

AR-18-000269; Nelson, et al vs 1756 Holdings L.P., et al; P-atty: **Marvin Abrams;** D-atty: **Scott T. Redman**

Summary Appeals Branch

Judge W. Terrence O'Brien
City-County Building
Room 821

Thursday
October 18, 2018

Appeal Cases

SA-17-000817; Comm. of PA Dept. of Transportation vs Tyler M. Karns; D-atty: **Pro Se**

SA-17-000888; Comm. of PA Dept. of Transportation vs Shane Lee Shank; D-atty: **Timothy N. Tomasic**

SA-17-000889; Comm. of PA Dept. of Transportation vs Shane Lee Shank; D-atty: **Timothy N. Tomasic**

SA-17-001031; Comm. of PA Dept. of Transportation vs Vidyadhar S. Patil; D-atty: **Timothy N. Tomasic**

SA-18-000143; Comm. of PA Dept. of Transportation vs Marissa Jane Drago; D-atty: **David Shrager**

SA-18-000214; Comm. of PA Dept. of Transportation vs Mohammed Ouahabi; D-atty: **Albert G. Reese Jr.**

SA-18-000324; Comm. of PA Dept. of Transportation vs Christopher David Aloysius Connolly; D-atty: **Louis W. Emmi**

SA-18-000448; Comm. of PA Dept. of Transportation vs Lara Antonucci; D-atty: **Pro Se**

SA-18-000450; Comm. of PA Dept. of Transportation vs Gregory Laughlin; D-atty: **Thomas A. Will**

SA-18-000454; Comm. of PA Dept. of Transportation vs Dalida Yohana Lopez de Ramirez; D-atty: **Carlos R. Diaz**

SA-18-000461; Comm. of PA Dept. of Transportation vs Carmen Jean Thurman; D-atty: **Christopher N. Urbano**

SA-18-000528; Comm. of PA Dept. of Transportation vs Alexis Adams; D-atty: **Pro Se**

SA-18-000530; Comm. of PA Dept. of Transportation vs Ricardo Londono; D-atty: **Pro Se**

SA-18-000531; Comm. of PA Dept. of Transportation vs Mohamed Nezar Swahel; D-atty: **Pro Se**

SA-18-000532; Comm. of PA Dept. of Transportation vs Diana Riley; D-atty: **Pro Se**

SA-18-000534; Comm. of PA Dept. of Transportation vs Renee Knox; D-atty: **Pro Se**

SA-18-000538; Comm. of PA Dept. of Transportation vs Shawntika Rice; D-atty: **Pro Se**

SA-18-000539; Comm. of PA Dept. of Transportation vs Jonay A. Jordan; D-atty: **Pro Se**

SA-18-000541; Comm. of PA Dept. of Transportation vs Ryan J. Schmeltz; D-atty: **James A. Crosby**

SA-18-000543; Comm. of PA Dept. of Transportation vs Cory Alexander; D-atty: **Pro Se**

SA-18-000544; Comm. of PA Dept. of Transportation vs Zachary Michael Kelsey; D-atty: **Pro Se**

SA-18-000545; Comm. of PA Dept. of Transportation vs Michael William Kensek; D-atty: **Pro Se**

SA-18-000546; Comm. of PA Dept. of Transportation vs Christopher Heidel; D-atty: **Pro Se**

SA-18-000551; Comm. of PA Dept. of Transportation vs Denise Y. Yates; D-atty: **Pro Se**

SA-18-000552; Comm. of PA Dept. of Transportation vs Sonya Jackson; D-atty: **Pro Se**

SA-18-000555; Comm. of PA Dept. of Transportation vs Cleo Lavelle Barnett Jr.; D-atty: **Pro Se**

SA-18-000556; Comm. of PA Dept. of Transportation vs Nicole Victoria Milkowski; D-atty: **Pro Se**

SA-18-000557; Comm. of PA Dept. of Transportation vs Monro Inc.; D-atty: **Barbara A. Darkes**

SA-18-000558; Comm. of PA Dept. of Transportation vs Ciara La Shawn Alexander; D-atty: **Pro Se**

SA-18-000559; Comm. of PA Dept. of Transportation vs Benjamin Edward Roland Nau; D-atty: **Pro Se**

SA-18-000560; Comm. of PA Dept. of Transportation vs Arlonda R. Giles; D-atty: **Pro Se**

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:

Engelberg, Evelyn R. a/k/a Evelyn Sylvia Engelberg, deceased, of Pittsburgh, PA. No. 05446 of 2018. Sherilyn K. Sable, Co-Extr., Rosalyn F. Becker, Co-Extr. and Peter Hein, Co-Extr., c/o Richard D. Rosen, Esq., Cohen & Grigsby, P.C., 625 Liberty Avenue, Pittsburgh, PA 15222.

18-05788 Oct 15, 22, 29, 2018

Kerr, Carroll E., deceased, of Pittsburgh, PA. No. 6081 of 2018. Joyce A. Kerr, Extr., 6739 Hedge Street, Pittsburgh, PA 15206 or to Sanford P. Gross, Esq., Sanford P. Gross, P.C., 101 Freeport Rd., Pittsburgh, PA 15215.

18-05783 Oct 15, 22, 29, 2018

Lattner, Catherine T., deceased, of Pittsburgh, PA. No. 05601 of 2018. Paul H. Lattner, Extr., 105 Walcott Drive, Gibsonia, PA 15044.

18-05784 Oct 15, 22, 29, 2018

Maloy, Ann Bea, deceased, of Pittsburgh, PA. No. 05579 of 2018. Robert E. Maloy, Extr., 109 Sandhurst Road, Pittsburgh, PA 15241 or to Peter A. Smith, Esq., Smith & Smith, 3402 Washington Rd., Ste. 203, McMurray, PA 15317.

18-05785 Oct 15, 22, 29, 2018

Mewhirter, James B., deceased, of O'Hara, PA. No. 06048 of 2018. Ruth Anne Mewhirter, Extr., 110 Cabin Lane, Pittsburgh, PA 15238 or to John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005.

18-05786 Oct 15, 22, 29, 2018

Millerschoen, Norman R., deceased, of Coraopolis, PA. No. 05850 of 2018. Eric M. Millerschoen, Extr., 820 Mill Street, Bridgeville, PA 15017 or to Douglas Price, Esq., Suite 985, Two Chatham Center, Pittsburgh, PA 15219.

18-00822w Oct 15, 22, 29, 2018

Roth, Esther Gipsiner a/k/a Esther Roth, deceased, of Pittsburgh, PA. No. 05185 of 2018. David J. Roth, Extr., c/o Robert K. Schweitzer, Esq., Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

18-05787 Oct 15, 22, 29, 2018

Scott, Ellen Hunter, deceased, of Forest Hills, PA. No. 06041 of 2018. Martha Scott Morache, Extr., 281 Via Sarasan, Encinitas, CA 92024 or to Glenn H. Gillette, Esq., Thomson, Rhodes & Cowie, P.C., 1010 Two Chatham Ctr., Pittsburgh, PA 15219.

18-05789 Oct 15, 22, 29, 2018

Sipe, Patrick H., deceased, of Plum Borough, PA. No. 05716 of 2018. Carlie M. Sipe, Admrx., 162 Shearer Road, New Kensington, PA 15068 or to Paul D. Zavarella, Esq., Bruce E. Dice & Associates, P.C., 787 Pine Valley Dr., Ste. E, Pittsburgh, PA 15239.

18-05790 Oct 15, 22, 29, 2018

Smith, Helen M., deceased, of Pleasant Hills, PA. No. 05354 of 2018. Denise M. Malenich, Co-Admrx. and Deborah Smith-Forrisi, Co-Admrx., c/o Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120.

18-05791 Oct 15, 22, 29, 2018

Bankruptcy Notice

In the United States Bankruptcy Court for the Western District of Pennsylvania In the Matter of: Valencia, Anthony, Debtor, Rosemary C. Crawford, Movant, vs.

Valencia, Anthony; Commonwealth of Pennsylvania; United States of America, Internal Revenue Service; Commonwealth of Pennsylvania, Department of Revenue; County of Allegheny, Borough of Homestead, Steel Valley School District, Respondents. Case No. 16-24486-GLT Chapter 7

Hearing Date: 11/01/2018 @ 10:30 am
Bankruptcy Sale

In re: Valencia, Anthony, Bankruptcy Case No. 16-24486-GLT

Real property situated in the Borough of Homestead, County of Allegheny Pennsylvania:

326 E. 8th Ave., Homestead, PA 15120; Block Lot No. 130-K-257

Allegheny County Deed Book Volume 15325, Page 455

Sale to be held: November 1, 2018 at 10:30 a.m.

Courtroom A, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219

Objections due by: October 12, 2018

Initial Offer: \$145,000.00

Higher and better offers will be considered at the hearing

Hand Money Required: \$1,000.00

Contact Trustee Rosemary C. Crawford, P.O. Box 355, Allison Park, PA 15101

For Information: www.pawb.uscourts.gov/electronic-access-sales-information-easi

Dated: September 25, 2018

Respectfully submitted,

/s/Rosemary C. Crawford,
Rosemary C. Crawford, Esquire, Trustee

Crawford McDonald, LLC, P.O. Box 355, Allison Park, PA 15101, Pa. I.D. No. 56981, 724-443-4757, crawfordmcdonald@aol.com.

18-05811 Oct 15, 2018

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-18-11443. In re: Petition of Emily Marie DeCastro, for change of name to Emily Marie Klassen. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, November 13, 2018, 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.

18-00823w Oct 15, 2018

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-18-11318. In re: Petition of Susan Marie Shoemaker, parent and guardian of Richard Duke Shoemaker, Jr. and Layla Wyoming Shoemaker, for change of their names to Duke Parker Gustin and Layla Wyoming Gustin. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Wednesday, October 31, 2018, 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.

18-05778 Oct 15, 2018

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-18-01213. Notice is hereby given to all unknown heirs of Theresa A. Terek, and all other parties of interest, that a tax sale has been initiated against the property located at 2025 Denning Way, North Versailles, Allegheny County, Pennsylvania 15137, known as lot/block 645-P-500. This notice acts as service of the Praeceptum for Writ of Scire Facias Sur Tax Lien and Order pursuant to the October 4, 2018 Statement of Court.

18-05777 Oct 15, 2018

Trust Notice

Notice is hereby given that Clair M. Frank died on July 29, 2017, a resident of 117 Horizon Drive, Pittsburgh, Allegheny County, Pennsylvania 15237. Notice is given to all persons indebted to Clair M. Frank to make immediate payment, and to those having claims against him to present them without delay to: Douglas C. Frank, Successor Trustee of the Clair M. Frank Revocable Living Trust Agreement, dated March 9, 2004, at 298 Iroquois Avenue, Pittsburgh, PA 15237, or his attorney named below.

David C. Moran, Esq., Moran & Moran, P.C., 2500 Brooktree Rd., Ste. 203, Wexford, PA 15090.

18-05779 Oct 15, 22, 29, 2018

Notice

In the Court of Common Pleas Allegheny County, Pennsylvania PNC Bank, National Association, Successor by Merger to National City Bank, Plaintiff, vs. Raymond A. Sifers, Jr. a/k/a Raymond Sifers, Jr., and Rick Sifers, in their Capacity as Heirs of the Estate of Raymond A. Sifers, Sr. a/k/a Raymond A. Sifers and All Unknown Heirs of Raymond A. Sifers, Sr. a/k/a Raymond A. Sifers, Defendants.

Civil Division Case No.: MG-17-001229

Notice Of Sheriff's Sale Of Real Estate To: All Unknown Heirs of Raymond A. Sifers, Sr. a/k/a Raymond A. Sifers, 3017 Merwyn Avenue, Pittsburgh, PA 15204

This Firm Is A Debt Collector Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. If You Have Previously Received A Discharge In Bankruptcy, This Is Not And Should Not Be Construed To Be An Attempt To Collect A Debt, But Only Enforcement Of A Lien Against Property.

Your house (real estate) at 3017 Merwyn Avenue, Pittsburgh, PA 15204 is scheduled to be sold at the Sheriff's Sale on December 3, 2018 at 9:00AM prevailing local time, in Allegheny County, Fourth Floor, Gold Room, Courthouse, Pittsburgh, PA to enforce the judgment of \$38,883.75 obtained by PNC Bank, National Association, Successor by Merger to National City Bank against you. As a result, a writ of execution has been issued in the amount of \$40,411.44.

Notice Of Owner's Right You May Be Able To Prevent This Sheriff's Sale

To prevent this Sheriff's Sale, you must take immediate action:

The sale will be cancelled if you pay to the mortgagee the Back payments, late charges, costs and reasonable attorneys Fees due. To find out how much you must pay, you may call: 614-220-5611.

1. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly

entered. You may also ask the Court to postpone the sale for good cause.

2. You may also be able to stop the sale through other legal proceedings.

3. You May Need An Attorney To Assert Your Rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney.)

You May Still Be Able To Save Your Property And You Have Other Rights Even If The Sheriff's Sale Does Take Place.

1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 412-350-4704.

2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

3. The sale will be recorded only if the purchaser pays the Sheriff the full amount of the bid. To find out if this has happened yet, you may call the Sheriff's Office at 412-350-4704.

4. If the amount due from the purchaser is not paid to the Sheriff, the sale must be rescheduled.

5. You have the right to remain in the property until the full amount due is paid to the sheriff and the sheriff gives a deed to the buyer. At that time the buyer will bring legal proceedings, if necessary, to evict you.

6. You may be entitled to a share of the proceeds which were paid for your house. A proposed schedule of distribution of the money bid for your house will be prepared by the Sheriff within 30 days of the Sale. The schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the Schedule of Distribution.

7. You may also have other rights and defenses, or ways of getting your home back, if you act immediately after the sale.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, CONTACT THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Lawyers Referral Service Allegheny County Bar Association Koppers Building, 3rd Fl. 436 7th Avenue Pittsburgh, PA 15219 412-261-5555

Neighborhood Legal Services Association 928 Penn Avenue Pittsburgh, PA 15222 412-255-6700

Manley Deas Kochalski LLC By: Kimberly J. Hong, Esquire (PA I.D. # 74950)

Scott A. Dieterick, Esquire (55650) Kimberly A. Bonner, Esquire (89705) Michael E. Carleton, Esquire (203009) Meredith H. Wooters, Esquire (307207) Justin F. Kobeski, Esquire (200392) Matthew P. Curry, Esquire (322229) Cristina L. Connor, Esquire (318389) Holly N. Wolf, Esquire (322153) Karina Velter, Esquire (94781)

18-05794 Oct 15, 2018

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

In Re: Adoption of Amirah Devyne Morris, a minor. No. AP-170-2018 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Anthony Lee Grisham a/k/a Anthony Grisham, parent of Amirah Devyne Morris, a minor, born on July 27, 2014, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights Whitney Sarafina Owens a/k/a Whitney S. Owens has to your child, Amirah Devyne Morris. 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 Wednesday, October 31, 2018 at 11:00 a.m. (Prevailing Eastern Time), before the Honorable Guido DeAngelis. 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 Allegheny County Bar Association Koppers Building 436 Seventh Ave., 3rd Fl. Pittsburgh, PA 15219 412-261-5555

You are also notified of 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.

Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, Attorneys for Petitioner.

18-05843 Oct 15, 22, 29, 2018

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

In Re: Adoption of Amirah Devyne Morris, a minor. No. AP-170-2018 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Anthony Lee Grisham a/k/a Anthony Grisham, parent of Amirah Devyne Morris, a minor, born on July 27, 2014, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights Whitney Sarafina Owens a/k/a Whitney S. Owens has to your child, Amirah Devyne Morris. 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 Wednesday, October 31, 2018 at 11:00 a.m. (Prevailing Eastern Time), before the Honorable Guido DeAngelis. 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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You are also notified of 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.

Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, Attorneys for Petitioner.

18-05758 Oct 9, 15, 22, 2018

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

In Re: Adoption of Amirah Devyne Morris, a minor. No. AP-170-2018 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Whitney Sarafina Owens a/k/a Whitney S. Owens, parent of Amirah Devyne Morris, a minor, born on July 27, 2014, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Amirah Devyne Morris. 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 Wednesday, October 31, 2018 at 11:00 a.m. (Prevailing Eastern Time), before the Honorable Guido DeAngelis. 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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You are also notified of 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.

Andrew F. Szeffi, County Solicitor. Laura J. Whiteman, Assistant County Solicitor. Contact: Amy Black, Adoption Legal Services Project, 225 Fifth Ave., 9th Fl., Pittsburgh, PA 15222, Ph: 412-288-3289, Attorneys for Petitioner.

18-05759 Oct 9, 15, 22, 2018

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

In Re: Adoption of Amirah Devyne Morris, a minor. No. AP-170-2018 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Whitney Sarafina Owens a/k/a Whitney S. Owens, parent of Amirah Devyne Morris, a minor, born on July 27, 2014, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Amirah Devyne Morris. 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 Wednesday, October 31, 2018 at 11:00 a.m. (Prevailing Eastern Time), before the Honorable Guido DeAngelis. You are warned