincoln Hall Road, Elizabeth, PA 15037. Deed Book Volume 15622, Page 427. Block and Lot Number 1130-D-00138-0000-00.

63. Joshua B. Giran, Executor of the Estate of Richard D. Barncord

MG-26-000380—\$214,177.18
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 883 Patterson Road, Elizabeth, Pennsylvania 15037. Deed Book Volume 10437, Page 565. Block and Lot Number 1414-B-00135-0000-00.

104. N.R.L.L., East, LLC

GD-25-011272—\$9,945.08
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Being all that vacant land known as Ridge Road, Elizabeth, PA 15037. Deed Book 12415, Page 78. Block and Lot Number 998-A-70.

Emsworth

55. Cecilia Reinheimer

AR-26-001182—\$12,248.29
Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Emsworth: Having erected thereon a Emsworth Manor South A Condominium unit being known and numbered as 8179 Ohio River Blvd., Unit 28, Pittsburgh, PA 15202. Deed Book 17274, Page 188. Block and Lot Number 213-A-00078-0028.

Etna

37. Ashley L. Adams and the Secretary of Housing and Urban Development

MG-25-000918—\$59,218.20
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Etna: Having erected thereon a dwelling being known and numbered as 39 Maplewood Street, Pittsburgh, PA 15223. Deed Book Volume 16610, Page 273. Block and Lot Number 167-A-151.

Franklin Park

52. Eleny A. Maul

GD-25-011034—\$20,917.45
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Franklin Park: Having erected thereon a condominium unit being known and numbered as 2580 B Grouse Rdg., Wexford, PA 15090. Deed Book 14029, Page 154. Block and Lot Number 1203-L-89.

Glassport

80. Gregg R. Cegelski

GD-25-009591—\$12,969.33
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a commercial retl/apt's over dwelling being known and numbered as 709 Monongahela Ave., Glassport, PA 15045. Deed Book 9356, Page 405. Block and Lot Number 558-B-49.

Hampton

38. Maxine M. Zwigart and Thomas J. Zwigart

MG-24-000781—\$37,761.57
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Hampton: Having erected thereon a dwelling being known and numbered as 2578 Royal View Drive, Allison Park, Pennsylvania 15101. Deed Book Volume 7919, Page 223. Block and Lot Number 0830-F-00190-0000-00.

Harrison

40. Timothy J. Oddis

MG-26-000236—\$180,522.75
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Harrison: Having erected thereon a dwelling being known and numbered as 1216 Arizona Avenue, Natrona Heights, Pennsylvania

15065. Deed Book Volume 17877, Page 333, Block and Lot Number 1518-R-00007-0000-00.

Homestead

20. Sheila Russell, Known Heir of Curtis Lee Russell and Gertrude P. Russell, Deceased

GD-23-009945—\$7,592.16
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story frame dwelling, being known and numbered as 124 East 12th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 3991, Page 388, Block and Lot Number 131-B-132.

106. Unknown Heirs of Mary Ann Gardner

GD-26-002015—\$6,198.69
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story brick house known as 334 West 12th Avenue, Homestead, PA 15120. Deed Book Volume 8153, Page 324. Block & Lot No. 131-F-336.

107. Unknown Heirs of Janeen Leffew a/k/a Janeen O'Keefe

GD-26-002014—\$12,899.12
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Having erected thereon a two-story frame house known as 113 West 13th Avenue, Homestead, PA 15120. Deed Book Volume 7877, Page 511. Block & Lot No. 131-B-188.

Jefferson Hills

27. Shawna Leigh Smith

MG-24-000984—\$315,447.21
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 as Chelsea Drive, Clairton, PA 15025, Document Number 2018-19512, Deed Book Volume 17265, Page 180, Block and Lot Number 0661-C-00194-0000-00.

44. Barbara J. Kampert

MG-26-000117—\$34,754.03
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Jefferson Hills: Having erected thereon a residential dwelling being known and numbered as 1821-1823 State Street, Clairton, PA 15025 a/k/a 1823 State Street, Clairton, PA 15025. Deed Book Volume 8630, Page 102. Block and Lot Number 1273-J-00125-0000-00.

Kilbuck

41. Lauren Beard Known Surviving Heir of Merrill Petitta, Mark Petitta, Known Surviving Heir of Merrill Petitta, and Unknown Surviving Heirs of Merrill Petitta

GD-23-014415—\$179,158.24
Eric Rockkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Kilbuck: Having erected thereon a dwelling being

known and numbered as 480 Roosevelt Road, Pittsburgh, Pennsylvania 15237. Deed Book Volume 4175, Page 419, Block and Lot Number 0275-D-00210-0000-00.

Marshall

81. Hermanth K. Setty and Srisiri Shilparani Setty

GD-24-010234—\$23,008.44
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Marshall: Having erected thereon a townhouse dwelling being known and numbered as 503 Tuscarora Road, Mars, PA 16046. Deed Book 18245, Page 469. Block and Lot Number 2372-M-156.

Town of McCandless

58. Andrew B. Maul

MG-25-000702—\$86,843.92
Timothy A. Cirino, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Town of McCandless: Having erected thereon a dwelling being known and numbered as 250 Ridgeview Dr., Wexford, PA 15090 a/k/a 250 Ridgeview Road, Wexford, PA 15090 more fully described in Deed Book 11264, Page 337. Block and Lot Number 1206-G-00255-0000-00.

61. Guyanna Runion Ackison and Brandon E. Ackison

MG-17-000476—\$367,755.60
Timothy A. Cirino, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Town of McCandless: Having erected thereon a dwelling being known and numbered as 8584 Peebles Road, Pittsburgh, PA 15237. Deed Book Volume 13942, Page 399. Block and Lot Number 0716-K-00136-0000-00.

78. Rosemarie A. Jarmulowski

MG-25-000994—\$81,628.76
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Town of McCandless: Having erected a condominium unit known as 504 Cottingham Drive, Allison Park, PA 15101. Deed Book Volume 12671, Page 335. Block and Lot Number 946-P-504.

City of McKeesport

4. Next Level Development, LLC

GD-24-011990—\$12,765.06
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1615 Sumac Street, McKeesport, PA 15132. Deed Book 18475, Page 270. Block and Lot Number 381-G-063.

21. Pittsburg Luxe, LLC and Jill Hubbell

GD-26-002056—\$153,107.09
McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and City of McKeesport: Having erected thereon a single-family residential dwelling being known and numbered as 3101 Orchard Street, McKeesport, PA 15132. Deed Book Volume 19592, Page 126. Block and Lot Number 0464-C-00236-0000-00.

23. Jacqueline M. Davis

GD-23-013159—\$12,219.77
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 417 29th Street, McKeesport, PA 15132. Deed Book 16820, Page 52. Block and Lot Number 464-F-296.

24. Jacqueline Davis

GD-23-013326—\$5,976.22
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport: Having erected thereon a dwelling being known and numbered as 1106 Craig Street, McKeesport, PA 15132. Deed Book 16530, Page 185. Block and Lot Number 380-R-140.

Monroeville

17. Douglas Cleveland and Janice Marie Cleveland

GD-25-005396—\$4,482.47
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 809 Cottonwood Drive, Monroeville, PA 15146. Deed Book 17842, Page 532. Block and Lot Number 637-F-271.

32. Susan E. Stark, in Her Capacity as Heir of Jean S. Slaughaupt; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Jean S. Slaughaupt

MG-25-001042—\$88,265.50
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 433 Cottage Lane, Monroeville, PA 15146. Deed Book Volume 7134, Page 152. Block and Lot Number 0741-S-00193-0000-00.

Moon

7. Patrick M. Norris

GD-18-012700—\$91,054.36
Stephen M. Elek, Esq.
412-829-0624

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a residential dwelling being known and numbered as 1333 Coraopolis Heights Road, Coraopolis, Pennsylvania 15108. Deed Book 18766, Page 29. Block and Lot Number 417-A-291.

Mt. Lebanon

39. Bradley Frye

MG-26-000183—\$149,151.71
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 840 Fruithurst Drive, Pittsburgh, Pennsylvania 15228. Deed Book Volume 17361, Page 440. Block and Lot Number 0140-J-00062-0000-00.

Munhall

5. Jennifer E. Thompson

GD-23-009455—\$7,561.54
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 and numbered as 116 East 21st Avenue, Homestead, Pennsylvania 15120. Deed Book Volume 9890, Page 314. Block and Lot Number 131-M-11.

22. Enk Real Estate Investments, LLC

GD-26-000602—\$169,896.39
Timothy A. Cirino, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Munhall: Having erected thereon a dwelling being known and numbered as 700 East 17th Avenue, Homestead, PA 15120. Deed Book Volume 19062, Page 160. Block and Lot Number 0131-D-00333-0000-00.

47. Sharifa B. Green

GD-22-012990—\$2,988.53
Jeffrey D. Ries, Esq.
412-464-9997

In the Commonwealth of Pennsylvania, County of Allegheny, Borough Munhall: Having erected thereon a dwelling being known and numbered as 618 East 9th Avenue, Homestead, Pennsylvania 15120, Deed Book Volume 16903, Page 323. Block and Lot Number 130-M-143.

North Versailles

26. Sandra L. Gibala

MG-26-000185—\$16,977.44
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 108 Tintzman Avenue, North Versailles, PA 15137. Deed Book Volume 6142, Page 569. Block and Lot Number 0456-S-00280-0000-00.

75. Timothy R. Logan

GD-25-008186—\$2,403.61
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a two-story frame house being known as 326 Kline Avenue, North Versailles, PA 15137. Deed Book Volume 18685, Page 579. Block & Lot No. 456-L-266.

77. Reginald Murphy, Jr. and Kristina Murphy

GD-23-011613—\$2,896.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of North Versailles: Having erected thereon a one-story brick house known as 2616 Girard Avenue, North Versailles, PA 15137. Deed Book Volume 18825, Page 592. Block & Lot 457-J-26.

Oakmont

3. Melynda C. Grogg

GD-24-004175—\$2,465.68
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a dwelling being known and numbered as 14 Greenwich Court, Oakmont, PA 15139. Deed Book 14443 Page 280. Block and Lot Number 444-K-021-14.

103. Scottsdale REI, LLC

GD-25-007653—\$19,432.37
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Oakmont: Having erected thereon a three family dwelling being known and numbered as 400 Woodland Avenue, Oakmont, PA 15139. Deed Book 18645, Page 19. Block and Lot Number 362-G-151.

O'Hara

33. Megan C. Coleman

MG-24-000027—\$293,302.09
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, O'Hara Township: Having erected thereon a dwelling being known and numbered as 1605 Powers Run Road, Pittsburgh, PA 15238. Deed Book Volume 14816, Page 175. Block and Lot Number 0360-M-00032-0000-00.

Penn Hills

35. Anthony L. Brown

MG-26-000161—\$25,358.84
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 642 Churchill Avenue, Pittsburgh, PA 15235. Deed Book Volume 12970, Page 575. Block and Lot Number 369-J-72.

43. Aisha N. Lewis

MG-25-000815—\$167,630.02
Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 520 Springdale Drive, Pittsburgh, Pennsylvania 15235. Deed Book Volume 18610, Page 103, Instrument 2021-32031, Block and Lot Number 449-D-56.

49. Arlette Martin

GD-25-006256—\$12,303.15
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 8069 Lincoln Rd., Verona, PA 15147. Deed Book 11297, Page 232. Block and Lot Number 229-M-305.

50. Taylor Anderson

GD-25-004743—\$11,523.52
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 8608 Westwood Rd., Pittsburgh, PA 15235. Deed Book 17610, Page 337. Block and Lot Number 231-C-171.

51. Natera S. Beck

GD-25-009038—\$14,757.19
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 7732 Mount Carmel Rd., Verona, PA 15147. Deed Book 19123, Page 183. Block and Lot Number 230-K-74.

53. Amber Rose Lutz and Thomas Allen Evans, Jr.

GD-25-006247—\$14,793.73
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 221 Emrose Dr., Pittsburgh, PA 15235. Deed Book 16138, Page 279. Block and Lot Number 369-F-160.

85. Maurie A. Ford a/k/a Maurie Andrea Ford

MG-24-000620—\$128,702.96
Jared M. Greenberg, Esq.
484-367-4191

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 147 Maple Lo Drive, Pittsburgh, PA 15235. Deed Book Volume 17509, Page 516. Block and Lot Number 0537-F-00231-0000-00.

87. Wendy S. Rishel

MG-24-000678—\$52,458.16
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 7730 Tyler Road, Verona, PA 15147. Deed Book Volume 10870, Page 557. Block and Lot Number 230-B-79.

97. Susan E. Cronin; and the Secretary of Housing and Urban Development

MG-26-000251—\$119,703.95
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 310 Walpole Dr., Pittsburgh, PA 15235. Deed Book Volume VI-18243, Page 464. Block and Lot Number 0368-J-00011-0000-00 a/k/a 368-J-11.

Pitcairn

76. Robert P. Drosjack

GD-25-007971—\$5,645.09
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Pitcairn: Having erected thereon a two-story masonry frame house being known as 715 Wall Avenue, Pitcairn, PA 15140. Deed Book Volume 16015, Page 457. Block & Lot No. 746-N-168.

Plum

11. Zachary David Lytle

GD-26-003777—\$204,807.72
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Having erected thereon a dwelling being known and numbered as 401 Finley Road, Pittsburgh, PA 15239. Deed Book 19827, Page 113. Block and Lot Number 852-C-85.

83. William H. Evans, Sr.

MG-21-000213—\$88,543.85
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Plum: Parcel No. 1: Having erected thereon a dwelling being known and numbered as 7701 Saltsburg Road, Pittsburgh, PA 15239. Deed Book Volume 14662, Page 470. Block and Lot Number 739-L-128.

Parcel No. 2: Being a vacant lot of land known and numbered as Saltsburg Road, Pittsburgh, PA 15239. Deed Book Volume 14662, Page 570. Block and Lot Number 739-L-132.

Ross

42. Eric Olender and Elizabeth Olender

MG-24-000838—\$223,740.94
Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross:

Having erected thereon a condominium unit in The Mews of Towne North, Unit 121, being known and numbered as 121 Locust Court, Pittsburgh, PA 15237. Deed Book Volume 15514, Page 500. Block and Lot Number 517-M-121.

59. MTM Construction, LLC

GD-26-003383—\$174,201.38
Robert Flacco, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and the Township of Ross: Having erected thereon a dwelling being known and numbered as 1106 W. Sutter Road, Glenshaw, PA 15116. Deed Book Volume VI-20044, Page 527. Block and Lot Number 0519-K-00142-0000-00.

69. Elena M. Marziale

GD-25-012136—\$2,618.14
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story frame house being known as 140 Hillendale Road, Pittsburgh, PA 15237. Deed Book Volume 10351, Page 351. Block & Lot No. 429-F-22.

70. Michael D. Kuzemchak

GD-25-005335—\$2,784.13
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Ross: Having erected thereon a one-story brick house being known as 105 Rene Drive, Glenshaw, PA 15116. Deed Book Volume 17795, Page 529. Block & Lot No. 519-F-217.

Scott

101. Donna W. Armentrout

GD-16-011015—\$19,654.46
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Scott: Parcel 1: Having erected thereon a single family dwelling being known and numbered as 321 Thompson St., Bridgeville, PA 15017. Deed Book 10135, Page 316. Block and Lot Number 195-B-132;

Parcel 2: Being all that vacant land known as Thompson St., Bridgeville, PA 15017. Deed Book 10135, Page 304. Block and Lot Number 195-B-134.

South Park

79. Sharon A. Semko

MG-23-000906—\$90,084.33
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, South Park Township: Having erected thereon a dwelling being known and numbered as 3151 B Snowden Rd., South Park, PA 15129. Deed Book Volume 6344, Page 1166. Block and Lot Number 1007-D-00073-0000-00.

96. Shane A. Walker and Cherie A. Walker

MG-25-001076—\$174,290.65
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South

Park: Having erected thereon a dwelling being known and numbered as 1606 Annette Avenue, South Park, Pennsylvania 15129. Deed Book Volume 16585, Page 152. Block and Lot Number 0772-S-00093-0000-00.

Springdale Township

82. Diana Lee Robertson, as Executrix of the Estate of Warren Howells, Deceased

MG-23-000398—\$162,091.96
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Springdale: Having erected thereon a bi-level story residential dwelling known and numbered as 219 Melzena St., Springdale, PA 15144. Deed Book Volume 12780, Page 44. Block & Lot No. 731-N-164.

Swissvale

65. Scottsdale REI, LLC

GD-26-003353—\$400,397.13
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Swissvale: Having erected thereon a commercial building being known and numbered as 7529 Roslyn Street, Pittsburgh, PA 15218. Deed Book Volume 18311, Page 106. Block and Lot Number 0178-H-00164-0000-00.

Upper St. Clair

62. Srinivasa Dokku and Posamma Rudraboyina

MG-25-001021—\$632,067.36
Eric Rochkind, Esq.
McCabe, Weisberg & Conway, LLC
856-858-7080

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling being known and numbered as 2313 Southampton Drive, Pittsburgh, Pennsylvania 15241. Deed Book Volume 18999, Page 514. Block and Lot Number 0396-P-00207-0000-00.

West Deer

2. Harry Covode Bennett, IV

GD-25-003274—\$15,347.97
Christopher E. Vincent, 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 1005 MacArthur Drive, Russellton, PA 15076. Deed Book 14755, Page 427. Block and Lot Number 1219-N-372.

West Mifflin

28. William T. Lathem

MG-26-000313—\$177,296.89
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 2250 Vermont Avenue, West Mifflin, PA 15122. Deed Book 19008, Page 241. Block and Lot Number 241-M-49.

30. Diane Stanesic a/k/a Diane L. Stanesic and Thomas Stanesic a/k/a Thomas F. Stanesic

GD-25-011987—\$76,272.51
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 2803 Glenly Lane Ext., West Mifflin, PA 15122. Deed Book Volume 12286, Page 411. Block and Lot Number 0241-F-00139-0000-00.

White Oak

91. Kurt D. Andres

MG-25-000289—\$35,363.06
Benjamin Hoen, Esq.
216-739-5100

Situated in the Borough of White Oak, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 707 Osborne Street, McKeesport, PA 15131. Described at Book 6437, Page 22, Parcel Number 460-G-047.

Wilkins

13. Kimberly Doubt

MG-25-000034—\$168,908.73
David L. Scherer, Esq.
McGrath McCall, P.C.
412-281-4333

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Wilkins: Having erected thereon a 1-story brick dwelling known as 142 Queenston Drive, Pittsburgh, PA 15235, and designated as Block and Lot 541-K-60, Deed Book Volume 19203, Page 439.

Wilkinsburg

18. Rebecca Yvette Singh a/k/a Rebecca Yvette Davis, in Her Capacity as Heir of Barbara Ann Davis; Faith Danett Davis, in Her Capacity as Heir of Barbara Ann Davis; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest From or Under Barbara Ann Davis

MG-26-000124—\$32,837.93
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1468 Elizabeth Blvd., Pittsburgh, PA 15221. Deed Book Volume 4869, Page 569. Block and Lot Number 0297-F-00054-0000-00.

105. The Unknown Heirs of Margaret McGuire, Deceased

GD-26-001467—\$24,607.72
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being a two family dwelling known and numbered as 735 North Avenue, Pittsburgh, PA 15221. Deed Book 11989, Page 258. Block and Lot Number 232-N-46.

Pittsburgh—9th Ward

36. Brian Brienza, Elisa C. Brienza and the Secretary of Housing and Urban Development

MG-25-000425—\$34,403.60
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Ninth Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4222 Bruce Street, Pittsburgh, PA 15201. Deed Book Volume 12398, Page 124. Block and Lot Number 49-G-116.

Pittsburgh—10th Ward

93. Melvin S. Brown, in His Capacity as Heir of Oliver C. Brown; Steven O. Brown a/k/a Steven Brown, in His Capacity as Heir of Oliver C. Brown; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Oliver C. Brown

MG-26-000037—\$21,879.24
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 10th Ward: Having erected thereon a dwelling being known and numbered as 4927 Breesport Street, Pittsburgh, PA 15224. Deed Book Volume 4498, Page 674. Block and Lot Number 0050-B-00054-0000-00.

99. Frank C. Floyd a/k/a Frank C. Floyd, Sr., Individually and as Heir of the Estate of Brenda A. Floyd a/k/a Brenda Alston; Yolanda R. Floyd, Known Heir of the Estate of Brenda A. Floyd a/k/a Brenda Alston; Denise L. Floyd, Known Heir of the Estate of Brenda A. Floyd a/k/a Brenda Alston; Frank C. Floyd, Jr., Known Heir of the Estate of Brenda A. Floyd a/k/a Brenda Alston; Tony L. Smith, Known Heir of the Estate of Brenda A. Floyd a/k/a Brenda Alston; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Brenda A. Floyd a/k/a Brenda Alston; Roneka Janae Floyd, Known Heir of the Estate of Brenda A. Floyd a/k/a Brenda Alston, Deceased

MG-24-000613—\$25,729.67
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

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 4942 Rosetta St., Pittsburgh, PA 15224. Deed Book Volume 5620, Page 911. Block and Lot Number 0050-F-00102-0000-00 a/k/a 50-F-102.

Pittsburgh—12th Ward

92. Edward M. Chambers

MG-25-000039—\$111,748.84
Benjamin Hoen, Esq.
216-739-5100

Situated in the 12th Ward City of Pittsburgh, County of Allegheny, Commonwealth of Pennsylvania. Having erected thereon a dwelling known and numbered as 6504 Deary Street, Pittsburgh, PA 15206. Described at Book 6730, Page 598, Instrument No. 69206, Block and Lot 124-L-137.

Pittsburgh—14th Ward

8. Lisa A. Young and Jonathan P. Young

MG-22-000655—\$370,366.68
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 14th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5403 Guarino Road, Pittsburgh, PA 15217. Deed Book 13253, Page 489. Block and Lot Number 87-A-64.

Pittsburgh—16th Ward

66. Jon Richards

MG-26-000148—\$116,238.98
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Pittsburgh,

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16th Ward: Having erected thereon a dwelling being known and numbered as 2716 Burham St., Pittsburgh, PA 15203. Deed Book Volume 11252, Page 411. Block and Lot Number 0013-H-00021-0000-00.

Pittsburgh—17th Ward

31. Patricia J. Elstner

GD-26-002473—\$93,408.89

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

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 17th Ward: Having erected thereon a dwelling being known and numbered as 1908 Saint Paul St., Pittsburgh, PA 15203. Deed Book Volume 09273, Page 113. Block and Lot Number 0013-A-00145-0000-00.

Pittsburgh—18th Ward

60. LVM Murray Properties, LLC

MG-26-000131—\$182,233.59

Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 18th Ward: Having erected thereon a dwelling being known and numbered as 220 Millbridge Street, Pittsburgh, PA 15210. Deed Book Volume VI-19729, Page 115, et seq., Block and Lot Number 0014-E-00220-0000-00.

67. Clarence R. Hamilton

MG-26-000253—\$44,024.87

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

In the Commonwealth of Pennsylvania, County of Allegheny, the City of Pittsburgh, 18th Ward: Having erected thereon a dwelling being known and numbered as 713 Gearing Ave., Pittsburgh, PA 15210 a/k/a 713 Gearing Ave., Mount Oliver, PA 15210. Deed Book Volume 18453, Page 178. Block and Lot Number 0015-R-00261-0000-00.

Pittsburgh—24th Ward

57. Mansion Global, LLC

GD-25-013585—\$172,696.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, 24th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 1234 High Street, Pittsburgh, PA 15212. Deed Book Volume 19502, Page 254. Block and Lot Number 24-C-152.

Pittsburgh—25th Ward

94. O'Neills Investments LLC and Michael John O'Neill

GD-25-013483—\$370,955.50

McCalla Raymer Leibert Pierce, LLP
445-207-4041

In the Commonwealth of Pennsylvania, County of Allegheny, and the 25th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1428 Loraine Street, Pittsburgh, PA 15212. Deed Book Volume 19205, Page 441. Block and Lot Number 0023-G-00110-0000-00.

Pittsburgh—27th Ward

56. C&C Linhart, LLC

GD-25-002653—\$221,161.29

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

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 4022 Oswald Street, Pittsburgh, PA 15212. Deed Book Volume 19378, Page 398. Block and Lot Number 114-K-132.

89. Melissa L. Coleman

MG-26-000004—\$68,747.31

Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 27th Ward of the City of Pittsburgh: Having erected thereon a two-story residential dwelling being known and numbered as 1238 Thelma Street, Pittsburgh, PA 15212. Deed Book Volume 11381, Page 494. Block and Lot Number 045-E-293.

100. Hatherley Brittain

MG-26-000060—\$53,180.71

MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 27: Having erected thereon a dwelling being known and numbered as 1423 Woodland Avenue, Pittsburgh, PA 15212. Document Number 2017-22291, Deed Book Volume 16879, Page 439. Block and Lot Number 0045-E-00081-0000-00.

Pittsburgh—28th Ward

95. Robert Siegworth

MG-25-000479—\$122,749.15

Nicole Francese, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and the 28th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 337 Queensbury Street, Pittsburgh, PA 15205. Deed Book Volume 17474, Page 1. Block and Lot Number: 0019-J-00193-0000-00.

Pittsburgh—32nd Ward

88. Francis Kestner

MG-25-000978—\$190,301.14

Padgett Law Group
850-422-2520

In the Commonwealth of Pennsylvania, County of Allegheny, and 32nd Ward of the

City of Pittsburgh: Having erected thereon a two-story residential dwelling being known and numbered as 2539 Kingwood Street, Pittsburgh, PA 15234. Deed Book Volume 18453, Page 452, Instrument Number 2021-16695. Block and Lot Number 138-E-219.

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.sheriffallegchenycounty.com.

Sheriff's Office, Pittsburgh, PA.
Kevin M. Kraus, Sheriff
Aug 13, 2026
Aug 14, 21, 28, 2026

LEGAL ADS

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:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

McDonald, William E., deceased, of Wexford, PA. No. 05525 of 2026. Valerie S. McDonald, Extr., c/o Claire Johnson Saenz, Esq., Strassburger McKenna Gutnick

**Depressed?
Stressed?
Anxious?
Overwhelmed?**

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& Gefsky, 444 Liberty Ave., Suite 2200, Pittsburgh, PA 15222.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Christian, Marilyn L., deceased, of Mount Lebanon, PA. No. 05150 of 2026. Rich Raiders, Extr. and Atty., 606 North 5th Street, Reading, PA 19601.

26-01694w Aug 21, 28; Sep 4, 2026

Criswell, II, John B. a/k/a John Bertrand Criswell, II, deceased, of Upper St. Clair, PA. No. 04277 of 2026. Lindsey A. Koslow, Extr., 13 Kosciusko Way, Pittsburgh, PA 15203 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

26-02743 Aug 21, 28; Sep 4, 2026

Gardner, David C., deceased, of Tarentum Borough, PA. No. 04250 of 2026. Lorian Palmer, Extr., c/o Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782.

26-02737 Aug 21, 28; Sep 4, 2026

Kurz, Kristin Alice a/k/a Kristin A. Kurz, deceased, of West View, PA. No. 5075 of 2026. Karl W. Kurz, Admr., c/o A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005-2615.

26-02740 Aug 21, 28; Sep 4, 2026

Loera, Brian John, deceased, of Liberty Boro, PA. No. 5089 of 2026. Joan L. Loera, Admr., 510 Walnut Avenue, Clairton, PA 15025 or to Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037.

26-02744 Aug 21, 28; Sep 4, 2026

Miller, Patricia A., deceased, of Coraopolis, PA. No. 05140 of 2026. Russell J. Miller, Extr., c/o Grace Weichler, Esq., MacDonald Illig, 100 State Street, Ste. 700, Erie, PA 16507.

26-01695w Aug 21, 28; Sep 4, 2026

Peta, Darlene M. a/k/a Darlene Peta, deceased, of Mt. Lebanon, PA. No. 04425 of 2026. Christopher M. Peta, Extr., 18 Pentowne Drive, Irwin, PA 15642 or to Gary M. Zyra, Esq., 314 E. Main Street, Carnegie, PA 15106.

26-02742 Aug 21, 28; Sep 4, 2026

Pollack, Benard J., deceased, of Pittsburgh, PA. No. 05345 of 2026. Leslie Nudelman, Extr., 2966 E. Nichols Circle, Centennial, CO 80122 or to Nathalie R. Hassoun, Esq., Papernick & Gefsky, LLC, 301 Grant Street, 34th Floor, Pittsburgh, PA 15219.

26-01693w Aug 21, 28; Sep 4, 2026

Surdyn, David, deceased, of Coraopolis, PA. No. 5344 of 2026. David Surdyn, Admr., c/o Philip Klein Deily, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237.

26-01697w Aug 21, 28; Sep 4, 2026

Balistrieri, Jr., Joseph C., deceased, of Sewickley, PA. No. 04949 of 2026. Rebecca Balistrieri, Admr., 2377 Wharrey Drive, Sewickley, PA 15143 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

26-01639w Aug 14, 21, 28, 2026

Chavis, Nancy, deceased, of McKeesport, PA. No. 05071 of 2026. Sharon Robinson, Admr., 411 Mitchell Ave., Clairton, PA 15025.

26-01643w Aug 14, 21, 28, 2026

Cicco, Pasquale M., deceased, of Pittsburgh, PA. No. 04868 of 2026. Holly Schohn, Extr., 5057 Bahama Drive, Pittsburgh, PA 15239 or to Michele P. Conti, Esq., Conti Law, LLC, 7880 Steubenville Pike, Oakdale, PA 15071.

26-01644w Aug 14, 21, 28, 2026

Conn, Donna J., deceased, of Pittsburgh, PA. No. 07805 of 2025. Ann Conn, Admr., 1708 McBride Street, Pittsburgh, PA 15207 or to Michael H. Marks, Esq., Abernethy, Hagerman & Miller, P.C., 3960 William Flinn Highway, Allison Park, PA 15101.

26-01646w Aug 14, 21, 28, 2026

Fest, Richard Paul, deceased, of Pittsburgh, PA. No. 05014 of 2026. Karen Dobrzynski, Admr., 911 Saint Anne Street, Pittsburgh, PA 15234 or to Lara Carpenter, Esq., Lope Casker, 207 E. Grandview Ave., Zelienople, PA 16063.

26-01637w Aug 14, 21, 28, 2026

Friedman, Deborah, deceased, of Pittsburgh, PA. No. 04350 of 2026. Rachael Dizard, Extr., 2840 Fernwald Rd., Pittsburgh, PA 15217.

26-01647w Aug 14, 21, 28, 2026

Geraci, Jeffrey A., deceased, of Penn Hills, PA. No. 04873 of 2026. Jeffrey N. Geraci, Admr., 1154 Colgate Drive, Monroeville, PA 15146 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

26-02703 Aug 14, 21, 28, 2026

Greenwald, Louis, deceased, of Pittsburgh, PA. No. 04263 of 2026. Janice Greenwald, Admr., 5700 Bunkerhill Street, #PH-1, Pittsburgh, PA 15206 or to Amy D. Rees, Esq., Marcus & Shapira, LLP, One Oxford Centre, 35th Fl., 301 Grant Street, Pittsburgh, PA 15219.

26-01632w Aug 14, 21, 28, 2026

Harkins, Denis M., deceased, of Noblestown, PA. No. 05162 of 2026. Madeline Oleksa, Admr., 310 Academy Street, Carnegie, PA 15106 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.

26-01645w Aug 14, 21, 28, 2026

Irminger, Beatrice E. a/k/a Beatrice Evelyn Irminger, deceased, of Pittsburgh, PA. No. 04789 of 2026. Charles W. Irminger, Extr., 1357 Brinkley Drive, Thomson, GA 30824 or to Benjamin R. Westcott, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Suite 1150, 1001 Liberty Avenue, Pittsburgh, PA 15222-3714.

26-02705 Aug 14, 21, 28, 2026

Jones, Carleen L., deceased, of Jefferson Hills, PA. No. 04710 of 2026. Jeffrey J. Jones, Co-Extr., 421 Labrador Lane, Jefferson Hills, PA 15025 and Rachel R. Jones, Co-Extr., 1200 Sherman Ave., Pittsburgh, PA 15212.

26-01640w Aug 14, 21, 28, 2026

Kappler, John V., deceased, of Monroeville, PA. No. 04763 of 2026. Gerald Pistella, Extr., c/o Charles Fox, Esq., Uncapher, Uncapher & Fox, 171 Columbia Ave., Vandergrift, PA 15690.

26-01641w Aug 14, 21, 28, 2026

Moore, JoAnne Marie, deceased, of Bellevue, PA. No. 05013 of 2026. Joseph R. Moore, Jr., Extr., 313 Forest Avenue, Pittsburgh, PA 15202 or to Lara Carpenter, Esq., and Steven T. Casker, Esq., Lope Casker, 207 E. Grandview Avenue, Zelienople, PA 16063.

26-01638w Aug 14, 21, 28, 2026

Perna, Lawrence a/k/a Lawrence R. Perna a/k/a Lawrence Regis Perna, deceased, of Pittsburgh, PA. No. 02030 of 2026. Denise Folle, Admr., 102 Highland Ridge Road, Washington, PA 15301 or to Gina T. Rosso, Esq., Dodaro, Dalfonso, Matta & Cambest, P.C., 1900 Main Street, Suite 207, Canonsburg, PA 15317.

26-02707 Aug 14, 21, 28, 2026

Preece, Ronald Gene, deceased, of Dravosburg, PA. No. 03008 of 2025. David Scott Preece, Extr., 142 Carmella Drive, White Oak, PA 15131 or to Amanda L. DePaulis, Esq., 1711 Lincoln Way, White Oak, PA 15131.

26-02702 Aug 14, 21, 28, 2026

Rischitelli, June S., deceased, of McKeesport, PA. No. 04665 of 2026. Deborah L. Bruno, Extr., c/o Joshua D. Headley, Esq., Buchanan Ingersoll & Rooney, PC, Union Trust Building, 501 Grant Street, Suite 200, Pittsburgh, PA 15219.

26-02706 Aug 14, 21, 28, 2026

Sholtis, James M. a/k/a James Michael Sholtis, deceased, of McKeesport, PA. No. 05073 of 2026. Michael James Sholtis, Extr., c/o Charles Fox, Esq., Uncapher, Uncapher & Fox, 171 Columbia Ave., Vandergrift, PA 15690.

26-01642w Aug 14, 21, 28, 2026

Vargo, Carol V. a/k/a Carol Violet Vargo, deceased, of West Mifflin, PA. No. 4933 of 2026. Paul L. Vargo, Jr., Extr., c/o Douglas L. Price, Esq., Price Legal Group, 5301 Grove Road, Suite M-106, Caste Village, Pittsburgh, PA 15236.

26-01636w Aug 14, 21, 28, 2026

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-26-003056

Penn Hills School District and the Municipality of Penn Hills, Plaintiff,

v.
The Unknown Heirs of Wayne Richard Edwards, Deceased, Defendant(s).

Notice

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 369-S-148, more commonly known as 149 Rose Ave., Pittsburgh, PA 15235 in the Municipality of Penn Hills.

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 to the relief requested by the Plaintiff. You may lose the 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

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436 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, MBM LAW,
412-242-4400.

26-02833 Aug 28, 2026

Notice of Trust Administration

The Trustee named below gives notice of the death of Doris Eloise Charnell, late of Bethel Park, Allegheny County, Pennsylvania, who died on May 31, 2026. During her lifetime, the said Decedent established the Charnell Irrevocable Grantor Trust under Trust Instrument dated October 29, 2021. The Trustee requests all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay: Diane B. Usouski, 1067 Glen Oak Drive, Bethel Park, PA 15102 and Deborah L. Lesko, Esquire, The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Road, Pittsburgh, PA 15243, (412) 276-4200.
26-02745 Aug 21, 28; Sep 4, 2026

Notice of Trust Administration

The Trustee named below gives notice of the death of Irene Seftick, late of the Township of Penn Hills, Allegheny County, Pennsylvania, who died on April 8th, 2026. During her lifetime, the said Decedent established The George F. Seftick and Irene Seftick Revocable Living Trust, of which Kathleen P. Nardoizzi 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: Kathleen P. Nardoizzi, Trustee, 62 Hathaway Court, Pittsburgh, Pennsylvania 15235, or to: John P. Donovan, Esquire, John P. Donovan & Associates, LLC, 434 Allegheny River Boulevard, Suite 200, Oakmont, PA 15139.

26-02704 Aug 14, 21, 28, 2026

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