

## CIVIL DIVISION

## Arbitration Awards

(Continued from Page 1, Column 3)

**Mozart Management** vs Kentebe, et al; LT-14-000919; P-atty: Todd A. Alexander; Award Ex Parte for Plaintiff on claims: for possession based on non-payment of rent and breach of lease condition, other than non-payment of rent, for damages in the amount of \$4,187.00 for rent. Dated 11/06/14. For failure of Defendants to appear at 10:25 am. Notice of award sent. Arbitration Board #36680

**Rainey** vs Georgia; LT-14-000924; P-atty: Pro Se; Non Jury Verdict Dated 11/06/14, the court finds, the Defendant appearing and the Plaintiff having failed to appear the Complaint is hereby dismissed with prejudice. Colville, J. 2 notices of verdict mailed on 11/07/14.

**North Side Associates** vs Weintraub; LT-14-000926; P-atty: W. Chad Pociernicki; D-atty: Julia Zebley; Award for Plaintiff on claim for possession based on breach of lease condition, other than non-payment of rent. Dated 11/06/14. Notice of award sent. Arbitration Board #36681

**Shekng** vs Roedler; LT-14-000958; D-atty: Pro Se; Non Jury Verdict Dated 11/06/14, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$9,165.00 plus cost. Defendant not appearing. It is further Ordered that possession is granted to the Plaintiff of property located at: 2625 Broadway Ave., Pittsburgh, PA 15216. The award for possession is based solely on the failure to pay rent. Plaintiff's request to release escrow funds is Granted. Any monies shall be released and applied to the verdict. Colville, J. 2 notices of verdict mailed on 11/07/14.

**Cynamon** vs Sims; LT-14-000962; P-atty: Pro Se; Award for Plaintiff on claim for possession based on breach of lease condition, other than non-payment of rent. On Defendant's counterclaim: award for Plaintiff. Dated 11/06/14. Notice of award sent. Arbitration Board #36681

**Slonceski** vs Nexus Real Estate; LT-14-001002; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claim for damages in the amount of \$450.00. Possession not at issue. Dated 11/06/14. Notice of award sent. Arbitration Board #36682A

**Nexus Real Estate** vs Slonceski; LT-14-001003; P-atty: Pro Se; Award. Award in favor of the defendant on plaintiff's claim for possession. Award for plaintiff on claim for damages in the amount of \$0. Dated 11/06/14. Notice of award sent. Arbitration Board #36682A

**Walnoha** vs Brosky, et al; LT-14-001006; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff on claims: for possession based on non-payment of rent and end of lease term, for damages in the amount of \$5,182.00 for rent. Dated 11/06/14. Notice of award sent. Arbitration Board #36680

**Abramson** vs USA Legal Help LLC, et al; AR-13-003710; P-atty: Pro Se; D-atty: Marc Vincent Taiani; Award for Defendants and against the Plaintiff. Dated 11/07/14. Notice of award sent. Arbitration Board #36685

**Midland Credit Management Inc.** vs Tamburri; AR-13-004854; P-atty: Pro Se; D-atty: Thomas J Dausch; Award for Defendant and against the Plaintiff. Dated 11/07/14. Notice of award sent. Arbitration Board #36685

**Holc** vs Nissan North America Inc.; AR-14-002434; P-atty: David J Gorberg; Award for Defendant Nissan North America, Inc., and against the Plaintiff, Damain Holc. Dated 11/07/14. Notice of award sent. Arbitration Board #36684

**Cleveland Brothers Equipment Company Inc.** vs Rich; AR-14-002489; P-atty: Ann Shapiro, Donald L Phillips; D-atty: Thomas A Will; Award for Plaintiff and against Defendant in the amount of \$13,630.94. Dated 11/07/14. Notice of award sent. Arbitration Board #36685

**CACH LLC** vs Protch; AR-14-002610; P-atty: Allan C Smith; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$8,564.46. Dated 11/07/14. Defendant not appearing at 10:27 am. Notice of award sent. Arbitration Board #36685

**King Electric** vs Richardson; AR-14-003722; D-atty: Pro Se; Award for Defendant, James E. Richardson, and against the Plaintiff, King Electric. Dated 11/07/14. Notice of award sent. Arbitration Board #36684

**Selective Insurance Co.** vs Shadish; AR-14-003725; P-atty: John L Kwaseski; Award for Plaintiff in the amount of \$1,928.11 and costs. Dated 11/07/14. Notice of award sent. Arbitration Board #36683

**Buczowski** vs Ranchland LLC; AR-14-003788; P-atty: Lori R. Miller; Award for Defendant and against Plaintiff. Dated 11/07/14. Notice of award sent. Arbitration Board #36683

**Ayers** vs Bissett; AR-14-003885; P-atty: Robert D. Sebastian; Non Jury Verdict Dated 11/07/14, a verdict is entered in favor of Plaintiff and against Defendant in the amount of \$3,300.00 plus costs. Defendant not appearing. Coville, J. 2 notices of verdict mailed on 11/10/14.

**Nira Consulting Engineers Inc.** vs Mullen; AR-14-003972; P-atty: Richard J Klixbull; D-atty: Halstead Morrow; Award for Plaintiff and against Defendant in the amount of \$5,933.50. Award for Plaintiff and against Defendant on Defendant's counterclaim. Dated 11/07/14. Notice of award sent. Arbitration Board #36683

**Vitanovich, et al** vs Fire Water Restoration Inc.; AR-14-004005; P-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$500.00. Dated 11/07/14. Notice of award sent. Arbitration Board #36683

**Fire Water Restoration Inc.** vs Vitanovich; AR-14-004006; P-atty: Pro Se; D-atty: Pro Se; Award for Plaintiff and against Defendant in the amount of \$1,838.38. Dated 11/07/14. Notice of award sent. Arbitration Board #36683

**Portfolio Recovery Associates LLC** vs Rump; AR-14-004060; P-atty: Syretta Jasmine Martin; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$3,322.12. Dated 11/07/14. Defendant not appearing at 10:32 am. Notice of award sent. Arbitration Board #36684

**Portfolio Recovery Associates LLC** vs Mathis; AR-14-004061; P-atty: Christopher Alan Titus; Award Ex Parte in favor of Plaintiff and against Defendant in the amount of \$2,277.53. Dated 11/07/14. Defendant not appearing at 10:35 am. Notice of award sent. Arbitration Board #36684

## LEGAL ADS

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

## Estate Notice

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

Braun, Joseph P., deceased, of Etna Borough, PA. No. 06778 of 2014. Gary J. Braun, Admr., 2425 Foxfield Drive, Glenshaw, PA 15116 or to Paul J. Giuffre, Esq., Giuffre Law Office, 221 Commercial Ave., Ste. 200, Aspinwall, PA 15215.  
14-07402 Nov 25; Dec 2, 9, 2014

Edger, H. Frederick a/k/a H. Frederick (Skip) Edger, deceased, of Crescent, PA. No. 6683 of 2014. Elizabeth Delaney, Extr., 81 Walker Road, Limerick, PA 19468.  
14-07403 Nov 25; Dec 2, 9, 2014

Gates, Arnold, deceased, of Carnegie, PA. No. 5956 of 2014. George Steffish, Extr., c/o John Newborg, Esq., The Newborg Law Office, Lawyers Bldg., 428 Forbes Ave., Ste. 1600, Pittsburgh, PA 15219.  
14-07404 Nov 25; Dec 2, 9, 2014

Gottenkiene, John C., deceased, of Swissvale, PA. No. 06232 of 2014. Denise Stell, Extr., 612 Parkview Avenue, North Braddock, PA 15104 or to William C. Price, Jr., Esq., Price & Associates, P.C., 2005 Noble St., Swissvale, PA 15218.  
14-07405 Nov 25; Dec 2, 9, 2014

Hubert, Louis Robert a/k/a Louis R. Hubert, deceased, of Pittsburgh, PA. No. 05771 of 2014. Margaret J. Hubert, Extr., 521 Anderson Avenue, Pittsburgh, PA 15239 or to Thomas B. Earhart, Esq., Earhart Law Office, P.C., 4312 Old William Penn Hwy., Murrysville, PA 15668.  
14-07406 Nov 25; Dec 2, 9, 2014

Karl, Russell L., deceased, of Bethel Park, PA. No. 06263 of 2014. Carol T. Karl, Extr., 6122 Boxer Drive, Bethel Park, PA 15102 or to Thomas M. Butz, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Bailey Center I, Southpointe, Canonsburg, PA 15317.  
14-07407 Nov 25; Dec 2, 9, 2014

Kern, Jr., John M., deceased, of Hampton Township, PA. No. 06069 of 2014. Lynsey Sturges, Admr., 245 Ash Lane, Gibsonia, PA 15044 or to Claire Johnson Saenz, Esq., Law Office of Claire Johnson Saenz, LLC, 1000 Brooktree Rd., Ste. 209, Wexford, PA 15090.  
14-07408 Nov 25; Dec 2, 9, 2014

Koricich, Mike, deceased, of Verona, PA. No. 04138 of 2014. Michael T. Koricich, Extr., 12050 Angling Rd., Edinboro, PA 16412 or to Paula J. Willyard, Esq., 1219 Complanter Rd., Cabot, PA 16023.  
14-07409 Nov 25; Dec 2, 9, 2014

Kunz, Paul, deceased, of Pittsburgh, PA. No. 06676 of 2014. Richard Wehner, Extr., c/o Michael A. Wallisch, Esq., Grant Bldg., 310 Grant St., Ste. 2317, Pittsburgh, PA 15219.  
14-07410 Nov 25; Dec 2, 9, 2014

Lee-Brewington, Carolyn Y., deceased, of Pittsburgh, PA. No. 6660 of 2014. Jay L. Fingeret, Admr. and Atty., 4 Gateway Ctr., 444 Liberty Ave., Ste. 2200, Pittsburgh, PA 15222.  
14-07411 Nov 25; Dec 2, 9, 2014

LeFevre, Andrew, deceased, of Swissvale, PA. No. 06539 of 2014. Francis B. Simko, Jr., Admr., 7408 Duquesne Avenue, Swissvale, PA 15218.  
14-07412 Nov 25; Dec 2, 9, 2014

Rebel, Howard, deceased, of Boynton Beach, FL. No. 03990 of 2010. Mary C. Brody, Ancillary Extr., 134 Moss Court, Pittsburgh, PA 15237 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.  
14-07413 Nov 25; Dec 2, 9, 2014

Rowe, Dorothy A., deceased, of Harrison Township, PA. No. 6682 of 2014. William Randall Leightner, Extr., c/o William T. Krzton, Esq., Three Rivers Law, 606 Corbet St., P.O. Box 5, Tarentum, PA 15084.  
14-07414 Nov 25; Dec 2, 9, 2014

Simon, Annamarie, deceased, of Pittsburgh, PA. No. 6762 of 2014. Marie Berei, Extr., c/o A. Blane Volovich, Esq., McMeekin & Volovich, 555 Grant St., Ste. 120, Pittsburgh, PA 15219.  
14-07415 Nov 25; Dec 2, 9, 2014

Stewart, Caroline H., deceased, of Pittsburgh, PA. No. 6615 of 2014. Charles P. Stewart, III, Co-Extr. and Caroline S. Lacey, Co-Extr., 1227 Wightman St., Pittsburgh, PA 15217 or to Barbara A. Simanek, Esq., K&L Gates LLP, K&L Gates Center, 210 Sixth Avenue, Pittsburgh, PA 15222.  
14-07416 Nov 25; Dec 2, 9, 2014

Stoehr, Robert P., deceased, of Pittsburgh, PA. No. 6595 of 2014. Janis S. Sabolcik, Extr., 853 Fordham Avenue, Pittsburgh, PA 15226 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202.  
14-07417 Nov 25; Dec 2, 9, 2014

Tabak, Margaret R., deceased, of Forest Hills, PA. No. 06724 of 2014. William Russell Tabak, Extr., 539 Madison Boulevard, Freedom, PA 15042 or to Harold A. English, Esq., H.A. English & Associates, P.C., 4000 Mt. Royal Blvd., Allison Park, PA 15101.  
14-07418 Nov 25; Dec 2, 9, 2014

Watkins, Reginald M., deceased, of Monroeville, PA. No. 06205 of 2014. Debbie L. Watkins, Admr., c/o Richard J. Klixbull, Esq., Ira F. Bradford, Jr. and Richard J. Klixbull, P.C., 939 Fifth Ave., Coraopolis, PA 15108.  
14-07419 Nov 25; Dec 2, 9, 2014

Young, Mamie L., deceased, of Wilkensburg, PA. No. 05767 of 2014. Marsha R. Chambers, Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.  
14-07420 Nov 25; Dec 2, 9, 2014

Zeilinger, Murray, deceased, of Pittsburgh, PA. No. 05927 of 2014. Janey Zeilinger Clark, Co-Extr. and Ella Ziff, Co-Extr., c/o George B. Handelsman, Esq., Law Offices of George B. Handelsman, 2143 Ardmore Blvd., Pittsburgh, PA 15221.  
14-07421 Nov 25; Dec 2, 9, 2014

Etzell, William A., deceased, of Bellevue, PA. No. 5074 of 2014. Jeffrey George Lawall, Extr., c/o Richard P. Gainey, Esq., Three Rivers Law, 534 Lincoln Ave., Bellevue, PA 15202.  
14-07142 Nov 18, 25; Dec 2, 2014

Finneran, Rosemary A., deceased, of Pleasant Hills, PA. No. 06556 of 2014. James J. Finneran, Extr., 2221 High St., Glassport, PA 15045 or to Robert C. Lucas, Esq., 101 Simpson Howell Rd., Elizabeth, PA 15037-2424.  
14-07143 Nov 18, 25; Dec 2, 2014

Gage, David Floyd, deceased, of Pittsburgh, PA. No. 6566 of 2014. Laurence W. Gage, Admr., 844 Wild Violet Drive, Pittsburgh, PA 15239 or to Eugene G. Berry, Esq., 160 North Craig Street, Omega Bldg., Ste. 117, Pittsburgh, PA 15213.  
14-07144 Nov 18, 25; Dec 2, 2014

Harper, Jr., James H., deceased, of McKeesport, PA. No. 6538 of 2014. Arliss Harper, Extr., c/o Thomas J. O'Neill, Esq., 1660 Broadway Avenue, Pittsburgh, PA 15216.  
14-07145 Nov 18, 25; Dec 2, 2014

Hearty, Eleanor F., deceased, of Pittsburgh, PA. No. 06488 of 2014. John Patrick Hearty, Admr., 209 Clairmont Avenue, Pittsburgh, PA 15229 or to Thomas J. Gravina, Esq., Eddy, DeLuca, Gravina & Townsend, Manor Bldg., 564 Forbes Ave., Penthouse, Pittsburgh, PA 15219.  
14-07146 Nov 18, 25; Dec 2, 2014

Marasco, Elaine A., deceased, of Pittsburgh, PA. No. 06064 of 2014. Lawrence A. Caliguirri, Extr., 1919 Gulf Shore Blvd. N. #703, Naples, FL 34102 or to Scott E. Kasbee, Esq., Daniel & Kasbee, 999 West View Park Dr., Pittsburgh, PA 15229.  
14-07147 Nov 18, 25; Dec 2, 2014

Marini, Anthony, deceased, of Pittsburgh, PA. No. 06024 of 2014. Natale A. Marini, Extr., 893 Park Creek Court, Marietta, GA 30064 or to Robert H. Gustine, Esq., 435 Beaver St., 2nd Fl., Sewickley, PA 15143.  
14-07148 Nov 18, 25; Dec 2, 2014

McBride, Marguerite, deceased, of Pittsburgh, PA. No. 6547 of 2014. Michael R. McBride, Extr., 4901 Oakridge Drive, Pittsburgh, PA 15227 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102.  
14-07149 Nov 18, 25; Dec 2, 2014

McElvany, Betty B., deceased, of Mt. Lebanon, PA. No. 6532 of 2014. Lynn E. McElvany, Extr., c/o Darcy M. Dayton, Esq., Dayton Enciso & Kalkis, P.C., 4517 Liberty Ave., Pittsburgh, PA 15232.  
14-07150 Nov 18, 25; Dec 2, 2014

Mills, Sr., Clyde, deceased, of Pittsburgh, PA. No. 6337 of 2014. Tracy L. Mills, Admr., 113 Thoreau Way, Apt. 4211, Lawrence, MA 01843 or to Richard J. Federowicz, Esq., Dickie McCamey & Chilcote, P.C., Two PPG Pl., Ste. 400, Pittsburgh, PA 15222.  
14-07151 Nov 18, 25; Dec 2, 2014

Reid, Catherine R. a/k/a Catherine Rose Reid, deceased, of Town of McCandless, PA. No. 06389 of 2014. Steven E. Reid, Extr., 8919 Harmony Drive, Pittsburgh, PA 15237 or to John T. Richards, III, Esq., Richards & Richards, LLP, 16020 Perry Hwy., Warrendale, PA 15086.  
14-07152 Nov 18, 25; Dec 2, 2014

Simpson, William J., deceased, of McKeesport, PA. No. 06390 of 2014. Carol A. Lotz, Extr., 222 Keifer Drive, Pittsburgh, PA 15241.  
14-07153 Nov 18, 25; Dec 2, 2014

West, Joy B., deceased, of Scott Township, PA. No. 3648 of 2014. Lisa K. Crossland, Extr., 46 Wyndom Circle, Hockessin, DE 19707.  
14-07154 Nov 18, 25; Dec 2, 2014

Articles of Incorporation  
Business Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is LW Bannister Inc.  
14-00611w Nov 25, 2014

ACBA  
CAREER SERVICES CENTER

As an added member benefit, the ACBA has partnered with JobTarget, the leading provider of world-class career centers, to provide our members with a state-of-the-art career center.

The career center, which can be found on our website under "Career Services," provides a comprehensive job search and posting resource.

The career center includes:

- a highly targeted focus on employment opportunities for attorneys and support staff
- *anonymous* resume posting and job application—letting you stay connected to the employment market while maintaining full control over your confidential information
- an advanced Job Alert system that notifies you of new opportunities matching your own pre-selected criteria
- access to industry-specific jobs—not often seen on mass job boards

## Allegheny County Bar Association

Raising the Bar on Legal and Community Service

www.acba.org



**Articles of Incorporation Business Corporation**

David W. Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Black Shoe Consulting Group, Inc.

14-07368 Nov 25, 2014

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-14-19789. In re: Petition of April Eleanor Donald, Joshua Thomas Batdorf and Megan Marie Batdorf, for change of their names to April Eleanor Alexander, Joshua Thomas Alexander and Megan Marie Alexander. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, December 22, 2014, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said names should not be changed as prayed for.

14-07365 Nov 25, 2014

**Change of Name**

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-14-21027. In re: Petition of Jobbie Livingston, parent and guardian of Alani Skye Nowlin, for change of her name to Alani Skye Livingston. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, January 6, 2015, at 9:45 a.m. as the time and the Motions Room, City-County Bldg., Pittsburgh, PA 15219, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

14-07366 Nov 25, 2014

**Fictitious Name Registration**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Cite, with its principal office or place of business at Four Gateway Center, 444 Liberty Ave., Suite 1600, Pittsburgh, PA 15222. The names and addresses of all persons who are parties to the registration are: MAYA Group LP, Four Gateway Center, 444 Liberty Ave., Suite 1600, Pittsburgh, PA 15222.

14-00610w Nov 25, 2014

**Fictitious Name Registration**

John P. Sembrat, Esq., 406-3 Bailey Ave., Pittsburgh, PA 15211. Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of Sembrat Law Firm, with its principal office or place of business at 406-3 Bailey Avenue, Pittsburgh, PA 15211. The names and addresses of all persons who are parties to the registration are: John P. Sembrat, Esquire, 406-3 Bailey Avenue, Pittsburgh, PA 15211.

14-07367 Nov 25, 2014

**Notice of Sheriff's Sale**

In the Court of Common Pleas of Allegheny County, Pennsylvania No. GD-14-007965

JPMorgan Chase Bank, N.A. Vs. Michael White, in His Capacity as Heir of Joanne White f/k/a Joanne McQueen, Deceased, D'Yanna Moore, in Her Capacity as Heir of Joanne White f/k/a Joanne McQueen, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joanne White f/k/a Joanne McQueen, Deceased

Notice To: Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joanne White f/k/a Joanne McQueen, Deceased  
 Notice of Sheriff's Sale of Real Property  
 Being Premises: 266 Bramble Street, Verona, PA 15147  
 Being in the Municipality of Penn Hills, County of Allegheny, Commonwealth of Pennsylvania, 0229-M-00026  
 Improvements consist of residential property.

Sold as the property of Michael White, in His Capacity as Heir of Joanne White f/k/a Joanne McQueen, Deceased, D'Yanna Moore, in Her Capacity as Heir of Joanne White f/k/a Joanne McQueen, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Joanne White f/k/a Joanne McQueen, Deceased

Your house (real estate) at 266 Bramble Street, Verona, PA 15147 is scheduled to be sold at the Sheriff's Sale on 2/2/2015 at 9:00 a.m., at the Allegheny County Courthouse, 436 Grant Street, Room 111, Pittsburgh, PA 15219, to enforce the Court Judgment of \$66,923.25 obtained by, JPMorgan Chase Bank, N.A. (the mortgagee), against the above premises.

Phelan Hallinan, LLP  
 Attorney for Plaintiff  
 14-07267 Nov 25, 2014

**Notice of Sheriff's Sale**

In the Court of Common Pleas of Allegheny County, Pennsylvania No. GD-14-008738

JPMorgan Chase Bank, National Association Vs. Kimberly Lawrence, in Her Capacity as Heir of Dorothy B. Bogatay, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy B. Bogatay, Deceased

Notice To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy B. Bogatay, Deceased  
 Notice of Sheriff's Sale of Real Property  
 Being Premises: 521 Grant Avenue, a/k/a 521 Grant Street, Carnegie, PA 15106  
 Being in Heidelberg Borough, County of Allegheny, Commonwealth of Pennsylvania, 0101-B-00184  
 Improvements consist of residential property.

Sold as the property of Kimberly Lawrence, in Her Capacity as Heir of Dorothy B. Bogatay, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy B. Bogatay, Deceased  
 Your house (real estate) at 521 Grant Avenue, a/k/a 521 Grant Street, Carnegie, PA 15106 is scheduled to be sold at the Sheriff's Sale on 02/02/2015 at 9:00 a.m., at the Allegheny County Courthouse, 436 Grant Street, Room 111, Pittsburgh, PA 15219, to enforce the Court Judgment of \$119,387.97 obtained by, JPMorgan Chase Bank, National Association (the mortgagee), against the above premises.

Phelan Hallinan, LLP  
 Attorney for Plaintiff  
 14-07270 Nov 25, 2014

**Revocable Trust Notice**

The Trustees named below give notice of the death of Dorothy M. Tarcy on October 7, 2014, Late of Murrysville, PA.

The said Decedent was the Settlor of the Tarcy Family Trust A under trust agreement dated December 30, 1991, amended and restated on January 10, 2001

The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Gary P. Tarcy, Successor Trustee, 4015 Holiday Park Drive, Murrysville, PA 15668  
 Or to:  
 Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

14-07137 Nov 18, 25; Dec 2, 2014

**Revocable Trust Notice**

The Trustees named below give notice of the death of Lois Vera Bown on October 8, 2014, Late of Bridgeville, South Fayette Township, PA.

The said Decedent was the Settlor of the Lois G. Bown Trust under trust agreement dated November 23, 1992.

The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Walter Bown, Successor Trustee, 1257 Delfield Drive, Bethel Park, PA 15102  
 Or to:  
 Charles B. Hadad, Esq., The Lynch Law Group, LLC, Cranberry Professional Park, 501 Smith Dr., Ste. 3, Cranberry Township, PA 16066.

14-07138 Nov 18, 25; Dec 2, 2014

**Notice of Action in Mortgage Foreclosure**

In the Court of Common Pleas of Allegheny County, Pennsylvania Number: GD-14-017238

Reverse Mortgage Solutions, Inc., Plaintiff vs. David Raskina a/k/a David L. Raskin, Known Surviving Heir of Abby Lee Raskin, Deceased Mortgagor and Real Owner and Unknown Surviving Heirs of Abby Lee Raskin, Deceased Mortgagor and Real Owner, Defendants

TO: Unknown Surviving Heirs of Abby Lee Raskin, Deceased Mortgagor and Real Owner. Premises subject to foreclosure: 617 7th Street, Oakmont, Pennsylvania 15139

Notice to defend: You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
 Allegheny County Bar Association  
 Koppers Building

436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555  
 McCabe Weisberg & Conway, P.C., 123 S. Broad St., Ste. 1400, Philadelphia, PA 19109, Ph: 215-790-1010, Attorneys for Plaintiff.  
 14-07330 Nov 25, 2014

**Notice of Hearing on Petition to Confirm Consent to Adoption and Terminate Parental Rights**

In Re: Adoption of Dylan Montgomery Zawinski, a minor. TPR 157 of 2014 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Jason Richard Fanelli, Jr., alleged father of Dylan Montgomery Zawinski, a minor, born on October 24, 2011, in Allegheny County, PA. A Petition has been filed asking the Court to put an end to all rights Janice Corrine Zawinski has to your child, Dylan Montgomery Zawinski. The Court has set a hearing to consider ending her rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Monday, December 15, 2014 at 11:00 a.m., prevailing time, before the Honorable Kathleen R. Mulligan. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service  
 The Allegheny County Bar Association  
 Koppers Building  
 436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555

Andrew F. Szeffi, County Solicitor. Paula J. Benucci, Allegheny Co. Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4947, Attorneys for Petitioner.  
 14-07070 Nov 18, 25; Dec 2, 2014

**Notice of Hearing on Petition to Confirm Consent to Adoption and Terminate Parental Rights**

In Re: Adoption of Dylan Montgomery Zawinski, a minor. TPR 157 of 2014 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Janice Corrine Zawinski, mother of Dylan Montgomery Zawinski, a minor, born on October 24, 2011, in Allegheny County, PA. A Petition has been filed asking the Court to put an end to all rights you have to your child, Dylan Montgomery Zawinski. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Monday, December 15, 2014 at 11:00 a.m., prevailing time, before the Honorable Kathleen R. Mulligan. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

Lawyer Referral Service  
 The Allegheny County Bar Association  
 Koppers Building  
 436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555

Andrew F. Szeffi, County Solicitor. Paula J. Benucci, Allegheny Co. Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4947, Attorneys for Petitioner.  
 14-07072 Nov 18, 25; Dec 2, 2014

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In Re: Adoption of Jaz'Lyn Nae Dcie Young, a minor. No. A-14-066 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Jasmine Renae Mull, and Kailen Edward Young, mother and father of Jaz'Lyn Nae Dcie Young, a minor, born on December 23, 2008, in Allegheny County, PA. A Petition has been filed asking the Court to put an end to all rights Jasmine Renae Mull and Kailen Edward Young have to your child, Jaz'Lyn Nae Dcie Young. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Monday, December 15, 2014 at 8:30 a.m., prevailing time, before the Honorable Kathleen R. Mulligan. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by

the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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 436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555

Amy L. Zema, 400 Penn Center Blvd., Ste. 306, Pittsburgh, PA 15235, Attorney for Petitioners.  
 14-07432 Nov 25; Dec 2, 9, 2014

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In Re: Adoption of Donovan Logan Ruby a/k/a Donovan Ruby, a minor. No. TPR \_\_\_\_\_ of 2014 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Angeline Nicole Ruby a/k/a Angeline Livingston a/k/a Angeline N. Livingston-Ruby a/k/a Nicole Livingston, Sean Forrest Beckwith, and The Unknown Father, parents of Donovan Logan Ruby a/k/a Donovan Ruby, a minor, born on May 30, 2013, in Butler County, PA. A Petition has been filed asking the Court to put an end to all rights you have to your child, Donovan Logan Ruby a/k/a Donovan Ruby. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Friday, December 19, 2014 at 11:00 a.m., prevailing time, before the Honorable Kathleen R. Mulligan. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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 Koppers Building  
 436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555

Andrew F. Szeffi, County Solicitor. Paula J. Benucci, Allegheny Co. Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4947, Attorneys for Petitioner.  
 14-07450 Nov 25; Dec 2, 9, 2014

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In Re: Adoption of Dylan Montgomery Zawinski, a minor. TPR 157 of 2014 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Janice Corrine Zawinski, mother of Dylan Montgomery Zawinski, a minor, born on October 24, 2011, in Allegheny County, PA. A Petition has been filed asking the Court to put an end to all rights Jason Richard Fanelli, Jr. has to your child, Dylan Montgomery Zawinski. The Court has set a hearing to consider ending his rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Monday, December 15, 2014 at 11:00 a.m., prevailing time, before the Honorable Kathleen R. Mulligan. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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 The Allegheny County Bar Association  
 Koppers Building  
 436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555

Andrew F. Szeffi, County Solicitor. Paula J. Benucci, Allegheny Co. Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt

Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4947, Attorneys for Petitioner.  
 14-07069 Nov 18, 25; Dec 2, 2014

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In Re: Adoption of Dylan Montgomery Zawinski, a minor. TPR 157 of 2014 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Jason Richard Fanelli, Jr., alleged father of Dylan Montgomery Zawinski, a minor, born on October 24, 2011, in Allegheny County, PA. A Petition has been filed asking the Court to put an end to all rights you have to your child, Dylan Montgomery Zawinski. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in the Family Court Bldg., 550 Fifth Ave., Pittsburgh, PA 15219, on Monday, December 15, 2014 at 11:00 a.m., prevailing time, before the Honorable Kathleen R. Mulligan. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, telephone the office set forth below to find out where you can get legal help.

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 436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555

Andrew F. Szeffi, County Solicitor. Paula J. Benucci, Allegheny Co. Children, Youth and Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4947, Attorneys for Petitioner.  
 14-07071 Nov 18, 25; Dec 2, 2014

**Notice of Hearing on Petition to Involuntarily Terminate Parental Rights**

In the Court of Common Pleas of Butler County, Pennsylvania Orphans' Court Division In Re: Matthew Ray Joseph Cole O.A. 40 of 2014

NOTICE  
 To: Ernest Watts Giles  
 A Petition has been filed asking the Court to put an end to all rights you have to your child Matthew Ray Joseph Cole. The Court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom Number 6 located at the Butler County Courthouse/Government Center on the 22nd day of December, 2014 at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You are also notified of the Act 101 of 2010 which allows for an enforceable voluntary agreement for continuing contact or communication following an adoption between an adoptive parent, a child a birth parent, and/or a birth relative of the child, if all parties agree and the written voluntary agreement is approved by the court.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. 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.

Clerk of Orphans' Butler County Courthouse  
 Butler, PA 16003  
 724-284-5348  
 or  
 Butler County Bar Association  
 240 S. Main Street  
 Butler, PA 16001  
 724-841-0130

Joseph E. Kubit, Montgomery, Crissman, Montgomery, Kubit, L.L.P., 518 North Main St., Butler, PA 16001, 724-285-4776, Attorney for Petitioner.

14-07210 Nov 18, 25; Dec 2, 2014

