

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:

Beatty, Wilbert M. a/k/a Chuck Beatty a/k/a W. M. Beatty, deceased, of Upper Saint Clair Township, PA. No. 01871 of 2018. David R. Wandrisco, Co-Extr. and PNC Bank, National Association, Co-Extr., c/o Sharon L. Whitney, Vice President, 300 Fifth Ave., Fl. 31, Pittsburgh, PA 15222 or to Robert F. Wagner, Esq., 3523 Fair Oak Lane, Longboat Key, FL 34228.

18-01863 Apr 6, 13, 20, 2018

Brzek, Theresa L., deceased, of City of McKeesport, PA. No. 01950 of 2018. Barbara Oreski, Extr., 117 Old Gate Road, Trafford, PA 15085 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg LLC, 1416 Lincoln Way, White Oak, PA 15131.

18-01864 Apr 6, 13, 20, 2018

Cooper, John R., deceased, of Mt. Lebanon, PA. No. 1989 of 2018. Susan E. Kropf, Extr., 257 Burch Drive, Pittsburgh, PA 15108 or to William M. Thomson, Esq., 1700 North Highland Road, Ste. 207, Pittsburgh, PA 15241.

18-01865 Apr 6, 13, 20, 2018

DeMajistre, Rita B., deceased, of Pittsburgh, PA. No. 00921 of 2018. Robert DeMajistre, Extr., 126 McFee Street, Lewes, DE 19958 or to David G. Henry, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222.

18-01866 Apr 6, 13, 20, 2018

DiPlacido, Marianne, deceased, of Pittsburgh, PA. No. 01938 of 2018. Frank A. DiPlacido, Extr., 5301 Fifth Avenue, Pittsburgh, PA 15232 or to Charles W. Hergenroeder, III, Esq., Hergenroeder, Rega, Ewing & Kennedy, L.L.C., 650 Smithfield St., Ste. 1700, Pittsburgh, PA 15222.

18-01867 Apr 6, 13, 20, 2018

Elean, Alice L., deceased, of Pittsburgh, PA. No. 01952 of 2018. Phillip A. Wilkerson, Extr., 4401 Inland Avenue, West Mifflin, PA 15122 or to Ryan L. Dansak, Esq., Myers Duffy Dansak & Clegg LLC, 1416 Lincoln Way, White Oak, PA 15131.

18-01868 Apr 6, 13, 20, 2018

Ferrell, Dianne Raeke a/k/a Dianne Louise Ferrell, deceased, of Edgewood, PA. No. 4072 of 2017. Robert E. Ferrell, Extr., 206 Maple Avenue, Edgewood, PA 15218.

18-01869 Apr 6, 13, 20, 2018

Fliegel, Maryann L. a/k/a Maryann Fliegel a/k/a Mary Ann Fliegel, deceased, of Pittsburgh, PA. No. 01997 of 2018. Kelly Caruso, Extr., 15 Grant Circle, McDonald, PA 15057 or to Robert W. Koehler, Esq., Manor Complex, Penthouse Suite, 564 Forbes Ave., Pittsburgh, PA 15219.

18-01870 Apr 6, 13, 20, 2018

Gomolak, Mary a/k/a Mary Mysak Gomolak, deceased, of Jefferson Hills, PA. No. 01728 of 2018. Gary Joseph Gomolak, Extr., 7104 Carriage Lane, Fairmont, WV 26554 or to Joseph P. Covelli, Esq., Covelli Law Offices, P.C., 357 Regis Ave., Pittsburgh, PA 15236.

18-01871 Apr 6, 13, 20, 2018

Hewlett, Lloyd D., a/k/a L. Dean Hewlett, deceased, of Kennedy Township, PA. No. 1831 of 2018. Bonny L. Giedl, Admr., 1001 Stonehedge Drive, Coraopolis, PA 15108 or to Dennis A. Uram, Esq., 342 Forest Grove Rd., Coraopolis, PA 15108.

18-00272w Apr 6, 13, 20, 2018

Kimmel, Paul Jarrett, deceased, of Leetsdale, PA. No. 07107 of 2017. Ellen Kimmel Hamilton, Extr., 104 Hucknall Place, Statesboro, GA 30458 or to Zane A. Madden, Esq., Amato, Start & Associates, P.C., 601 Broad Street, Sewickley, PA 15143.

18-01872 Apr 6, 13, 20, 2018

Pelco, Adelaide, deceased, of West Mifflin, PA. No. 01879 of 2018. Lee H. Pelco, Extr., 130 Grouse Dr., Elizabeth, PA 15037.

18-01874 Apr 6, 13, 20, 2018

Piatek, Anna M., deceased, of Pittsburgh, PA. No. 01899 of 2018. Theresa A. Piatek, Admr., c/o Anthony Giglio, Esq., Andrews & Price, LLC, 1500 Ardmore Blvd., Ste. 506, Pittsburgh, PA 15221.

18-01875 Apr 6, 13, 20, 2018

Watts, Jay D., deceased, of Sewickley, PA. No. 01881 of 2018. Sophia Zhang, Extr., 201 Chelsea Drive, Imperial, PA 15126 or to Samuel A. Moore, Esq., 5311 Brightwood Rd., P.O. Box 518, Bethel Park, PA 15102.

18-01876 Apr 6, 13, 20, 2018

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-2018-2540

City of Pittsburgh vs Estate of Juliana Magerl; John C. Magerl, deceased; Janet L. Magerl, Administratrix; their heirs, successors and assigns.

15th Ward, Pittsburgh
3909-1/2 Lydia Street. Pt 114. Lot 14.15 x 90. 1/2-2 Sty Dble Brk House. Block & Lot 54-K-123.

Subject To All matters in the William Flinn Revised Greenfield Avenue Plan as recorded in Plan Book Volume 13, Page 152, and Plan Book Volume 12, Pages 60 and 61, including, but not limited to any and all building lines or easements.

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

18-01930

GD-2018-2560

City of Pittsburgh vs Estate of Ruth Markowitz; Margaret C. Phillips, deceased; Oliver O. Phillips, deceased; Judy Levick, Executrix; Beatrice Lockhart, deceased; George Bailey, deceased; their heirs, successors and assigns.

17th Ward, Pittsburgh
2134 S. 18th St. Lot 6 x 117.80. Pt. #8. Block & Lot 13-A-110.

Subject To All matters in Oliver O. Phillips Plan of Lots, recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 19, Pages 102 and 103. Excepting therefrom Lot 1 to 7 sold to Pittsburgh Outdoor Advertising Company by Deed from Ruth Markowitz, et vir, et al. dated October 18, 1947 and recorded in Deed Book Volume 2964, Page 578.

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

18-01931

GD-2018-2565

City of Pittsburgh vs Estate of Carl Bolyer; Irene Bolyer, deceased; Garland H. McAdoo, Jr.; Dolores Stevens, deceased; Allegheny County Economic Development Dept-RAAC Liens; their heirs, successors and assigns.

13th Ward, Pittsburgh
7321 Race Street. Homewood Driv Pk Plan Pts 455-456. Lot 30 x 93. Block & Lot 174-F-206.

Subject To an easement from Carl L. Bolyer to James Dallingham, et ux.; dated 3/22/1972 and recorded at Deed Book Volume 5074, Page 307.

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

18-01932

GD-2018-2569

City of Pittsburgh vs Estate of Alice C. Norman a/k/a Alice Norman; Willie C. Norman, deceased; Elianna Norman, Administratrix; Allegheny County Economic Development Dept-RAAC Liens; National Tax Funding; their heirs, successors and assigns.

13th Ward, Pittsburgh
7827 Kelly Street. Bk of Commerce Plan 241. Lot 40 x 137.3. Block & Lot 174-S-40.

Subject To All matters as shown in Mellons Plan of Lots called "Bank of Commerce Addition" recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 8, Pages 98 and 99.

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

18-01933

GD-2018-2574

City of Pittsburgh vs Oswald W. Hoy a/k/a Oswald Hoy; Aurelia F. Hoy; Global Mortgage Corporation; Security S & L; National Tax Funding; Allegheny County Economic Development Dept-RAAC Liens; their heirs, successors and assigns.

16th Ward, Pittsburgh
413 Mountain Street. Lot 49.48 x 50.56. Block & Lot 32-B-184.

716 Ormsby Avenue. Lot 106.38 x 49.84. Block & Lot 32-B-186.

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

18-01934

GD-2018-2575

City of Pittsburgh vs James W. Lanagan; Scott M. Dominick; Marian Dominick; Colony Savings Bank, FSB; their heirs, successors and assigns.

20th Ward, Pittsburgh
227 Sagamore Street. Marie L. McGunnigle Plan 38. Lot 25 x 120. Block & Lot 43-R-152.

Subject To All matters in the Plan of Lots laid out by Maria L. McGunnigle and recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 6, Page 286.

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

18-01935

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
Apr 6, 2018

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-18-003684. In re: Petition of Jane Suzanne Coover-Mathie, for change of name to Jane Suzanne Graille. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, May 8, 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.

18-00274w Apr 6, 2018

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 Bailey Accounting and Tax, with its principal office or place of business at 419 Duff Road, Sewickley, PA 15143. The names and addresses of all persons who are parties to the registration are: Nancy J. Bailey, 419 Duff Road, Sewickley, PA 15143.

18-00273w Apr 6, 2018

Notice

Notice of Sheriff Sale of Real Estate Pursuant to Pa.R.C.P. 3129

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
No.: GD 16-007918
Elizabeth Forward School District

vs.
The Unknown Heirs of William H. Davenport IV, Deceased
To: Unknown Heirs of William H. Davenport IV, Deceased, and all other interested person(s) or parties:

Take Notice that by virtue of the Writ of Execution issued out of the Court of Common Pleas of Allegheny County, Pennsylvania, and to the Sheriff of Allegheny County, directed, there will be exposed to Public Sale in Room 410 (Gold Room), Fourth Floor, Court House of Allegheny County, Pittsburgh, PA 15219 on May 7, 2018 at 9:00 a.m., prevailing local time.

The Property To Be Sold is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The Location of your property to be sold is: 651 Industry Road, Buena Vista, PA 15018.

The Judgment under of pursuant to which your property is being sold is docketed to No.: GD 16-007918.

A complete copy of the Notice of Sheriff Sale will be sent to you upon request to the Attorney for the Plaintiff, Jennifer Cerce, Esq., Maiello, Brungo & Maiello, LLP, 424 South 27th Street, #210, Pittsburgh, PA 15203, 412-242-4400.

This Paper Is A Notice of the Time and Place of the Sale of Your Property.

It has been issued because there is a Judgment against You.

It May Cause Your Property to be Held, to be Sold or Taken to Pay the Judgment.

You may have legal rights to prevent your property from being taken away. A lawyer can advise you more specifically of those rights. If you wish to exercise your rights, You Must Act Promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE:

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

Maiello, Brungo & Maiello, LLP, 424 South 27th St., #210, Pittsburgh, PA 15203.

18-01880 Apr 6, 2018

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-17-014587

Penn Hills School District and Municipality of Penn Hills, Plaintiffs,

vs.
The Unknown Beneficiaries of the Mary C. Murphy Trust and the United States of America, Defendants.

Notice
Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 540-B-249, more commonly known as 1048 Jefferson Road, Pittsburgh, PA 15235 in the Municipality of Penn Hills.

Notice

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

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT

AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Avenue, 3rd Fl.
Telephone: 412-261-6161
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400.

18-01881 Apr 6, 13, 20, 2018

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
No. MG-17-000698

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under June E. Valasek, deceased and Tracie Lazenby, Known Heir of June E. Valasek, deceased, Defendant(s)

Notice of Sheriff's Sale of Real Property
TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under June E. Valasek, deceased, Defendant(s), whose last known address is 3030 Universal Road, Pittsburgh, PA 15235. 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 3030 Universal Road, Pittsburgh, PA 15235, is scheduled to be sold at Sheriff's Sale on 6/4/18 at 9:00 AM, in Allegheny County, 4th Fl., Gold Rm., Courthouse, Pittsburgh, PA to enforce the court judgment of \$103,615.57, obtained by Bayview Loan Servicing, LLC, a Delaware Limited Liability Company. As a result, a writ of execution has been issued in the amount of \$106,219.54. - Notice Of Owner's Rights - 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 back 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 610.278.6800. 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 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 below 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 610.278.6800. 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 a 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 may 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 thirty (30) days from the date of the sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule is wrong) are filed with the Sheriff within ten (10) days after the posting of said schedule of distribution. 7. You may also have other rights and defenses or ways of getting your house 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, TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Allegheny County Bar Assn., 400 Koppers Bldg., 436 7th Ave., 3rd Fl., Pittsburgh, PA 15222, 412.261.5555. Neighborhood Legal Services Assn., 928 Penn Ave., Pittsburgh, PA 15222, 412.255.6700. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610.278.6800.

18-01882 Apr 6, 2018

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Action-Law
No. MG-16-001348
Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff

vs.
Joanne Steinmiller, in her capacity as Heir of Dorothy J. Clemens a/k/a Dorothy Clemens, Deceased, Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy J. Clemens a/k/a Dorothy Clemens, Deceased, Defendants
To: Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Dorothy J. Clemens a/k/a Dorothy Clemens, Deceased.

You are hereby notified that on October 12, 2016, Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 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-16-001348. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 5738 Janet Drive, Pittsburgh, PA 15236-3322, 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 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

18-01883 Apr 6, 2018

Voluntary Dissolution Business Corporation

Alex W. Thomson, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005. Notice is hereby given by Coordinated Group of Companies, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

18-01862 Apr 6, 13, 2018

Voluntary Dissolution Business Corporation

Alex W. Thomson, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005. Notice is hereby given by Coordinated Benefits Corporation, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

18-01877 Apr 6, 13, 2018

Voluntary Dissolution Business Corporation

Alex W. Thomson, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005. Notice is hereby given by Benefit Coordinators Corporation, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

18-01878 Apr 6, 13, 2018



**READ.
THEN
RECYCLE.**