

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, April 7, 2025 at 9:00 AM, at Room 410 (Gold Room), Fourth Floor, Court House, City of Pittsburgh.

CONDITIONS OF SALE

Effective with the August 3, 2020 Sheriff Sale of real estate and all such monthly public sales thereafter shall be conducted virtually through video conferencing technology or live streaming. ALL PARTICIPANTS OR BIDDERS MUST BE REGISTERED AT LEAST 7 DAYS BEFORE THE DATE OF THE SALE IN ORDER TO PARTICIPATE (VIRTUALLY OR IN PERSON) AT THE ALLEGHENY COUNTY SHERIFF'S OFFICE SALES OF REAL ESTATE. REGISTRATION WILL BE AVAILABLE ON THE ALLEGHENY COUNTY SHERIFF'S WEBSITE: SHERIFFALLEGHENYCOUNTY.COM. The Successful bidder will pay full amount of bid in CASH, CERTIFIED CHECK OR CASHIERS CHECK at time of sale, otherwise the property will be resold at the next regular Sheriff's Sale; provided, that if the sale is made on MONDAY, APRIL 7, 2025 the bidder may pay ten percent of purchasing price but not less than 75.00 in CASH, CERTIFIED CHECK, OR CASHIERS CHECK THE DAY IMMEDIATELY FOLLOWING THE SALE, e.g. TUESDAY, APRIL 8, 2025, BETWEEN THE HOURS OF 8:30 A.M. AND 2:30 P.M. IN THE ALLEGHENY COUNTY SHERIFF'S OFFICE. Failure to pay the 10 percent deposit will have you banned from future Sheriff Sales. And the balance in CASH, CERTIFIED CHECK, OR CASHIERS CHECK, on or before MONDAY, APRIL 14, 2025 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

The Allegheny County Code of Ordinances, Chapter 475, entitled "Taxation," is hereby amended through the creation of a new Article XII, entitled "Sheriff's Sales," and comprised as follows: SUBSECTION 475-60. Recording of deeds and notification of Sheriff's sales to taxing bodies.

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

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

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

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

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

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

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

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

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

Baldwin Borough

25. Stephen R. Maffei, Elaine M. Maffei and the United States of America
GD-19-010340—\$55,633.06
Elizabeth L. Slaby, Esq.
McGrath McCall, P.C.
412-281-4333

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

Having erected thereon a single-family dwelling known as 5032 Frich Drive, Pittsburgh, PA 15227, Deed Book Volume 9723, Page 410, Block & Lot No. 314-C-218.

43. Bishnu P. Acharya and Rohit Acharya
MG-24-000921—\$196,889.39
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a single-family dwelling known and numbered as 4817 E. Willock Road, Pittsburgh, PA 15227. Deed Book Volume 18194, Page 540, Block and Lot Number 247-D-272.

60. Donna Adamski

MG-24-00272—\$91,285.17
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Baldwin: Having erected thereon a one-story residential dwelling known and numbered as 504 North Street Pittsburgh, PA 15227. Deed Book Volume 9103, Page 279. Block & Lot No. 59-F-18.

Bellevue

65. Ronald A. Mack a/k/a Ronald Mack, in His Capacity as Heir of Agnes M. Mack; Nancy L. Robbbaro a/k/a Nancy Robbbaro, in Her Capacity as Heir of Agnes M. Mack; Bruce Mack, in His Capacity as Heir of Agnes M. Mack; Jeffrey L. Mack a/k/a Jeffrey Mack a/k/a Jeff Mack, in His Capacity as Heir of Agnes M. Mack and in His Capacity as Guardian Ad Litem for Bruce Mack, in His Capacity as Heir of Agnes M. Mack and James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; Kenneth L. Mack a/k/a Kenneth L. Mack, Jr. a/k/a Kenneth Mack, in His Capacity as Heir of Agnes M. Mack; James A. Mack a/k/a James Mack, in His Capacity as Heir of Agnes M. Mack; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Agnes M. Mack
MG-20-000354—\$33,302.54
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Bellevue: Having erected thereon a dwelling being known and numbered as 296 Dakota Ave., Pittsburgh, PA 15202. Deed Book Volume 4503, Page 502. Block and Lot 0216-N-00022-0000-00.

Ben Avon

14. Charles A. Francioni and Darlene A. Francioni
MG-24-000491—\$20,626.48
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ben Avon: Having erected thereon a single family residential dwelling being known and numbered as 215 Ridge Avenue, Pittsburgh, PA 15202. Deed Book Volume 5947, Page 509. Block and Lot Number 214-E-41.

Bethel Park

7. Jason C. Cook
MG-24-000811—\$156,117.38
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

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

Park: Having erected thereon a dwelling being known and numbered as 4672 Prescott Drive, Bethel Park, PA 15102. Deed Book Volume 16686, Page 17. Block and Lot Number 317-K-80.

54. Daniel Paul Odinski

GD-23-010169—\$5,488.01
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 333 Horning Road, Bethel Park, PA 15102. Deed Book 17675, Page 412. Block and Lot Number 392-H-156.

94. Matthew F. Caruso

GD-22-011555—\$2,674.93
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a two-story frame house known 5720 Valleyview Drive, Bethel Park, PA 15102. Deed Book Volume 8682, Page 487. Block & Lot No. 665-F-235.

Brackenridge

92. Deborah Geiser

GD-20-000318—\$5,237.86
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brackenridge: Having erected thereon a one-story brick house being known as 1015 6th Avenue, Brackenridge, PA 15014. Deed Book Volume 14685, Page 416, Block & Lot No. 1224-C-245.

Brentwood

34. Jordan A. Maloney

GD-23-014271—\$17,364.25
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 133 Pentland Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 17588, Page 222, Block and Lot 137-C-291.

35. Jeffrey D. Colligan

GD-24-001830—\$8,163.11
John T. Vogel, Esq.
Tucker Arensberg, P.C.
412-594-3902

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a residential dwelling known and numbered as 110 West Brentridge Avenue, Pittsburgh, Pennsylvania 15227, Deed Book Volume 14313, Page 427, Block and Lot 188-J-81.

56. David A. Rupp

MG-24-000872—\$52,795.61
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Brentwood: Having erected thereon a dwelling being known and numbered as 4015 Dalewood Street, Pittsburgh, PA 15227. Deed Book 14788, Page 465. Block and Lot Number 188-N-192.

Bridgeville

46. Amy Anderson

MG-24-000904—\$117,788.60
Powers Kirn, LLC
215-942-2090

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

known and numbered as 1014 McLaughlin Run Road, Bridgeville, Pennsylvania 15017. Deed Book Volume 19274, Page 197, Instrument No. 2023-9927, Block and Lot Number 322-C-96.

Carnegie

99. Intissar, LLC

GD-23-011035—\$2,544.79
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a one and a half story brick house being known as 418 Lincoln Avenue, Carnegie, PA 15106. Deed Book Volume 15480, Page 496. Block & Lot No. 66-N-220.

Chalfant

121. Edward Derganz

GD-23-014485—\$4,889.74
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 136 Brighton Street, East Pittsburgh, PA 15112. Deed Book Volume 15485, Page 234. Block & Lot No. 374-L-309.

Collier

32. Josey Lyn Byrne a/k/a Josey L. Byrne

GD-24-005560—\$319,699.38
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Collier: Having erected thereon a dwelling being known and numbered as 107 Summerfield Estates Dr., Oakdale, PA 15071. Deed Book Volume 17033, Page 570. Block and Lot 0329-B-00012-0000-00. Alternate ID: 9905-X-83857-0000-00.

Crescent

82. James E. Palitti Promotion Corporation

GD-21-004391—\$30,153.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Crescent: Being thereon vacant agricultural land known as Spring Run Road, Crescent, PA 15046. Deed Book Volume 7500, Page 38. Block & Lot No. 811-S-106.

Dravosburg

59. Elizabeth J. Leonard and Robert J. Leonard

MG-22-000011—\$112,657.27
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Dravosburg: Having erected thereon a dwelling being known and numbered as 705 Clearview Drive, Dravosburg, PA 15034. Deed Book 16466, Page 443. Block and Lot Number 309-B-20.

Duquesne

6. Joseph Shanley and the Secretary of Housing and Urban Development

MG-24-000659—\$31,012.99
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward City of Duquesne: Having erected thereon a dwelling being known and numbered as 813 Mehaffey Street, Duquesne, PA 15110. Deed Book Volume 14578, Page 453. Block and Lot Number 305-S-262.

11. Brenda J. Dudley

MG-24-000669—\$47,831.74
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward of the City of Duquesne: Having erected thereon a single family residential dwelling being known and numbered as 601 Kahler Street, Duquesne, PA 15110. Deed Book Volume 10867, Page 72. Block and Lot Number 306-C-262.

97. Craig M. Skovranko

GD-24-001560—\$3,339.51
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Duquesne - Ward 1: Having erected thereon a three-story commercial funeral home being known as 828 Richford Street, Duquesne, PA 15110. Deed Book Volume 14573, Page 573. Block & Lot No. 304-F-359.

East Deer

90. Jessie Lee Koval

GD-23-003109—\$2,438.97
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of East Deer: Having erected thereon a one-story frame house being known as 411 Marion Street, Creighton, PA 15030. Deed Book Volume 17796, Page 453. Block & Lot No. 841-K-36.

East McKeesport

2. Patricia Sivy

GD-24-004996—\$45,851.80
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a dwelling being known and numbered as 722 Punta Gorda Avenue, East McKeesport, PA 15035. Deed Book 11798, Page 566. Block and Lot Number 546-R-173.

96. Raymond L. Walters, Jr.

GD-23-001591—\$2,780.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of East McKeesport: Having erected thereon a two-story frame house being known as 430 Ocala Street, McKeesport, PA 15035. Deed Book Volume 17283, Page 386. Block & Lot No. 546-R-121.

Elizabeth Township

9. Albert G. Pletz and the Secretary of Housing and Urban Development

MG-24-000734—\$70,543.48
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 3 Transit Drive, McKeesport, PA 15135. Deed Book Volume 15404, Page 470. Block and Lot Number 652-G-155.

57. Gary V. Pomilio

MG-23-001024—\$55,182.04
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 212 Circle Drive, Elizabeth, PA 15037. Deed Book 8338, Page 525. Block and Lot Number 1130-P-290.

67. Dominic Candelore and Heather Candelore

MG-22-000519—\$124,818.18
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Elizabeth: Having erected thereon a dwelling being known and numbered as 548 Heath Street, Buena Vista, PA 15018. Deed Book Volume 11874, Page 146. Block and Lot Number: 1266-B-00010-0000-00.

93. Craig Richel

GD-22-012395—\$3,838.73
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two story frame house being known as 6009 Meade Street, McKeesport, PA 15135. Deed Book Volume 6564, Page 97. Block & Lot No. 653-G-17.

100. David Handley and Daniel Handley and Donald Handley Jr. and Dennis Handley and Darren Handley, Known Heirs of Betty Jo Handley, Deceased, and the Unknown Heirs of Betty Jo Handley, Deceased

GD-14-010275—\$3,666.81
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Elizabeth: Having erected thereon a two-story frame house being known as 206 Shields Street, Buena Vista, PA 15018. Deed Book Volume 5044, Page 125, Block & Lot No. 1266-L-284.

Glassport

41. Phillip Ebon Pollard

GD-24-009810—\$10,441.51
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Glassport: Having erected thereon a single family dwelling being known and numbered as 600 Wall Street, Glassport, PA 15045. Deed Book 18986, Page 283. Block and Lot Number 558-R-9.

Hampton

18. 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.

105. Eamonn M. Clements

MG-23-000053—\$228,884.38
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Hampton Township: Having erected thereon a dwelling being known and numbered as 3055 Marie Drive, Gibsonia, PA 15044. Document Number 2014-17816, Deed Book Volume 15655, Page 138. Block and Lot Number 1355-S-00189-0000-00.

Heidelberg

50. Joseph C. Griffith and Beth C. Griffith

MG-24-000479—\$39,160.78
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Heidelberg: Having erected thereon a dwelling being known and numbered as 1725 Ellsworth Avenue, Carnegie, PA 15106 a/k/a 1725 Ellsworth Avenue, Heidelberg, PA 15106. Deed Book Volume 09526, Page 370. Block and Lot Number 0101-G-00016-0000-00.

Homestead

123. John J. Dean, Individually and Executor of the Estates of Marguerite Deasey and Katherine Deasey Dean

GD-24-011047—\$4,156.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon a vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book Volume 3153, Page 216. Block & Lot No. 131-B-40.

124. Unknown Heirs of Harry Kershaw, Andrea N. Curry-Demus, Louise Barrette, Nicole Kershaw, Verlaya Kershaw and Vernessa Kershaw

GD-24-011027—\$3,595.42
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 7469, Page 305. Block & Lot No. 131-B-45.

125. Unknown Heirs of Beverly Lomans, Deceased, Edwin Garland Lomans Jr., Lora Harris, Michael Lomans, Robert Lomans, Paula Fields, Patricia Shazer, Douglas Lomans, Dennis Polk, Raymond Polk, Tim Polk, Deborah Montgomery, Crystal Polk, Carolyn Williams, Sandra Branch, Jacqueline Polk and Betty Ann Roberts

GD-24-011032—\$2,757.41
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as East 16th Avenue, Homestead, PA 15120. Deed Book 5775, Page 781. Block & Lot No. 131-C-377.

127. The Unknown Heirs of Frank Jenkins

GD-24-010933—\$3,667.49
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 5456, Page 9. Block & Lot No. 131-B-49.

128. Unknown Heirs of Thomas R. Koestline, Unknown Heirs of Betty Jane Koestline, Jeremy J. Zuger, Executor of the Estate of Dennis J. Zuger, and Lexie Zuger

GD-24-011004—\$3,721.10
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book Volume 3815, Page 335. Block & Lot No. 131-B-47.

129. Brenda Hill and Lawrence Hill

GD-24-011035—\$3,591.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 13th Avenue, Homestead, PA 15120. Deed Book 6096, Page 733. Block & Lot No. 131-F-319.

130. Unknown Heirs of William J. Hussak, Wanitta Stuthers, Jineen Rush, Nina Grebner, Kyrie Hussak, Elwayne Hussak and Winreed Hussak

GD-24-010930—\$3,524.65
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Homestead: Being thereon vacant residential land known as West 11th Avenue, Homestead, PA 15120. Deed Book 10089, Page 563. Block & Lot No. 131-B-44.

Ingram

61. Steven D. Boehm

MG-23-001144—\$27,980.52
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a dwelling being known and numbered as 97-99 Noll Ave., Pittsburgh, PA 15205. Deed Book Volume 15145, Page 434. Block and Lot 0070-M-00301-0000-00.

120. Donna Marie Walsh

GD-23-001022—\$2,798.78
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Ingram: Having erected thereon a one-story frame house being known as 103 Linshaw Avenue, Pittsburgh, PA 15205. Deed Book Volume 6399, Page 846. Block & Lot No. 70-R-316.

Jefferson Hills

91. David Kinneer and Patricia L. Kinneer

GD-23-013788—\$3,542.85
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Jefferson Hills: Having erected thereon a two-story frame house being known as 2017 Ridge Road, Finleyville, PA 15332. Deed Book Volume 8604, Page 224. Block & Lot No. 1136-B-216.

Marshall

26. Sean M. Walters, individually and as Trustee for the Domestic Revocable Trust

MG-18-001363—\$1,149,422.20
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Marshall: Having erected thereon a dwelling being known and numbered as 824 Arbordale Lane, Wexford, PA 15090. Deed Book Volume 13093, Page 133. Block and Lot Number 1997-L-00007-0000-00.

Town of McCandless

49. Douglas C. Hall and Amanda Hall

MG-23-000810—\$303,787.48
Jeff Calcagno, 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 8187 Post Rd., Allison Park, PA 15101. Deed Book Volume 17674, Page 275. Block and Lot Number 0614-A-00168-0000-00.

City of McKeesport

1. Mary Lou Tassone, solely in her capacity as known heir of Nancy J. Tassone, deceased and Charlotte Ondachek, solely in her

capacity as heir of Nancy J. Tassone, deceased and the Unknown Heirs of Nancy J. Tassone

GD-23-014528—\$60,503.98
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Ninth Ward, formerly the Eleventh Ward, of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 317 36th Street, McKeesport, PA 15132. Deed Book Volume 35993, Page 275, Block and Lot Number 0464-R-0063.

31. Susan Desimone, in Her Capacity as Heir of Charles J. Sudey; Edward Sudey, in His Capacity as Heir of Charles J. Sudey; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Charles J. Sudey

MG-16-000294—\$77,972.07
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward of the City of McKeesport: Having erected thereon a dwelling being known and numbered as 416 Pine Street, McKeesport, PA 15132. Deed Book Volume 12460, Page 227. Block and Lot 0308-F-00375-0000-00.

89. Leonard D. Topley, Jr.

GD-19-014594—\$2,566.03
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 5: Having erected thereon a two-story frame house being known as 637 Madison Avenue, McKeesport, PA 15132. Deed Book Volume 14808, Page 304. Block & Lot No. 307-K-331.

119. Cornerstone 901 Properties, LLC

GD-23-001552—\$3,397.60
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of McKeesport - Ward 2: Having erected thereon a one-story commercial building being known as 901 Walnut Street, McKeesport, PA 15132. Deed Book Volume 16240, Page 114. Block & Lot No. 307-N-240.

McKees Rocks

68. Donald E. Ramsey, Karen J. Ramsey and Gordon C. Ramsey, III

MG-24-000092—\$95,883.26
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 214 Erwin Place, McKees Rocks, PA 15136. More fully described in Deed Book 6005, Page 701. Block and Lot Number 0043-A-00238-0000-00.

77. Frank R. Jones

MG-24-000674—\$42,987.40
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of McKees Rocks: Having erected thereon a dwelling being known and numbered as 124 Amelia Street, McKees Rocks, PA 15136. Deed Book Volume 12661. Block and Lot Number 0072-M-0258.

Monroeville

8. Donna M. Gerthoffer and the Secretary of Housing and Urban Development

MG-24-000812—\$68,261.19
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 2333 Monroeville Road, Monroeville, PA 15146. Deed Book Volume 12074, Page 409. Block and Lot Number 640-B-55.

10. Joshua D. Hershberger

MG-24-000770—\$291,234.02
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.

20. The Unknown Heirs of Eugene Boyer, Jr., Deceased

GD-24-010833—\$211,696.21
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 537 Fieldstone Drive, Monroeville, PA 15146. Deed Book 4646, Page 665. Block and Lot Number 637-S-51.

113. Joyce A. Williams

MG-23-000532—\$95,369.71
Perry Russell, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Having erected thereon a dwelling being known and numbered as 4719 Bert Drive, Monroeville, PA 15146 more fully described in Deed Book 6988, Page 575. Lot and Block: 1107-N-95.

122. Karrington Operating Company

GD-17-009157—\$14,827.50
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Monroeville: Being thereon vacant commercial land being known as Mosside Boulevard, Monroeville, PA 15146. Deed Book Volume 9959, Page 13. Block & Lot No. 857-M-351.

Moon

84. David Colaizzi

GD-23-008700—\$1,935.16
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Moon: Having erected thereon a one-story commercial garage being known as 370 Moon Clinton Road, Coraopolis, PA 15108. Deed Book Volume 11569, Page 537. Block & Lot No. 806-D-292.

Mt. Lebanon

76. Mary A. Meerhoff and Michael Meerhoff

MG-24-000671—\$113,289.06
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Municipality of Mt. Lebanon: Having erected thereon a dwelling being known and numbered as 214 Castle Shannon Blvd., Pittsburgh, PA 15228. Deed Book Volume 12269. Block and Lot Number 0141-R-0165.

85. Edward Kubit and Jodi Kubit

GD-22-014553—\$2,174.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Mt. Lebanon: Having erected thereon a two-story brick house being known as 133 Altadena Drive, Pittsburgh, PA 15228. Deed Book Volume 17198, Page 231. Block & Lot No. 252-C-58.

Mt. Oliver

3. Mark Zgurich, as Known Heir of Kathleen A. Zgurich, Deceased

GD-24-004853—\$53,305.24
David W. Raphael, Esq.
412-465-9718

In the Commonwealth of Pennsylvania, County of Allegheny, All of the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Mount Oliver: Having erected thereon a dwelling being known and numbered as 201 Onyx Avenue, Pittsburgh, PA 15210. Deed Dated November 29, 1995, Recorded on December 5, 1995 in the Department of Real Estate of Allegheny County at Deed Book Volume 09593, Page 611. Block & Lot # 33-L-280.

4. George E. Faloney

GD-24-012345—\$35,754.51
Leon P. Haller, Esq.
Purcell, Krug and Haller
717-234-4178

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Mt. Oliver: Having erected thereon a dwelling being known and numbered as 120 Koehler Street, Pittsburgh, PA 15210 a/k/a 120 Koehler Street, Mount Oliver, PA 15210. Deed Book Volume 17643, Page 63. Block and Lot Number 14-M-155.

Munhall

13. Deidre L. Piskor and Edward R. Piskor, Jr. a/k/a Edward R. Piskor

MG-24-000727—\$46,270.32
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 2811 Main Street, Homestead, PA 15120. Deed Book Volume 9170, Page 39. Block and Lot Number 132-H-62.

28. Richard Sikora

GD-24-010226—\$215,882.67
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a single family residential dwelling being known and numbered as 440 E. 10th Avenue, Homestead, PA 15120. Deed Book Volume 17627, Page 247. Block and Lot Number 130-L-134.

63. Kiara Marie Campbell

MG-23-000657—\$131,993.90
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Munhall: Having erected thereon a dwelling being known and numbered as 612 E. 19th Ave., Homestead, PA 15120. Deed Book Volume 18758, Page 298. Block/Lot 0131-H-00178-0000-00.

North Versailles

36. Anthony D. Young

MG-23-000652—\$40,325.19
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Having erected thereon a dwelling being known and numbered as 408 East Carter Drive, North Versailles, PA 15137. Deed Book Volume 10216, Page 251. Block and Lot Number 0376-R-00305-0000-00.

48. Mary Gibala, Known Heir of Robert J. Fedor, Jr., Deceased; Anne Incheck, Known Heir of Robert J. Fedor, Jr., Deceased; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under Robert J. Fedor, Jr., Deceased

MG-24-000541—\$28,348.15
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, North Versailles Township: Having erected thereon a dwelling being known and numbered as 1011 Taylor St., North Versailles, PA 15137. Deed Book Volume 14764, Page 467. Block and Lot Number 0547-R-00257-0000-00.

75. David A. Vickers

MG-19-000050—\$413,569.56
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of North Versailles: Parcel 1: Having erected thereon an industrial multi-tenant warehouse being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415. Block and Lot Number 548-F-93.

Parcel 2: Being vacant industrial land being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415. Block and Lot Number 548-F-82.

Parcel 3: Being other industrial land and building being known and numbered as 3840 Crooked Run Road, North Versailles, PA 15137. Deed Book Volume 15820, Page 415. Block and Lot Number 548-F-113.

O'Hara

81. Henry J. Lapp, III

GD-23-001535—\$4,623.46
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of O'Hara: Having erected thereon a one story frame house being known as 113 Woodland Avenue, Pittsburgh, PA 15238. Deed Book Volume 9218, Page 618. Block & Lot No. 292-D-20.

Penn Hills

5. Michael L. Hampton

MG-22-000140—\$135,913.06
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 337 Idlewood Road, Pittsburgh, PA 15235. Deed Book Volume 17125, Page 512. Block and Lot Number 539-B-254.

23. Melanie Mascaro Bacot and Felix Bacot Mena

MG-24-000786—\$341,854.77
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 911 6th St., Verona, PA 15147. Deed Book 18736, Page 155. Block and Lot Number 445-A-236.

33. Danielle Coppola

MG-23-001108—\$140,615.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 191 Vetter Dr., Pittsburgh, PA 15235. Deed Book Volume 17240, Page 250. Block and Lot 0632-N-00092-0000-00.

40. Tresa A. Lovie-Slattry, Executrix of the Estate of William K. Slattry, Deceased

GD-23-014542—\$18,351.73
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 146 Spring Grove Road, Pittsburgh, PA 15235. Deed Book 9174, Page 442. Block and Lot Number 448-P-296.

66. Ronald J. Williams

MG-23-000409—\$72,193.43
Ian Yorke, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 310 Anthon Drive, Pittsburgh, PA 15235. Deed Book Volume 10066, Page 327. Block and Lot Number 0538-H-00113-0000-00.

78. Silas H. Jennings, Jr. and Debra R. Jennings

GD-19-004340—\$2,638.99
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a one-story brick house being known as 125 Jeanette Drive, Verona, PA 15147. Deed Book Volume 14658, Page 60. Block & Lot No. 230-D-158.

104. Adam Mikesell, as believed Heir to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Brian Mikesell, as believed Heir to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Unknown Heirs, to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.; Unknown Administrators, to the Estate of Allan M. Mikesell a/k/a Allan M. Mikesell, Jr.

GD-24-008946—\$32,153.17
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a dwelling being known and numbered as 140 Harvard Drive, Pittsburgh, PA 15235. Deed Book Volume 6869, Page 224. Block and Lot Number 0449-G-00128-0000-00.

112. Aurora Brown a/k/a Aurora B. Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Debra Tarrant a/k/a Debra Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Rodney Brown II a/k/a Rodney D. Brown, II a/k/a Rodney D. Brown, Jr., Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased, Yoshelia Brown a/k/a Yoshelia Brown, Surviving Heir of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased and Unknown Surviving Heirs of Rodney D. Brown, Sr. a/k/a Rodney D. Brown, Deceased

GD-23-007585—\$187,255.14
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Penn Hills: Having erected thereon a single family residential dwelling being known and numbered as 125 Woodgate Road, Pittsburgh,

PA 15235. Deed Book Volume 16809, Page 52. Block and Lot Number 296-L-320.

Port Vue

42. Max-Michael Schlessinger

GD-24-010999—\$19,008.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Port Vue: Having erected thereon an industrial mini-warehouse being known and numbered as 1901 Liberty Way, McKeesport, PA 15133. Deed Book 13490, Page 149. Block and Lot Number 465-B-152.

Reserve

106. Shawn J. Pilyih and Christine M. Pilyih

MG-23-001004—\$12,941.82
Nelson Diaz, Esq.
212-536-3529

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Reserve: Having erected thereon a single family dwelling being known and numbered as 349 Kohlman Drive, Pittsburgh, PA 15214 Deed Book Volume 11472, Page 4. Block and Lot Number 117-J-5.

107. Krystal Kachinko

MG-24-000344—\$56,659.12
Carolyn Treglia, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Reserve Township: Having erected thereon a dwelling being known and numbered as 3079 Mount Troy Rd., Pittsburgh, PA 15212. Deed Book Volume 12998, Page 377. Block and Lot Number 0078-C-00090-0000-00.

Richland

117. Christie Lee Cumberledge, Executrix of the Estate of Charles F. Osthoff, Sr. a/k/a Charles F. Osthoff a/k/a Charles Fredwin Osthoff, Deceased

GD-21-015132—\$30,643.66
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Richland: Parcel #1: Being thereon vacant commercial land known as Osthoff Way, Gibsonia, PA 15044. Deed Book Volume 8806, Page 114. Block & Lot No. 2007-M-84.

Parcel #2: Having erected thereon a one-story brick house being known as 101 Bailey Lane, Gibsonia, PA 15044. Deed Book Volume 8806, Page 114. Block & Lot No. 2007-M-86.

Ross

73. Francis Drake Lange a/k/a Francis Lange a/k/a Francis D. Lange

MG-24-000677—\$94,903.90
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of Ross: Having erected thereon a dwelling being known and numbered as 5228 Towers Terrace, Pittsburgh, PA 15229. Deed Book Volume 11400, Page 388. Block and Lot Number 0217-F-0014.

Shaler

27. Joan L. Antonacchio and John N. Antonacchio

MG-23-000624—\$87,228.92
Perry Russell, Esq.
212-471-5100

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

Shaler: Having erected thereon a dwelling being known and numbered as 121 Ida Drive, Glenshaw, PA 15116. Deed Book Volume 4668, Page 548. Block and Lot Number 0520-B-00080-0000-00.

101. James T. McNamara, with Notice to Heirs and Assigns

GD-23-008824—\$3,892.43
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Shaler: Having erected thereon a one-story frame house known as 230 Seavey Road, Pittsburgh, PA 15223. Deed Book Volume 7955, Page 643. Block & Lot No. 166-F-158.

South Fayette

95. Robert N. Bloss

GD-23-008281—\$2,539.17
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon a one-story brick house known as 10 Freedom Drive South, Bridgeville, PA 15017. Deed Book Volume 16369, Page 569. Block & Lot No. 397-B-7.

Stowe

69. Edward L. Wallace and Dewanda D. Wallace

MG-23-000393—\$128,310.76
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Parcel 1: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-147.

Parcel 2: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-148.

Parcel 3: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-149.

Parcel 4: Having thereon a vacant lot known and numbered as McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-150.

Parcel 5: Having erected thereon a dwelling known and numbered as 38 McKinnie Avenue, McKees Rocks, PA 15136. DBV 17433, PG. 141, B/L #73-S-152.

116. Vincent M. Pappatera

MG-24-000019—\$88,147.14
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Stowe: Having erected thereon a two-story residential dwelling known and numbered as 1115 Woodward Ave., McKees Rocks, PA 15136. Deed Book Volume 11947, Page 66. Block & Lot No. 73-K-241.

Tarentum

108. Richard Johnson and the United States of America

MG-24-000087—\$160,581.90
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Third Ward of the Borough of Tarentum: Having erected thereon a dwelling being known and numbered as 220 W. 10th Ave., Tarentum, PA 15084. Deed Book Volume 18518, Page 349, Block and Lot Number 1223-J-0160.

Turtle Creek

74. Michael A. Pantalone a/k/a Michael A. Pantalone, Sr.

MG-24-000729—\$62,114.36
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Turtle Creek: Having erected thereon a dwelling being known and numbered as 201 Hamilton Ave., Turtle Creek, PA 15145. Deed Book Volume 12511, Page 569, Block and Lot Number 0455-C-0104.

88. Arthur David Thomas

GD-24-004255—\$2,876.24
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Turtle Creek: Having erected thereon a one-story frame house being known as 1639 Monroeville Avenue, Turtle Creek, PA 15145. Deed Book Volume 18425, Page 48. Block & Lot No. 544-E-52.

Upper St. Clair

55. Mauricio Viaud

GD-24-003543—\$8,148.92
Elizabeth P. Sattler, Esq.
412-391-0160

In the Commonwealth of Pennsylvania, County of Allegheny, Township of Upper St. Clair: Having erected thereon a dwelling, known as 2527 Lindenwood Drive, Pittsburgh, PA 15241. Deed Book 18128, Page 164. Block and Lot Number 669-D-140.

Verona

118. Joseph Boros, Jr., Amelia Boros and Christian Fyke

GD-21-010846—\$9,592.48
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a two-story commercial building being known as 500 Jones Street, Verona, PA 15147. Deed Book Volume 11396, Page 517. Block & Lot No. 364-P-196.

West Homestead

126. Joseph Rokasky Sr., with Notice to Heirs and Assigns and Rose Katherine Rokasky, with Notice to Heirs and Assigns

GD-24-011025—\$8,857.62
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Homestead: Being thereon vacant residential land known as West 9th Avenue, Homestead, PA 15120. Deed Book Volume 3008, Page 524. Block & Lot No. 130-N-8.

West Mifflin

70. Robert Posipanka, Amanda McLindon, Nichole McLindon and Jeffrey McLindon, Known Heirs of the Estate of Patricia A. McLindon and the Unknown Heirs, Executors and/or Administrators of the Estate of Patricia A. McLindon

GD-22-016107—\$82,048.01
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Having erected thereon a dwelling known and numbered as 402 Mifflin Street, West Mifflin, PA 15122. DBV 17004, PG. 299, B/L #306-G-95.

114. Suzette Chamberlain

GD-24-002249—\$9,748.25
Jeffrey D. Ries, Esq.
412-464-9997

All the following described real estate situate in the Commonwealth of Pennsylvania, County of Allegheny, and Borough of West Mifflin: Having erected thereon a dwelling being known and numbered as 4009 Outlook Drive, West Mifflin, Pennsylvania 15122. Deed Book Volume 17599, Page 336, Block and Lot Number 238-C-191.

115. Randal Swann and Roxanne Swann

MG-23-000751—\$123,843.35
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 3718 Center Ave., West Mifflin, PA 15122. Deed Book Volume 17593, Page 243. Block and Lot 0181-G-00357-0000-00.

White Oak

37. Angela Thompson, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Daniel Lorenzo, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Howard Alexander, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, Laura Hobbs, as Surviving Heir of Mary Lou Alexander a/k/a Marylou Alexander, Deceased, and Unknown Surviving Heirs of Mary Lou Alexander a/k/a Marylou Alexander, Deceased

GD-24-009396—\$56,237.09
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a single family residential dwelling being known and numbered as 3009 State Street, McKeesport, PA 15131. Deed Book Volume 8520, Page 407. Block and Lot Number 461-D-69.

44. Andrew E. Miller

MG-24-000742—\$90,237.68
Kristine M. Anthou, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak: Having erected thereon a dwelling known and numbered as 2396 Foster Road, McKeesport, PA 15131. DBV 17169, PG. 537, B/L #461-L-390.

Whitehall

58. Paul A. Novak and Mary Beth Novak a/k/a Mary Novak

MG-16-000765—\$140,710.22
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5148 Baptist Road, Pittsburgh, PA 15236. Deed Book 11711, Page 488. Block and Lot Number 249-S-186.

87. Mary Anne Concilus

GD-22-012968—\$3,545.54
Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a two-story brick house being known 5363 Spring Valley Drive, Pittsburgh, PA 15236. Deed Book Volume 9912, Page 147. Block & Lot No. 249-P-188.

102. Julius J. Markotan, Jr.

MG-24-000842—\$144,526.70
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 710 Glowood Drive, Pittsburgh, PA 15227. Document Number 2023-24046, Deed Book Volume 19423, Page 50. Block and Lot Number 0189-F-00075-0000-00.

Wilkinsburg

30. Arthur Gerald

MG-23-000115—\$36,161.95
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 1938 Laketon Rd., Pittsburgh, PA 15221. Deed Book Volume 10878, Page 298. Block and Lot 0297-E-00221-0000-00.

38. The Unknown Heirs of Patricia D. Hughes a/k/a Patricia Dayle Mason a/k/a Patricia D. Mason, deceased and Rhonda Williams Jennings, solely in her capacity as known heir of Patricia D. Hughes a/k/a Patricia Dayle Mason a/k/a Patricia D. Mason, deceased

MG-23-000696—\$233,668.17
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 1st Ward of the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1870 Graham Boulevard, Pittsburgh, PA 15235-2756. Deed Book Volume 11976. Block and Lot Number 0296-L-0107.

39. Operation Nehemiah Inc.

GD-24-005830—\$173,166.00
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Being all that vacant commercial land known as Montier Street, Pittsburgh, PA 15221. Deed Book 11908, Page 192. Block and Lot Number 296-J-1.

72. Rosewood Property Management LLC, a Pennsylvania Limited Liability Company

GD-23-011858—\$99,754.85
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1142 South Avenue, Pittsburgh, PA 15221-3006. Deed Book Volume 14650, Page 215, Block and Lot Number 0233-F-0201.

131. Barbara Ann McClendon

GD-24-012266—\$106,004.13
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 2241 Laketon Road, Pittsburgh, PA 15221. Deed Book 5401, Page 257. Block and Lot Number 296-P-90.

132. Mattie L. Rucker

GD-24-012275—\$32,293.66
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 1918 Laketon Road, Pittsburgh, PA 15221. Deed Book 546, Page 4637. Block and Lot Number 297-E-215.

133. Jonathan T. Backers

GD-24-012269—\$19,062.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 1741 Laketon Road, Pittsburgh, PA 15221. Deed Book 11019, Page 574. Block and Lot Number 232-H-220.

134. The Unknown Heirs of Frances M. Orr, Deceased

GD-24-012264—\$46,033.53
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2044 Laketon Road, Pittsburgh, PA 15221. Deed Book 9549, Page 110. Block and Lot Number 297-B-80.

135. The Unknown Heirs of Darnell Trowell, Deceased

GD-24-012261—\$55,900.55
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 1934 Laketon Road, Pittsburgh, PA 15221. Deed Book 16029, Page 96. Block and Lot Number 297-E-217.

136. The Unknown Heirs of Rudolph Roberson, Deceased

GD-24-011994—\$33,797.87
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2054 Laketon Road, Pittsburgh, PA 15221. Deed Book 10859, Page 364. Block and Lot Number 297-B-75.

137. James H. Jackson and Hazel Murphy Jackson

GD-24-012267—\$65,692.11
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2040 Laketon Road, Pittsburgh, PA 15221. Deed Book 5776, Page 745. Block and Lot Number 297-A-282.

138. The Unknown Heirs of Robert E. Seddon, Deceased

GD-24-012268—\$37,649.07
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkensburg: Having erected thereon a single family dwelling being known and numbered as 2233 Laketon Road, Pittsburgh, PA 15221. Deed Book 8654, Page 263. Block and Lot Number 296-P-88.

Pittsburgh—1st Ward**15. James C. Lee and Jeffrey R. Eck**

MG-24-000426—\$168,238.27
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 1st Ward of the City of Pittsburgh: Having erected thereon a condominium unit in The Carlyle being known and numbered as 306 4th Avenue, Unit 1501, Pittsburgh, PA 15222. Deed Book Volume 15301, Page 326. Block and Lot Number 1-H-327-1501.

Pittsburgh—3rd Ward**22. Fidelis Community Investments, LLC and Fred Jacquet**

GD-23-013693—\$153,125.86
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 3rd Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 327 Dinwiddie Street, Pittsburgh, PA 15219. Deed Book 18465, Page 213. Block and Lot Number 11-A-171.

53. The Unknown Heirs of Francine Marie Ravenell a/k/a Francine M. Ravenell, deceased

GD-23-011455—\$126,965.79
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 3rd Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 517 Arthur St., Pittsburgh, PA 15219. Deed Book Volume 12113, Page 113. Block and Lot Number 0002-D-0085.

Pittsburgh—5th Ward**103. Major R. Rainey a/k/a Major Rainey**

GD-24-012603—\$23,678.30
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 5: Having erected thereon a dwelling being known and numbered as 419 Grove Street, Pittsburgh, PA 15219. Document Number 1999-043253, Deed Book Volume 10405, Page 569. Block and Lot Number 0010-N-00337-0000-00.

Pittsburgh—10th Ward**71. James Dillon and Tiffany Salsman**

MG-24-000390—\$87,186.82
Michelle Piero, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, 10th Ward - City of Pittsburgh: Having erected thereon a dwelling known and numbered as 1205 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 11489, Page 359. Block / Lot # 82-A-51.

Pittsburgh—16th Ward**62. Leona James, in Her Capacity as Heir of Mary Jane Macurak; Barbara Ennis, in Her Capacity as Heir of Mary Jane Macurak; Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations, Claiming Right, Title, or Interest, From or Under Mary Jane Macurak**

MG-22-000201—\$261,190.56
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2101 Wharton St., Pittsburgh, PA 15203. Deed Book Volume 7177, Page 345. Block and Lot 0012-F-00233-0000-00.

64. Nicole S. Ross and John Ross, Jr.

GD-24-005589—\$36,203.74
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
855-225-6906

In the Commonwealth of Pennsylvania, County of Allegheny, 16th Ward of the City of Pittsburgh: Having erected thereon a

dwelling being known and numbered as 2605 Spring St., Pittsburgh, PA 15210. Deed Book Volume 14721, Page 132. Block and Lot 0013-R-00286-0000-00.

109. Robert J. Mikszan, Jr.

MG-23-000689—\$132,286.81
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 16th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 152 Dawes Street, Pittsburgh, PA 15210. Deed Book Volume 13664, Page 446. Block and Lot Number 0013-N-0083.

Pittsburgh—20th Ward**12. Keinesha D. Brown and Quintain M. Brown**

MG-24-000708—\$129,207.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 20th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 2900 Middletown Road, Pittsburgh, PA 15204. Deed Book Volume 17485, Page 136. Block and Lot Number 41-E-103.

29. Aaron Brown

MG-24-000645—\$80,498.25
Jill M. Fein, Esq.
Hill Wallack, LLP
215-579-7700

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh - 20th Ward: Having erected thereon a two-story residential dwelling known and numbered as 2932 Zephyr Ave., Pittsburgh, PA 15204. Deed Book Volume 19287, Page 557. Block & Lot No. 42-M-35.

Pittsburgh—21st Ward**19. Denika Jennings**

MG-21-000040—\$104,864.98
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 1115 Sheffield Street, Pittsburgh, PA 15233. Deed Book 11093, Page 267. Block and Lot Number 22-R-203.

Pittsburgh—27th Ward**24. Cindy A. Platek a/k/a Cindy Ann Michalowski and Walter J. Platek**

MG-22-000936—\$132,888.28
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3825 Atkins Street, Pittsburgh, PA 15212. Deed Book 18904, Page 483. Block and Lot Number 114-M-168.

110. The Unknown Heirs of Waleska Torres, Deceased and Enrique Madero, as known heir of the estate of Waleska Torres and Frankie Torres, as known heir of the estate of Waleska Torres and Marcus Madero, as known heir of the estate of Waleska Torres

MG-23-000259—\$39,528.95
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and

numbered as 1308 Jawett Street, Pittsburgh, PA 15212. Deed Book Volume 10602, Page 365, Block and Lot Number 045-N-025.

Pittsburgh—28th Ward**17. T Capital Group, LLC and Jay Tenenbaum, Individually in Their Capacity as Guarantor**

GD-24-012006—\$112,473.30
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, 28th Ward City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1465 Steuben Street, Pittsburgh, PA 15205. Deed Book 18786, Page 7. Block And Lot Number 41-R-31.

111. Carina D. Green, as Known Heir of Charles I Green a/k/a Charles Issac Green and Charles I. Green, Jr., as Known Heir of Charles I Green a/k/a Charles Isaac Green and the Unknown Heirs of Charles I. Green a/k/a Charles Issac Green

MG-22-000988—\$124,901.32
Padgett Law Group
850-422-2520

All the following described real estate situated in 28th Ward of the City of Pittsburgh, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 1926 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 8741, Page 486. Block and Lot Number 0040-S-00088-0000-00.

AMENDED NOTICE

If your name appears on this list of properties that are scheduled to be sold by the Sheriff, you still have time to save your property. You may be eligible to apply for some form of refinancing assistance, such as a reverse mortgage, refinancing of your existing mortgage, or other alternative.

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

Allegheny County Bar Association
412-261-0518

Lawyer Referral Services

412-261-5555

Neighborhood Legal Services

412-255-6700

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

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

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

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

Sheriff's Office, Pittsburgh, PA.

Kevin M. Kraus, Sheriff

Mar 13, 2025

Mar 14, 21, 28, 2025

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

Estate Notice

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

Galore, Catherine, deceased, of Cheswick, PA. No. 00979 of 2025. Anthony J. Galore Extr., 1066 Balmoral Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
25-00975 Mar 14, 21, 28, 2025

Giegerich, Agatha, deceased, of Pittsburgh, PA. No. 0659 of 2025. Marie Zarlino, Extr., c/o Severin D. Russo, Esq., D&R Law, LLC, 3810 McKnight East Drive, Pittsburgh, PA 15237.
25-00494w Mar 14, 21, 28, 2025

Grieco, Theresa M., deceased, of Pittsburgh, PA. No. 1042 of 2025. Meg L. Burkardt, Extr. and Atty., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
25-00971 Mar 14, 21, 28, 2025

Grissom, Charlotte, deceased, of Pittsburgh, PA. No. 01215 of 2025. Delcarla Gilbert, Admrx., c/o Rebecca Lerman, Esq., Gerlach Law Center, P.C., 3612 McKnight East Drive, Pittsburgh, PA 15237.
25-00974 Mar 14, 21, 28, 2025

Grosick, Raymond E., deceased, of Marshall Township, PA. No. 01117 of 2025. Maria G. Mankie, Extr., 129 Longvue Dr., Pittsburgh, PA 15237 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4290 William Flinn Highway, Suite 200, Allison Park, PA 15101.
25-00968 Mar 14, 21, 28, 2025

Hendy, John Neel, deceased, of Pittsburgh, PA. No. 00782 of 2025. Autumn R. Hendy, Admrx., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
25-00976 Mar 14, 21, 28, 2025

Loar, Linda L. a/k/a Linda Louise Loar, deceased, of Pittsburgh, PA. No. 1153 of 2025. Christina Tonies, Extr., 2149 Michelle Court, Apt. B, Appleton, WI 54914 or to Meg L. Burkardt, Esq., 647 Allegheny Ave., Suite 100, Oakmont, PA 15139-2039.
25-00973 Mar 14, 21, 28, 2025

Murdy, Joseph A. a/k/a Joseph Murdy, deceased, of Gibsonia, PA. No. 01176 of 2025. Jonathan A. Orie, Extr., c/o Robert C. Gallo, Esq., 429 4th Avenue, Suite 1901, Pittsburgh, PA 15219.
25-00970 Mar 14, 21, 28, 2025

Peterson, Edwina, deceased, of Bellevue, PA. No. 01463 of 2025. Harry A. Peterson, Extr., 155 Squirrel Hollow Road, Gibsonia, PA 15044 or to Chelsea M. Mague, Esq., Edward J. Krug & Associates, 300 Corporate Center Drive, Suite 130, Moon Twp., PA 15108.
25-00493w Mar 14, 21, 28, 2025

Staninecz, Patricia Ann a/k/a Patricia Staninecz a/k/a Patricia A. Staninecz,

deceased, of Tarentum, PA. No. 1091 of 2025. Douglas R. Bobish, Extr., 2943 Sunset Circle, Export, PA 15632 or to David P. Siegel, Esq., 27 McKrell Road, Russellton, PA 15076.
25-00969 Mar 14, 21, 28, 2025

Wienand, Sr., Jeffrey J. a/k/a Jeffrey J. Wienand, deceased, of Richland Twp., PA. No. 1314 of 2025. Jeffrey J. Wienand, Jr., Co-Extr., 740 N. Stanwick Rd., Moorestown, NJ 08057 and Jessica Oligini, Co-Extr., 2422 Fringe Lane, Easton, PA 18040 or to Rebecca A. Auld, Esq., Auld Brothers Law Group, LLC, 5349 William Flynn Hwy., Gibsonia, PA 15044.
25-00972 Mar 14, 21, 28, 2025

Buettner, Dennis R., deceased, of Pittsburgh, PA. No. 01363 of 2025. William F. Buettner, Extr., c/o Thomas M. Junker, Esq., Bucey & Junker, 615 Washington Road, Suite 201, Pittsburgh, PA 15228.
25-00426w Mar 7, 14, 21, 2025

Niarhos, Anthony D., deceased, of Pittsburgh, PA. No. 00916 of 2025. Ralph Swain, Extr., 112 Dover Drive, Moon Township, PA 15108 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00848 Mar 7, 14, 21, 2025

Onesi, Jr., Joseph A., deceased, of Turtle Creek, PA. No. 08450 of 2023. Alicia M. Clark, Admrx., 100 Bascom Avenue, Pittsburgh, PA 15214 or to Megan E. Loftis, Esq., 1650 Broadway Avenue, Fl. 1, Pittsburgh, PA 15216.
25-00423w Mar 7, 14, 21, 2025

Pietroboni, Patricia, deceased, of Moon Township, PA. No. 00914 of 2025. Jeannie Pietroboni, Extr., 2645 Manning Street, Ambridge, PA 15003 or to Jessica Madden Briggs, Esq., 1527 Duss Ave., Ambridge, PA 15003.
25-00847 Mar 7, 14, 21, 2025

Schroeder, Elizabeth B. a/k/a Betty Schroeder a/k/a Elizabeth B. Mazure, deceased, of McKees Rocks, PA. No. 01108 of 2025. Kevin J. Schroeder, Extr., 1150 Main Street, Coraopolis, PA 15108 or to Stefanie M. Stack, Esq., Sechler Law Firm, LLC, 20206 Rte. 19, Ste. 300, Cranberry Township, PA 16066.
25-00425w Mar 7, 14, 21, 2025

Stanga, Gregory Alan, deceased, of McKees Rocks, PA. No. 00781 of 2025. Cindy B. Ruprecht-Stanga, Admrx., 228 Waterford Drive, McKees Rocks, PA 15136 or to E. Robert Pecori, III, Esq., Pecori & Pecori, Attorneys at Law, 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071.
25-00427w Mar 7, 14, 21, 2025

Trisch, Barbara, deceased, of Rankin, PA. No. 01142 of 2025. John M. Trisch, Admrx., 103 Rankin Boulevard, Rankin, PA 15104 or to Eric J. Randolph, Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
25-00846 Mar 7, 14, 21, 2025

Bates, Thomas James a/k/a Thomas J. Bates, deceased, of Moon Township, PA. No. 07007 of 2024. Carol B. Johnson, Extr., 110 Philomena Dr., Coraopolis, PA 15108.
25-00689 Feb 28; Mar 7, 14, 2025

Benn, Romana, deceased, of Pittsburgh, PA. No. 1146 of 2025. Kelly Cross, Admrx., c/o Walter J. Nalducci, Esq., Cutruzzula & Nalducci, 3300 Grant Building, 330 Grant Street, Pittsburgh, PA 15219.
25-00384w Feb 28; Mar 7, 14, 2025

Cortazzo, Jerome William, deceased, of Homestead, PA. No. 00236 of 2025. Camille Marie Hixon, Co-Admrx., 3844 Chester Street, Munhall, PA 15120 and Callie Jo Cortazzo, Co-Admrx., 914 Middle Street, Pittsburgh, PA 15212 or to Eric J. Randolph,

Esq., Law Office of Eric J. Randolph, 1870A Homeville Road, P.O. Box 335, West Mifflin, PA 15122.
25-00694 Feb 28; Mar 7, 14, 2025

Katz, Ann M., deceased, of Pittsburgh, PA. No. 04484 of 2003. Russell Boehm, Admrx., c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, PO Box 130, Bradford Woods, PA 15015.
25-00691 Feb 28; Mar 7, 14, 2025

Krall, Jean Mutschler - Late of Pittsburgh City, Allegheny County, PA. D.O.D. 10/29/24. Will #022500868. Michelle Clare Krall, Administratrix, 2656 Fair Ave., Bexley, OH 43209; Dirk M. Simpson, Atty., Royer Cooper Cohen Braunfeld, 101 W. Elm St., #400, Conshohocken, PA 19428.
25-00803 Feb 28; Mar 7, 14, 2025

Kratzert, Jocelyn Granger, deceased, of Pittsburgh, PA. No. 07259 of 2024. John Kratzert, Admrx., 138 Washington Street, Palmyra, NY 14522 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.
25-00679 Feb 28; Mar 7, 14, 2025

Kunco, Rose M. a/k/a Rose Mary Kunco, deceased, of Pittsburgh, PA. No. 00180 of 2025. Paula J. Kunco, Admrx., 56 South Fremont Street, Apartment 57, Pittsburgh, PA 15202 or to Scott A. Fatur, Esq., 43 Greensburg Street, Suite C, Delmont, PA 15626.
25-00693 Feb 28; Mar 7, 14, 2025

Lang, Joan C. a/k/a Joan Carol Lang, deceased, of Bethel Park, PA. No. 00149 of 2025. Cindy A. Goodman, Extr., 15804 West Dorman Drive, Austin, TX 78717 or to Peter A. Smith, Esq., Smith & Smith, 103 Scarborough Lane, McMurray, PA 15317.
25-00690 Feb 28; Mar 7, 14, 2025

Lieberman, Joan, deceased, of Pittsburgh, PA. No. 00179 of 2025. Carl Lieberman, Extr., PO Box 12709, Pittsburgh, PA 15241.
25-00378w Feb 28; Mar 7, 14, 2025

Paul, Helen F., deceased, of South Park, PA. No. 247 of 2025. Cynthia C. Paul, Extr., 3425 Maple Drive, South Park, PA 15129 or to Tamora L. Reese, Esq., P.O. Box 35, Washington, PA 15301.
25-00692 Feb 28; Mar 7, 14, 2025

Perkins, Patricia A., deceased, of Bethel Park, PA. No. 01001 of 2025. Veronica A. Knewton, Admrx., 206 Fox Creek Road, Venetia, PA 15367.
25-00380w Feb 28; Mar 7, 14, 2025

Stuckey, Patricia, deceased, of Pittsburgh, PA. No. 00344 of 2025. Latasha Talley, Co-Admrx., 1914 Laketon Road, Second Floor, Pittsburgh, PA 15212 and Raymond Talley, Co-Admrx., 128 Broadcrest Drive, Pittsburgh, PA 15235 or to Kathleen Smith-Delach, Esq., Phillips Froetschel, LLC, 310 Grant Street, Suite 700, Pittsburgh, PA 15219.
25-00678 Feb 28; Mar 7, 14, 2025

Winikoff, Stanley A., deceased, of Pittsburgh, PA. No. 08089 of 2024. Miriam G. Winikoff, Extr., 5048 5th Avenue, Apt. 303, Pittsburgh, PA 15232-2134 or to Carol Sikov Gross, Esq., Sikov and Love, P.A., Grant Building, Suite 1110, 310 Grant Street, Pittsburgh, PA 15219.
25-00680 Feb 28; Mar 7, 14, 2025

**Articles of Incorporation
Nonprofit Corporation**

Alexander J. Jamiolkowski, Esq., Egan and Jamiolkowski, 429 Fourth Avenue, Suite 1508, Pittsburgh, PA 15219. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on February 20, 2025, with respect to a nonprofit corporation, Pittsburgh Basketball

Hall of Fame, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

25-00491w Mar 14, 2025

**Delinquent Tax Notice
Shaler Area School District
Scire Facias Sur
Delinquent Tax Lien**

Pursuant to Acts of General Assembly of the State of Pennsylvania, providing when, how, upon what property and to what extent liens shall be allowed for taxes and municipal improvements, etc., approved May 16, 1923, P.L. 207, a Writ of Scire Facias having been issued out of the Court of Common Pleas of Allegheny County at the instance of Shaler Area School District, in the following case of Sci. Fa. Sur Delinquent Tax Liens requiring the Defendant(s) named therein to file Affidavit of Defense, or in default, judgment to be entered. Now, notice is hereby given to the Defendant(s) hereinafter named and unless Affidavit of Defense be filed to said claims in the Department of Court Records Office of Allegheny County within twenty (20) days after March 14, 2025, judgment may be entered and the property described in the liens sold to recover the amounts of the said claims.

Defendants, All Unknown Heirs, Executors, Assigns, And All Persons, Firms, Or Associations Claiming Right, Title Or Interest, From Or Under Frederick C. Reinheimer, Deceased, GD 24-011615, \$17,550.48, Township Of Shaler, DBV 13793, P. 279, Block & Lot 356-E-333, Having Erected Thereon A Residential Dwelling k/a 111 Fall Run Road, Glenshaw, PA 15116.

John T. Vogel, Esquire
P.A. I.D. #56920

Attorney for Plaintiff
Tucker Arensburg, P.C.
1500 One PPG Place
Pittsburgh, PA 15222
412-594-3902

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and by 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 Writ of Scire Facias Sur Tax Lien and Statement or for any claim or relief requested by the plaintiff. You may lose your 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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
4th Fl. Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
(412) 261-5555

25-00962 Mar 14, 2025

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD- 24-010997
Elizabeth Forward School District, Plaintiff,
v.
The Unknown Heirs of Larry G. Yaroscak, 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 1267-H-328, more commonly known as 301 Boyds Hollow Road, Elizabeth, PA 15037 in Elizabeth Township.

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

The Allegheny County Bar Association

400 Koppers Building

436 Seventh Avenue

Telephone: (412) 261-5555

Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

25-00961 Mar 14, 2025

Trust Estate Notice

The Trustees named below give notice of the death of Margaret F. Skurka of Allegheny County, Pennsylvania on January 11, 2025. The said Decedent was Grantor of the Margaret F. Skurka Living Trust. The Successor Trustees, Deborah Lynn Brandstetter & Edward David Skurka, request all persons having claims against the Decedent to make known the same to their attorney in writing and all persons indebted to the Decedent to make payments to them without delay: Deborah Lynn Brandstetter & Edward David Skurka, co-trustees, c/o Ashley E. Sharek, Esq., Entrusted Legacy Law, Box 130, Bradford Woods, PA 15015.

25-00890 Mar 7, 14, 21, 2025

Voluntary Dissolution
Nonprofit Corporation

John Kettering, Esq., Pietragallo Gordon Alfano Bosick & Raspani LLP, 7 West State Street, Suite 100, Sharon, PA 16127. Notice is hereby given by Dawn M. Gideon Foundation, a Pennsylvania nonprofit corporation, that said corporation is winding up its affairs in the manner prescribed by section 5975 of the Nonprofit Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

25-00492w Mar 14, 21, 2025

FAMILY DIVISION

(Continued from Page 1, Column 3)

Redden Judith D vs Redden Milton J; FD-3660-000001-68; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Garber Christine B vs Garber Christopher C; FD-601-01-79; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Altenburger Janice vs Altenburger Larry; FD-81-004423; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Tomb Janet Lynn vs Tomb Dennis N; FD-81-015843; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Prah Fred M vs Prah Mary S; FD-83-001448; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Eichenlaub Judith D vs Eichenlaub Daniel H; FD-87-007570; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Gregory Charles L vs Gregory Catherine K; FD-88-007465; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Nolan Rosemary vs Nolan Timothy N; FD-89-010823; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Beers Iris E vs Beers Donald; FD-1054-000004-71; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Markey Alexis M. vs Shorter Earl; FD-25-000368; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Dodson Jessica C vs Komora Tiffany; FD-25-000373; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Salter Faith vs Macsporrnan Mary Lee; FD-25-000374; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

Salter Faith vs Marshall Altrovise; FD-25-000375; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

Wiley Shanna vs Schreiber Colin; FD-25-000376; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

Zielinski Holly vs Jedlicka Cassidy A.; FD-25-000377; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Bland Ashley Lynn vs Bland William Keith; FD-25-000378; Protection from Abuse; Affidavit of Confidential Address; Atty(s): Self-Represented

Riley Carrie vs Goodwine Laniyah Aujhinae; FD-25-000379; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Rickman Heather vs Heinze Corey; FD-25-000380; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Clothery Shannen vs Gregg Walter; FD-25-000381; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Proctor Markaylah vs Gray Sr. Damaire; FD-25-000382; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Buckley Diana vs Buckley Diane; FD-25-000383; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Chiplely Susan vs Stealey Bryan; FD-25-007392; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Murphy Kya vs Murphy Rashaad; FD-25-007393; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Ruffing Carrie vs Ruffing Robert; FD-25-007396; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Crumity TyJere vs Crumity Natalia; FD-25-007398; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Van Horn Gina vs Van Horn Patrick; FD-25-007399; Divorce; Complaint in Divorce (1 count); Atty(s): Slesnick David J.

Rydzak Anthony vs Rydzak Amanda; FD-25-007400; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Kulasa Paula vs Kulasa Michael J.; FD-25-007401; Custody; Transfer to Allegheny County; P-atty: Sifers Lindsay Ann

Younus Israa vs Mahmud Mohammed; FD-25-007402; Divorce; Complaint in Divorce (1 count); P-atty: Dickquist Jennifer

Costello John P. vs Costello Margaret M.; FD-25-007403; Divorce; Complaint in Divorce (2 count); P-atty: Williams Joseph R

Miljus David vs Miljus Bernice; FD-87-012521; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Tompkins Robert Leo vs Tompkins Linda Marie; FD-93-003856; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Clifford Richard W vs Clifford Diane J; FD-1055-000010-80; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Olson Jr. Alfred C vs Olson Donna J; FD-1547-000007-75; Divorce; Decree of Divorce (additional); Atty(s): Self-Represented

Blackwell Benetta vs Khan Sr. Aquil; FD-24-003848; Support; Complaint in Support; Atty(s): Self-Represented

Freshwater Nicole vs Freshwater Evan Patrick; FD-24-004137; Support; Complaint in Support; Atty(s): Self-Represented

Digennaro Brandi vs Digennaro Dave; FD-24-004193; Support; Complaint in Support; Atty(s): Self-Represented

Wood Kadajah vs Dunkley Wayne; FD-24-004216; Support; Complaint in Support; Atty(s): Self-Represented

Griffin Jessica vs Ashton Jaquawn; FD-25-002569; Support; Complaint in Support; Atty(s): Self-Represented

McCloy Acire D vs Bey Amari Z; FD-25-002571; Support; Complaint in Support; Atty(s): Self-Represented

Doty Kayla vs Grundy William; FD-25-002579; Support; Complaint in Support; Atty(s): Self-Represented

Diaz Perez Angelica vs Orcun Jacob T; FD-25-002581; Support; Complaint in Support; Atty(s): Self-Represented

Patterson Monifa vs Patterson Monika; FD-25-002583; Support; Complaint in Support; Atty(s): Self-Represented

Dolney Jocelyn R vs Garland Jawara; FD-25-002587; Support; Complaint in Support; Atty(s): Self-Represented

Austin Tracy vs Patters Jack; FD-25-002588; Support; Complaint in Support; Atty(s): Self-Represented

Thomas Angel N. vs Burch Richard A.; FD-25-002591; Support; Complaint in Support; Atty(s): Self-Represented

Schnick Carissa Lynn vs Schnick Joshua Gregory; FD-25-002592; Support; Complaint in Support; Atty(s): Self-Represented

White Kayla A vs Simms Tryshawn; FD-25-002595; Support; Complaint in Support; Atty(s): Self-Represented

Hooper Breann Sophia vs Wojciak David Michael; FD-25-004222; Support; Complaint in Support; Atty(s): Self-Represented

Arrigo Alexandra vs Mauder Jeff; FD-25-007404; Custody; Praecepte for Appearance; Atty(s): Self-Represented

Illig Madyson Sue vs Illig Christian Roger; FD-25-007405; Divorce; Praecepte for Appearance; Atty(s): Self-Represented

Sheppard Trent vs Williams Caitlyn; FD-25-007406; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Hughes Sam vs DeMino Lindsay; FD-25-007408; Custody; Praecepte for Appearance; Atty(s): Self-Represented

Miller Michelle L. vs Laffoon Jr. Christopher P.; FD-25-007409; Divorce; Praecepte for Appearance; P-atty: Osterwide Brittany

Pindroh Jr. Paul vs Pindroh Jen; FD-25-007410; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Shade Joseph vs Knox Sarah; FD-25-007411; Divorce; Order of Court - IFP Granted; Atty(s): Self-Represented

Key Catherine D. vs Key Nicolle G.; FD-25-007412; Custody; Criminal Record/Abuse History Verification; Atty(s): Self-Represented

Erdman Won Son vs Erdman Andrew Daniel; FD-25-007413; Divorce; Praecepte for Appearance; Atty(s): Self-Represented

Richmond Jordan vs Emberg Britta; FD-25-007414; Divorce; Complaint in Divorce (1 count); Atty(s): Self-Represented

Ott Jenna vs Ott Kolton; FD-25-007415; Custody; Praecepte for Appearance; Atty(s): Self-Represented

Gould Amanda Marie vs Gould Ryan Keith; FD-25-007421; Divorce; Criminal Record/Abuse History Verification; P-atty: Ruppert Sean L.

Deras Roel Antonio Rivas vs Villanueva Rosa Martha Guadalupe; FD-25-007422; Divorce; Praecepte for Appearance; P-atty: Martin Marcus L.

Veatch David P. vs Veatch Cecila M.; FD-92-002556; Divorce; Election to Resume Prior Name; Atty(s): Self-Represented

Campbell-Wallace Natolee Charvon vs Wallace Valasha; FD-25-000292; Protection from Abuse; Consent Order of Court; Atty(s): Self-Represented

Stotz William F vs Stotz Lukas Raoul; FD-25-000384; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

McCartney Jennifer M vs Kuzmen Brian K; FD-25-000385; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Udaveak Sofia Eve vs Williams Donnell Q.; FD-25-000386; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

Brunner Mary M vs Ferrese Jonathan Ross; FD-25-000387; Protection from Abuse; Confidential Information Form; Atty(s): Self-Represented

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