

LEGAL ADS

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

Estate Notice

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

Bickerton, Kalista, deceased, of Elizabeth, PA. No. 02850 of 2016. Dawn L. Bickerton, Co-Extr., 602 Loucks Avenue, Scottdale, PA 15683 and Bradley T. Bickerton, Co-Extr., 333 Deer Creek Trail, Cortland, OH 44410 or to Tyler J. Jones, Esq., Petrillo Jones, LLC, 412 Main Street, Irwin, PA 15642.
16-04269 Jul 11, 18, 25, 2016

Brown, Norma A., deceased, of Pittsburgh, PA. No. 04245 of 2015. Jean E. Mosley, Extr., 1507 Fairmont St., Pittsburgh, PA 15221 or to James J. Lestitian, Esq., 650 Washington Rd., Ste. 700, Pittsburgh, PA 15228.
16-04270 Jul 11, 18, 25, 2016

Fitzgerald, Girard E., deceased, of Pittsburgh, PA. No. 3550 of 2016. Patrick G. Fitzgerald, Admr., c/o Michael A. Wallisch, Esq., Grant Bldg., 310 Grant St., Ste. 2317, Pittsburgh, PA 15219.
16-04271 Jul 11, 18, 25, 2016

Flynn, Maurice a/k/a Maurice J. Flynn, deceased, of Glenshaw, PA. No. 03692 of 2016. Christine Flynn Flaherty, Co-Extr., 631 Vilsack Road, Glenshaw, PA 15116 and Maureen Ann McConnell, Co-Extr., 7907 Maple Street, Pittsburgh, PA 15237 or to Slade R. Miller, Esq., Auld Miller, L.L.C., 4767 William Flynn Highway, Allison Park, PA 15101.
16-00376w Jul 11, 18, 25, 2016

Grauer, Juliette D., deceased, of Pittsburgh, PA. No. 03276 of 2016. Myron Coleman Grauer, Extr., c/o Nicole L. Phatak, Esq., Cohen & Grigsby, P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152.
16-04272 Jul 11, 18, 25, 2016

Porter, Frank C. a/k/a Frank Charles Porter, deceased, of Baldwin Borough, PA. No. 03548 of 2016. Carmela Elizabeth Porter, Extr., 5273 Ranchview Drive, Pittsburgh, PA 15236 or to Holly L. Deihl, Esq., Goldberg Persky & White, P.C., 11 Stanwix Street, Suite 1800, Pittsburgh, PA 15222.
16-04273 Jul 11, 18, 25, 2016

Russell, Mary E., deceased, of Borough of Springdale, PA. No. 03581 of 2016. Clarissa A. Russell, Admr., c/o John N. Paz, Esq., Paz & Paz, 543 E. Tenth Ave., Tarentum, PA 15084.
16-04274 Jul 11, 18, 25, 2016

Siudyla, Kenneth Robert, deceased, of Castle Shannon, PA. No. 03428 of 2016. Lisa Sciuillo Goodyear, Admr. and Atty., Sciuillo & Goodyear, P.C., 3809 Willow Ave., Pittsburgh, PA 15234.
16-04275 Jul 11, 18, 25, 2016

Sullivan, Brian Joseph, deceased, of Pittsburgh, PA. No. 03662 of 2016. Brian M. Sullivan, Admr., 20 Heights Drive, Pittsburgh, PA 15209 or to John R. Cook, Esq., Cook & Associates, Arcadia Ct., 9380 McKnight Rd., Ste. 106, Pittsburgh, PA 15237.
16-04276 Jul 11, 18, 25, 2016

Tullius, Barbara, deceased, of Pleasant Hills, PA. No. 03568 of 2016. Susan Ziders, Extr., 2905 Benjamin Court, Moon Township, PA 15108 or to James L. Welsh, III, Esq., The Welsh Law Group, LLC, 3875 Franklinton Court, Ste. 130, Murrysville, PA 15668.
16-04277 Jul 11, 18, 25, 2016

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania

Notice is hereby given to the following persons, their heirs, successors or assigns, and to all persons whatsoever, that the City of Pittsburgh by Celia B. Liss, Assistant City Solicitor, 328 City County Building has petitioned the Court for Orders quieting title to the following tax acquired real estate, pursuant to Act No. 171, approved December 11, 1984.

GD-2016-10642
City of Pittsburgh vs John J. Joyce; Mary L. Joyce; their heirs, successors and assigns.
19th Ward, Pittsburgh
212 Wilbert St. Lot 32.77 x avg 54.56 x 30 rr Walsh & Wilbert Plan. Block & Lot 4-J-175.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04261

GD-2016-10644
City of Pittsburgh vs George J. Shelly; Mt. Troy Bank n/d/b as Allegheny Valley Bank of Pittsburgh; their heirs, successors and assigns.
24th Ward, Pittsburgh
1323 Lowrie Street. R Reineman Plan Pt 43. Lot 22 x 50. Block & Lot 24-G-143.
Subject To All matters as shown in the Plan Book Volume 2, Page 145 in the Adam Reinemann Plan of Lots.

Subject To All additional easements, encroachments, agreements, etc. of record.
16-04262

GD-2016-10645
City of Pittsburgh vs Ronald Fowler; Allegheny County Courthouse Criminal Division; their heirs, successors and assigns.
23rd Ward, Pittsburgh
907 Constance Street. Wm West Plan 19. Lot 22 x 83.5. Block & Lot 24-K-272.
Subject To All plan matters as shown in Plan Book Volume 2, Page 111.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04263

GD-2016-10646 Purchase Price: \$500.00
City of Pittsburgh vs Leonard Phillips; Allegheny County Economic Development Department-RAAC Liens; National Tax Funding; their heirs, successors and assigns.
13th Ward, Pittsburgh
573 Brushton Avenue. Lot 23.25 x 100. Block & Lot 175-C-54.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04264

GD-2016-10647
City of Pittsburgh vs M. Lanese a/k/a Michael Lanese a/k/a Michael K. Lanese; Carey Stevens; Allegheny County Courthouse-Criminal Division; their heirs, successors and assigns.
15th Ward, Pittsburgh
5027 Langhorn Street. M. E. Johnston Hrs Plan 60. Lot 16.08 x 66.095. Block & Lot 56-J-191.
Subject To Installment Land Contract from Michael Lanese to Carey Stevens, dated January 3, 2000 and recorded on March 2, 2000 at Deed Book Volume 10707, Page 13 in the amount of \$17,500.00.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04265

GD-2016-10648
City of Pittsburgh vs Joseph M. Senoski a/k/a Joseph Michael Senoski; Maryann Senoski; Jim Crivelli Chevrolet, Inc.; their heirs, successors and assigns.
24th Ward, Pittsburgh
1412 Gardner Street. 2-4. Lot 69 x avg 82.28 x 60 rr. Block & Lot 24-D-114.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04266

GD-2016-10650
City of Pittsburgh vs Mellon Bank, NA; James J. Jacobs a/k/a James Jacobs; Internal Revenue Service; Allegheny County Courthouse-Criminal Division; United States Attorney; PWSA; their heirs, successors and assigns.
19th Ward, Pittsburgh
807 Southern Avenue. Sweeney Plan 32. Lot 24 x 101.79. Block & Lot 15-J-41.
Subject To All matters as shown in Plan Book Volume 22, Pages 62 and 63.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04267

GD-2016-10651
City of Pittsburgh vs David Smith a/k/a David N. Smith, a/k/a David L. Smith, a/k/a David Allen Smith, a/k/a David R. Smith, Jr., a/k/a David M. Smith, a/k/a Thomas Raines, a/k/a Demetrious King, a/k/a David F. Smith, a/k/a David H. Smith, a/k/a David J. Smith, a/k/a David Anthony Smith, Kyle Smith, a/k/a David Kyle Smith, Samuel Smith III, a/k/a David S. Smith, a/k/a David Stewart Smith, PA Department of Revenue; PA Attorney General; Wilkinsburg Borough; Carrie VanSoest; Palisades Collection LLC; Wilkinsburg-Penn Joint Authority; Capital One Bank USA; S&T Bank; Allegheny County Criminal Division; Monarch Capital Corporation; Cassidy Pierce Company; Citibank South Dakota; Discover Bank; United States Attorney; PWSA; their heirs, successors and assigns.
23rd Ward, Pittsburgh
921 Chestnut Street. Lot 21 x 60. Block & Lot 24-K-1.
Title To that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein. Subject to covenants, conditions, restrictions and easements which may exist on the land.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04268

GD-2016-10651
City of Pittsburgh vs David Smith a/k/a David N. Smith, a/k/a David L. Smith, a/k/a David Allen Smith, a/k/a David R. Smith, Jr., a/k/a David M. Smith, a/k/a Thomas Raines, a/k/a Demetrious King, a/k/a David F. Smith, a/k/a David H. Smith, a/k/a David J. Smith, a/k/a David Anthony Smith, Kyle Smith, a/k/a David Kyle Smith, Samuel Smith III, a/k/a David S. Smith, a/k/a David Stewart Smith, PA Department of Revenue; PA Attorney General; Wilkinsburg Borough; Carrie VanSoest; Palisades Collection LLC; Wilkinsburg-Penn Joint Authority; Capital One Bank USA; S&T Bank; Allegheny County Criminal Division; Monarch Capital Corporation; Cassidy Pierce Company; Citibank South Dakota; Discover Bank; United States Attorney; PWSA; their heirs, successors and assigns.
23rd Ward, Pittsburgh
921 Chestnut Street. Lot 21 x 60. Block & Lot 24-K-1.
Title To that part of the premises lying in the bed and right of way of all roads, driveways and alleyways is subject to public and private rights therein. Subject to covenants, conditions, restrictions and easements which may exist on the land.
Subject To All additional easements, encroachments, agreements, etc. of record.
16-04268

Whereupon the Court granted a rule on the aforesaid persons, and all persons, whatsoever, to appear and show cause within thirty days from this notice why the title of the City of Pittsburgh to the aforesaid real estate should not be adjudicated and decreed valid and indefeasible as against all mortgages, ground-rents, rights, title, interest in or claims against the aforesaid real estate, and to further show cause why the sale of the said real estate should not be made free and clear of all the aforesaid claims whatsoever.
Celia B. Liss
Assistant City Solicitor
City of Pittsburgh
Jul 11, 2016

Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
No. GD-16-010657
Coralie Kartesz, Plaintiff,
vs.
Jan M. Jonas, her heirs and assigns, U.S. Bank National Association as Trustee Under Pooling and Servicing Agreement Dated As Of July 1, 2004 Mastr Asset Backed Securities Trust 2004-WMC2 Mortgage Pass-Through Certificates, Series 2004-WMC2, and

Pennsylvania Housing Finance Agency, Defendants.

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 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 other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
The Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 3rd Fl.
Pittsburgh, PA 15219
412-261-5555
16-04279 Jul 11, 2016

Articles of Incorporation
Business Corporation

James E. Sher, Esq., Sher & Associates, P.C., 15019 Kutztown Road, Kutztown, PA 19530. 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 Sensible Toner, Inc.
16-00375w Jul 11, 2016

Articles of Incorporation
Nonprofit Corporation

James E. Abraham, Esq., Law Office of James E. Abraham LLC, 5001 Baum Boulevard, Ste. 419, Pittsburgh, PA 15213-1851. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 26, 2016, with respect to a nonprofit corporation, Pennsylvania Cannabis Association, which has been incorporated under the Nonprofit Corporation Law of 1988.
16-04278 Jul 11, 2016

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-16-9847. In re: Petition of Mary Katherine Keil, for change of name to Katherine Mary Keil. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, August 17, 2016, 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.
16-04284 Jul 11, 2016

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-16-9269. In re: Petition of Leeya Michal Maizels, for change of name to Jesse Eitan Maizels. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Monday, August 1, 2016, 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.
16-04285 Jul 11, 2016

Notice of Action in
Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
No. MG-16-000660
The Bank of New York Mellon f/k/a the Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2, Plaintiff
vs.

Linda Dixon a/k/a Linda J. Dixon a/k/a Linda Jane Dixon, in her capacity as Heir and Co-Administratrix of the Estate and Heir of the Estate of Vivian R. Dixon, Elvis Dixon, in his capacity as Heir and Heir of the Estate of Vivian R. Dixon, Joanne Patterson a/k/a Joann Patterson, in her capacity as Heir and Heir of the Estate of Vivian R. Dixon, Curtis Baker, in his capacity as Heir and Heir of the Estate of Vivian R. Dixon, Rasheeda Dixon, in her capacity as Heir and Heir of the Estate of Vivian R. Dixon, Shawnell Dixon, in her capacity as Heir and Heir of the Estate of Vivian R. Dixon, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Vivian R. Dixon, Deceased, Dianne E. Copeland, in her capacity as Co-Administratrix of the Estate of Dolores Dixon a/k/a Dolores Kay Dixon, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dolores Dixon a/k/a Dolores Kay Dixon, Deceased Heir of Vivian R. Dixon, Deceased, Defendants
Notice

TO: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Vivian R. Dixon, Deceased and Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dolores Dixon a/k/a Dolores Kay Dixon, Deceased Heir of Vivian R. Dixon, Deceased:

You are hereby notified that on May 3, 2016, Plaintiff, The Bank of New York Mellon f/k/a the Bank of New York as Successor Trustee for JPMorgan Chase Bank, N.A., as Trustee for the Benefit of the Certificateholders of Equity One ABS, Inc. Mortgage Pass-Through Certificates Series 2002-2, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, Pennsylvania, docketed to No. MG-16-000660. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 8342 Rolfe Street, Pittsburgh, PA 15221, whereupon your property would be sold by the Sheriff of Allegheny County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

Notice

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT

HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 3rd Fl.
Pittsburgh, PA 15219
412-261-5555
Phelan Hallinan Diamond & Jones, LLP
Attorneys for Plaintiff
16-04236 Jul 11, 2016

Notice of Hearing on Petition to
Involuntarily Terminate Parental Rights

In Re: Adoption of Anthony James Miele, a minor. No. A-16-007 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Scott Dailey, Alleged Birth Father, and Unknown Birth Father of Anthony James Miele who was born on January 11, 2012, in Allegheny County, PA. A Petition has been filed asking the Court to put an end to all rights you have to your child, Anthony James Miele. The Court has set a hearing to consider ending your rights to your child, Anthony James Miele. That hearing will be held in Orphans' Court, 1700 Frick Building, 437 Grant Street, Pittsburgh, PA 15219 on Wednesday, August 24, 2016 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 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. If you cannot afford to hire a lawyer, please advise the office of that when you telephone.

This is to inform you of an important option that may be available to you under Pennsylvania law. Act 101 of 2010 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 voluntary agreement is approved by the court. If you are interested in learning more about this option for a voluntary agreement, contact your attorney or:

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

Deborah L. Lesko, The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Rd., Pittsburgh, PA 15243, Ph: 412-276-4200, Attorney for Petitioner.
16-04280 Jul 11, 18, 25, 2016

Allegheny County
Bar Association

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on Legal and Community Service

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