

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, December 2, 2024 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, DECEMBER 2, 2024 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, DECEMBER 3, 2024, 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, DECEMBER 9, 2024 at 10:00 O'CLOCK A.M. The property will be resold at the next regular Sheriff's Sale if the balance is not paid, and in such case all money's paid in at the original sale shall be applied to any deficiency in the price of which property is resold, and provided further that if successful bidder is the plaintiff in the execution the BIDDER shall pay full amount of bid ON OR BEFORE THE FIRST MONDAY OF THE FOLLOWING MONTH, OTHERWISE WRIT WILL BE RETURNED AND MARKED "REAL ESTATE UNSOLD" and all monies advanced by plaintiff will be applied as required by COMMON PLEAS COURT RULE 3129.2(1)(a).

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

Amendment of the Code Second Class County New Chapter 475.

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

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

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

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

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

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

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

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

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

Aleppo

44. Jason Thomas Moore a/k/a Jason T. Moore and Robyn Moore

MG-16-000569—\$160,592.02

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Aleppo Township: Having erected thereon a dwelling being known and numbered as 241 Weber Road, Sewickley, PA

15143. Deed Book Volume 12131, Page 276, Block and Lot 0422-G-00246-0000-00.

Baldwin Borough

26. Timothy Lee Sheridan and LuAnn Morrone Sheridan

MG-24-000571—\$103,673.61

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 dwelling known and numbered as 5232 Colewood Drive, Pittsburgh, PA 15236. DBV 17257, PG. 213, B/L #390-G-24.

Bellevue

25. Rebecca M. Kirkpatrick and Zachary M. Kirkpatrick

MG-23-000789—\$110,296.42

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bellevue: Having erected thereon a multi-family dwelling known as 430 Dawson Avenue, Pittsburgh, PA 15202. Deed Book Volume 15656, Page 424, Block and Lot Number 160-H-104.

Bethel Park

104. Ryan Lucido and Erin E. Lucido

MG-22-000715—\$294,061.96

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

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a single family residential dwelling being known and numbered as 442 Limestone Drive, Bethel Park, PA 15102. Deed Book Volume 1250, Page 500. Block and Lot Number 774-E-20.

110. Aaron A. Reginelli

AR-23-002310—\$5,606.47

Fred C. Jug, Jr., Esq.
412-255-6500

In the Commonwealth of Pennsylvania, County of Allegheny, Municipality of Bethel Park: Having erected thereon a King's School Village Homeowner Association dwelling being known and numbered as 118 Old Village Lane, Bethel Park, PA 15102. Deed Book 15043, Page 240. Block and Lot Number 0773-F-00218-0000-00.

Brackenridge

102. Christopher S. Mazurek

MG-21-000201—\$91,732.00

Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Borough of Brackenridge: Having erected thereon a dwelling being known and numbered as 945 Roup Avenue, Brackenridge, PA 15014. Deed Book Volume 10347, Page 528. Block and Lot Number 1367-P-294.

Braddock

47. Carol E. Griser a/k/a Carol E. Bell-Griser and Carl Griser

MG-22-000934—\$45,435.16

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock: Having erected thereon a dwelling being known and numbered as 649 1st Street,

Braddock, PA 15104. Deed Book Volume 11257, Page 72, Block and Lot 0236-G-00062-0000-00.

Braddock Hills

2. Mark Dusetzina

MG-24-000490—\$38,375.79

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Braddock Hills: Having erected thereon a dwelling being known and numbered as 100 Pennsylvania Avenue, Pittsburgh, PA 15221. Deed Book 16217, Page 81. Block and Lot Number 235-L-20.

Bridgeville

128. Thomas S. Efthimiades, Jr., Cynthia M. Efthimiades, and the United States of America

MG-24-000254—\$136,263.79

LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Bridgeville: Having erected thereon a dwelling being known and numbered as 1335 Main Street, Bridgeville, PA 15017. Deed Book Volume 15664, Page 518, Block and Lot 0254-E-00142-0000-00.

Carnegie

65. Declan Magee

MG-24-000277—\$119,521.25

Powers Kirn, LLC
215-942-2090

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Carnegie: Having erected thereon a dwelling being known and numbered as 4 Terrace Avenue, Carnegie, Pennsylvania 15106. Deed Book Volume 18535, Page 197, Instrument No. 2021-24666, Block and Lot Number 66-J-186.

Castle Shannon

24. Joseph Szewczyk a/k/a Joseph F. Szewczyk

MG-24-000534—\$60,782.16

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

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Castle Shannon: Having erected thereon a dwelling known and numbered as 3518 Rosalia Avenue, Pittsburgh, PA 15234. DBV 13249, PG. 224, Deed was re-recorded on 8/23/2007 in Book 13350, PG. 224 & on 9/12/2007 in Book 13373, PG. 66, to correct marital status. B/L #190-N-188.

Borough of Chalfant

91. Harry W. Leeper and Barbara A. Leeper

GD-03-025103—\$6,685.85

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Chalfant: Being thereon vacant residential land known as Greenfield Avenue, East Pittsburgh, PA 15112. Deed Book Volume 9720, Page 603. Block & Lot No. 374-G-206.

City of Clairton

90. Frank J. Ruzich, with Notice to Heirs and Assigns

GD-17-009474—\$3,838.03

Joseph W. Gramc, Esq.
412-281-0587

In the Commonwealth of Pennsylvania, County of Allegheny, City of Clairton - Ward

In the Commonwealth of Pennsylvania, County of Allegheny, Township of South Fayette: Having erected thereon an Old Orchard Community Services Association dwelling being known and numbered as 309 Redrome Circle West, Bridgeville, PA 15017. Deed Book 17698, Page 146. Block and Lot Number 0398-L-00030-0000-00.

South Park

107. Mary A. Johnson a/k/a Mary Alice Johnson
GD-24-002563—\$26,183.61
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and Township of South Park: Having erected thereon a dwelling being known and numbered as 3127 Southern Drive, South Park, PA 15129. Deed Book Volume 6562, Page 416. Block and Lot Number 1008-J-212.

Tarentum

67. Susan M. Logue and Kenneth R. Sprouse, Jr.
MG-23-000642—\$38,980.23
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and 3rd Ward of the Borough of Tarentum: Having erected thereon a single-family dwelling being known and numbered as 720 Center Street, Tarentum, PA 15084. Deed Book Volume 10131, Page 395, Instrument Number 1998-020339. Block and Lot Number 1223-P-144.

Upper St. Clair

122. Dennis Witzel
MG-21-000276—\$321,089.10
Chelsea A. Nixon, 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 315-327 Old Lesnett Road, Pittsburgh, Pennsylvania 15241 a/k/a 315 Old Lesnett Road, Pittsburgh, PA 15241. Deed Book Volume 15397, Page 41. Block and Lot Number 0322-S-00104-0000-00.

Verona

53. Samuel Glover, Jr., Individually and as Administrator of the Estate of Samuel E. Glover a/k/a Samuel E. Glover, Sr. a/k/a Samuel Elie Glover, Deceased
MG-24-000550—\$39,286.14
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Verona: Having erected thereon a single family residential dwelling being known and numbered as 606 South Avenue, Verona, PA 15147. Deed Book Volume 19341, Page 192. Block and Lot Number 364-M-122.

106. Edward Narr a/k/a Edward H. Narr, Individually and as Heir of Judith A. Huffman-Narr, Deceased and John Huffman, solely in his capacity as heir of Judith A. Huffman-Narr, deceased and Joseph Huffman Jr., solely in his capacity as heir of Judith A. Huffman-Narr, deceased and Kevin Narr, solely in his capacity as heir of Judith A. Huffman-Narr, deceased and the Unknown Heirs of Judith A. Huffman-Narr, deceased
MG-23-000851—\$86,254.08
Stern & Eisenberg, PC
215-572-8111

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

Verona: Having erected thereon a dwelling being known and numbered as 702 Herron Avenue, Verona, PA 15147. Deed Book Volume 11664, Page 318. Block and Lot Number 364-L-274.

West Deer

33. Martin Viale and Donna M. Viale
MG-14-000704—\$125,349.33
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, Township of West Deer: Having erected thereon a single family residential dwelling being known and numbered as 30 Ashley Road, Gibsonia, PA 15044. Deed Book Volume 9801, Page 517. Block and Lot Number 1510-G-203.

West Mifflin

117. Nikki Rose
MG-23-001094—\$123,553.20
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West Mifflin: Parcel 1: Having erected thereon a dwelling being known and numbered as 1835 Homestead Duquesne Rd., West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00152-0000-00.

Parcel 2: Vacant land being known and numbered as Ohio Avenue, West Mifflin, PA 15122 Deed Book Volume 18915, Page 152, Block and Lot Number 0305-N-00115-0000-00.

West View

103. Estate of Andrea J. Good, last record owner/mortgagor, David R. Good, Administrator of the Estate of Andrea J. Good and in his individual capacity as heir to Andrea J. Good, Shannon M. Good, Known Heir of the Estate of Andrea J. Good, and Unknown heirs, devisees and personal representatives of Andrea J. Good and his, her, their or any of their successors in right, title and interest
MG-18-001330—\$170,656.30
Emmanuel J. Argentieri, Esq.
856-384-1515

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of West View: Having erected thereon a one (1) story dwelling house being known and numbered as 172 Lakewood Avenue, Pittsburgh, PA 15229. Deed Book Volume 12358, Page 133. Block and Lot Number 279-D-108.

Whitaker

111. Ashley Atkins and Bryan Stacy
GD-24-006506—\$86,567.91
KML Law Group, P.C.
215-627-1322

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitaker: Having erected thereon a dwelling being known and numbered as 235 Grant Avenue Ext., Homestead, PA 15120. Deed Book 17510, Page 372. Block and Lot Number 180-L-235.

White Oak

1. Joyce E. Couch and David Couch
GD-24-005955—\$10,067.18
Christopher E. Vincent, Esq.
724-978-0333

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of White Oak:

Having erected thereon a dwelling being known and numbered as 114 Oliver Drive, McKeesport, PA 15131. Deed Book 11497, Page 530. Block and Lot Number 551-K-326.

Whitehall

41. Steven M. Blohm
MG-23-001081—\$149,907.59
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Whitehall: Having erected thereon a dwelling being known and numbered as 5270 Orchard Hill Drive, Pittsburgh, PA 15236. Deed Book Volume 17922, Page 505. Block and Lot Number 249-R-168.

120. Barry W. Blaney
MG-23-000473—\$89,901.36
Padgett Law Group
850-422-2520

All that certain lot or piece of ground situate in the Borough of Whitehall, County of Allegheny and Commonwealth of Pennsylvania: Having erected thereon a single-family residential dwelling being known and numbered as 556 Glowood Drive, Pittsburgh, PA 15227. Deed Book Volume 11133, Page 297. Block and Lot Number 0189-C-13.

Wilkinsburg

8. Debra E. Harper
GD-22-008438—\$11,799.92
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 905 Ross Avenue, Pittsburgh, PA 15221. Deed Book 11418, Page 219. Block and Lot Number 233-A-169.

9. The Unknown Heirs of Quechawn Quemar Lamont Wade a/k/a Que'Chawn Wade a/k/a Amariey Lei Wade
GD-24-000525—\$10,730.81
Jennifer L. Cerce, Esq.
412-242-4400

In the Commonwealth of Pennsylvania, County of Allegheny, Borough of Wilkinsburg: Having erected thereon a dwelling being known and numbered as 1203 Montier Street, Pittsburgh, PA 15221. Deed Book 18037, Page 452. Block and Lot Number 233-B-20.

58. David Broom
GD-24-005898—\$10,414.95
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 1161 South Ave., Pittsburgh, PA 15221. Deed Book 17224, Page 138. Block and Lot Number 233-F-147.

60. The Unknown Heirs of William B. Hamiel, Deceased
GD-23-014288—\$12,398.56
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 1433 Foliage St., Pittsburgh, PA 15221. Deed Book 4630, Page 409. Block and Lot Number 232-J-204.

63. Pia M. Colucci, Executrix of the Estate of Lawrence Konter, Deceased and the United States of America
GD-22-004631—\$34,735.97
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 2405 Forest Drive, Pittsburgh, PA 15235. Deed Book 16306, Page 490. Block and Lot Number 297-L-286.

Pittsburgh—5th Ward

133. Anthony I. Bentley, Jr.
GD-20-010310—\$34,859.67
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 5th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 3309 Iowa Street, Pittsburgh, PA 15219. Deed Book Volume 12614, Page 159, Block and Lot 0027-C-00024-0000-00.

Pittsburgh—7th Ward

27. John Boon-Kee Wong, Jr.
GD-22-0135223—\$82,157.22
Richard J. Thomas, Esq.
330-744-1148

In the Commonwealth of Pennsylvania, County of Allegheny, 7th Ward of the City of Pittsburgh: Having erected thereon a condominium unit dwelling being known and numbered as 5708 Walnut Street, Unit L4, Pittsburgh, Pennsylvania 15232. Deed Book 15713, Page 233. Block and Lot Number 0085-A-00222-0000-00.

50. Natalie R. Moten, as believed Heir to the Estate of Irvin C. Moten; Natalie R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Heir to the Estate of Irvin C. Moten; Melvin N. Moten, Jr., as believed Administrator to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Heir to the Estate of Irvin C. Moten; Nancy R. Moten, as believed Administrator to the Estate of Irvin C. Moten; Unknown Heirs, to the Estate of Irvin C. Moten; Unknown Administrators, to the Estate of Irvin C. Moten

GD-24-005181—\$111,316.69
MDK Legal
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 7: Having erected thereon a dwelling being known and numbered as 612 Summerlea Street, Pittsburgh, PA 15232. Document Number 43950, Deed Book Volume 4481, Page 562. Block and Lot Number 0084-N-00108-0000-00.

Pittsburgh—8th Ward

6. Baum Corner Investors, L.P.
GD-24-007438—\$1,426,970.72
Michael A. Shiner, Esq.
Alexandra L. Yuill, Esq.
Michelle Piero, Esq.
Tucker Arensburg, P.C.
412-566-1212

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Eighth Ward: Having erected thereon a commercial building known and numbered as 5620 Baum Boulevard, Pittsburgh, PA 15232, Deed Book 8191, Page 270, Block & Lot Number 51-H-139.

Pittsburgh—9th Ward

134. Darren Mascilli and Donna Mascilli
MG-09-001431—\$81,733.59
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 9th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 4008 Mintwood Street, Pittsburgh, PA 15224. Deed Book Volume 10153, Page 367, Block and Lot 0049-R-00124-0000-00.

Pittsburgh—10th Ward

66. Remedy Redevelopment, LLC
GD-24-006700—\$282,235.75
Padgett Law Group
850-422-2520

All the following described real estate situated in the Commonwealth of Pennsylvania, County of Allegheny, and in the 10th Ward of the City of Pittsburgh: Having erected thereon a single-family residential dwelling being known and numbered as 1219 Duffield Street, Pittsburgh, PA 15206. Deed Book Volume 19228, Page 566, Instrument Number 2023-5706. Block and Lot Number 82-A-55.

97. Sue R. Antoszewski; and Michael R. Snipes a/k/a Michael Snipes
MG-22-000559—\$68,541.64
Manley Deas Kochalski LLC
614-220-5611

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, Ward 10: Having erected thereon a dwelling being known and numbered as 1707 Morningside Avenue, Pittsburgh, PA 15206. Document Number 2003-22408, Deed Book Volume 11699, Page 251. Block and Lot Number 0121-K-00043-0000-00.

126. Alfredo F. Russo
MG-24-000075—\$87,850.44
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

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 1711 Morningside Avenue, Pittsburgh, PA 15206. Deed Book Volume 15844, Page 313, Block and Lot 0121-K-00041-0000-00.

Pittsburgh—11th Ward

55. Cornell Titus, Jr., as Administrator of the Estate of Sandra M. Floyd a/k/a Sandra M. Floyd-Seay, Deceased
MG-24-000519—\$79,276.16
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

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

109. Richard McCague and Penny S. McCague
MG-21-000012—\$258,933.82
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and the 11th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 5500 Beverly Place, Pittsburgh, PA 15206. Deed Book Volume 11397, Page 159, Block and Lot Number 082-K-253.

Pittsburgh—17th Ward

19. David D. Stine
GD-24-003840—\$205,651.71
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 17th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 125 South 13th Street, Pittsburgh, PA 15203. Deed Book Volume 18280, Page 360. Block and Lot Number 3-M-263.

Pittsburgh—18th Ward

94. 522 Freeland St. PA, LLC
MG-23-000759—\$142,080.62
Dana Marks, Esq.
212-471-5100

In the Commonwealth of Pennsylvania, County of Allegheny, and 18th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 522 Freeland Street, Pittsburgh, PA 15210. Deed Book Volume 18903, Page 64. Block and Lot Number 0014-E-00051-0000-00.

Pittsburgh—19th Ward

14. Dontae M. Ellis
MG-24-000203—\$241,563.38
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a two family residential dwelling being known and numbered as 1427-1429 Fallowfield Avenue, Pittsburgh, PA 15216. Deed Book Volume 18721, Page 383. Block and Lot Number 35-C-44.

18. Brittani L. Pronic, Surviving Heir of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased and Unknown Surviving Heirs of Donald Pronic a/k/a Donald Edward Pronic, Jr., Deceased
MG-24-000357—\$79,396.68
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 250 Lelia Street, Pittsburgh, PA 15211. Deed Book Volume 11450, Page 531. Block and Lot Number 15-B-174.

115. David B. Torrey
MG-24-000419—\$95,918.40
Jeff Calcagno, Esq.
Brock & Scott, PLLC
844-856-6646

In the Commonwealth of Pennsylvania, County of Allegheny, 19th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 328 Labelle St., Pittsburgh, PA 15211. Deed Book Volume 10711, Page 574. Block and Lot Number 0005-D-00087-0000-00.

Pittsburgh—25th Ward

23. John L. Clark, Jr.
MG-24-000062—\$24,625.05
Kristine M. Anthon, Esq.
Grenen & Birsic, P.C.
412-281-7650

In the Commonwealth of Pennsylvania, County of Allegheny, City of Pittsburgh, 25th Ward: Having erected thereon a one-story brick dwelling known as 1959 Letsche Street, Pittsburgh, PA 15214. Deed Book Volume 11195, Page 546, Block and Lot Number 46-P-270.

Pittsburgh—27th Ward

31. Starr D. Morris
MG-23-000066—\$54,390.12
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 1111 Ridgeland Drive, Pittsburgh, PA 15212. Deed Book Volume 10800, Page 345. Block and Lot Number 45-K-230.

40. James Whiting
GD-24-006029—\$51,969.39
The Law Office of Gregory Javardian, LLC
215-942-9690

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward, City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 2640 California Avenue, Pittsburgh, PA 15212. Deed Book Volume 15089, Page 180. Block and Lot Number 44-M-41.

42. Mathias Nkwenti
MG-24-000352—\$117,936.56
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 1407 Hodgkiss Street, Pittsburgh, PA 15212. Deed Book 13017, Page 391. Block and Lot Number 45-J-255.

130. Nancy L. Dugan
MG-24-000502—\$54,060.12
Samantha Gable, Esq.
LOGS Legal Group, LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 27th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 1166 Lapiash Road, Pittsburgh, PA 15212. Deed Book Volume 967, Page 545, Block and Lot 0114-D-00132-0000-00.

Pittsburgh—28th Ward

121. Dale P. Pinto, Jr. and Sonja L. Pinto
MG-21-000270—\$42,187.36
Stern & Eisenberg, PC
215-572-8111

In the Commonwealth of Pennsylvania, County of Allegheny, and 28th Ward of the City of Pittsburgh: Parcel 1: Having erected thereon a dwelling being known and numbered as 1422 Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-201.

Parcel 2: Being vacant land being known as Magnus Street, Pittsburgh, PA 15205 a/k/a 1576 Noblestown Road, Pittsburgh, PA 15205. Deed Book Volume 12551, Page 83. Block and Lot Number 19-E-204.

Pittsburgh—29th Ward

36. Jesse Caretti, Surviving Heir of Susan Pashel Caretti, Deceased, Joshua Caretti, Surviving Heir of Susan Pashel Caretti, Deceased and Unknown Surviving Heirs of Susan Pashel Caretti, Deceased
MG-24-000358—\$78,987.86
Stephen M. Hladik, Esq.
Hladik, Onorato and Federman, LLP
215-855-9521

In the Commonwealth of Pennsylvania, County of Allegheny, 29th Ward of the City of Pittsburgh: Having erected thereon a single family residential dwelling being known and numbered as 22 Newett Street, Pittsburgh, PA 15210. Deed Book Volume 10224, Page 315. Block and Lot Number 60-L-136.

Pittsburgh—30th Ward

48. Mary Sarah Dayton
GD-23-010785—\$44,245.88
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 30th Ward of the City of Pittsburgh: Having erected thereon a dwelling being known and numbered as 242 Reifert Street, Pittsburgh, PA 15210. Deed Book Volume 5448, Page 397, Block and Lot 0033-K-00097-0000-00.

Pittsburgh—32nd Ward

127. Daniel N. Lewis and Denise A. Craig
MG-23-001168—\$72,707.07
Samantha Gable, Esq.
LOGS Legal Group LLP
610-278-6800

In the Commonwealth of Pennsylvania, County of Allegheny, 32nd Ward of the City of Pittsburgh, formerly Borough of Overbrook: Having erected thereon a dwelling being known and numbered as 314 Parklyn Street, Pittsburgh, PA 15234. Deed Book Volume 9086, Page 650, Block and Lot 0139-D-00200-0000-00.

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
Nov 7, 2024
Nov 8, 15, 22, 2024

For legal advertising information and reservations, contact
412-261-6255 •
PLJads@acba.org.

