

## CIVIL DIVISION

## New Arbitration Suits

(Continued from Page 1, Column 3)

**Boland Kevin** vs Bridge City Basketball Team, Holmes Keenan, Klase Kenny, Peckich Phil; AR-17-005011; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 1950.90; Atty(s): Fiorilli Mark A.

**Foster William J.** vs Alexander Brent J.; AR-17-005014; Motor Vehicle Accident; Complaint; Atty(s): Tully Bernard M

**UPMC Senior Communities-Canterbury Place** vs Yarbough Melanie; AR-17-005015; Contract - Debt Collection; Complaint; 24523.89; Atty(s): Leonelli Justin N.

**Peck Scott C.** vs Choura Jeff, Vairo Tommaso; AR-17-005016; Replevin; Complaint; Atty(s): Pro Se

**Foster Jennifer** vs Cianca Amber; AR-17-005017; Defendant's MDJ Appeal; Petition; 2351.50; Atty(s): Pro Se

**Boor Tyler** vs Boff Greg; AR-17-005018; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 2763.50; Atty(s): Pro Se

**Sutlovich John D.** vs Berent Angela M., Berent James M.; AR-17-005020; Contract - Buyer Plaintiff; Complaint; 24019.18; Atty(s): Cramer Neal R

**Cincinnati Insurance Company** vs Castelucci Construction Inc.; AR-17-005022; Other Tort; Complaint; Atty(s): Beech Jonathan C

**Duchess Gloria** vs Penn Waste; AR-17-005026; Defendant's MDJ Appeal; Defendant's Appeal of MDJ

**Pepka Paul E.** vs Oates Jr. Frank; AR-17-005028; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 2627.00; Atty(s): Pro Se

**Koontz Jr. Randall William** vs Costello Timothy; AR-17-005031; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; Atty(s): McMillen Amanda E

**Dicer Harold F.** vs Michael John; AR-17-005032; Contract - Other; Complaint; 5400.00; Atty(s): Kidd Timothy J

**JB Mechanical Inc.** vs Criag R. Schwartz General Contractor Inc.; AR-17-005033; Contract - Other; Complaint; Atty(s): White David E

**McAbee Charles R.** vs Anderson Rachel; AR-17-005035; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 2503.36; Atty(s): Flaherty Donna Marie

**Niando Construction Inc., Montalto Angela** vs Rudd Equipment Company, Doughty Etta, Law Offices of Pucin & Freidland P.C.; AR-17-005038; Other Tort; Complaint; Atty(s): Passodelis Jr. Christopher

**Thompson John** vs Wells III Leslie; AR-17-005047; Defendant's MDJ Appeal; Defendant's Appeal of MDJ

**LVNV Funding LLC** vs Hunt Jackie; AR-17-005048; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 3405.35; Atty(s): McCloskey Lauren

**Cavalry SPV I LLC** vs Martin Darniesha; AR-17-005049; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 8148.44; Atty(s): McCloskey Lauren

**Midland Funding LLC** vs Clark Rosemary; AR-17-005050; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 5455.28; Atty(s): McCloskey Lauren

**Bob's Autotorium Inc.** vs Flaherty Sean Michael; AR-17-005051; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 6411.86; Atty(s): McCloskey Lauren

**Midland Funding LLC** vs Jones Willie; AR-17-005052; Defendant's MDJ Appeal; Petition

**Koehnke Jr. Henry C.** vs Dudley Tracey; AR-17-005055; Motor Vehicle Accident; Complaint; Atty(s): Stiffler Andrew O.

**LVNV Funding LLC** vs Fedor Maria; AR-17-005056; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 1874.31; Atty(s): Fenters Brian J.

**Capital One Bank (USA) N.A.** vs Bartko Sue; AR-17-005057; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 5648.86; Atty(s): Fenters Brian J.

**Rubinstein Michael** vs Rubinstein Ayelle; AR-17-005058; Contract - Other; Complaint; 4456.94; Atty(s): Joyce Daniel P.

**Lahti John** vs Ward David; AR-87-005542; Pre-computer case; Satisfaction

**Corcoran Gerald P.** vs Fritch Arnold R.; AR-17-005059; Defendant's MDJ Appeal; Defendant's Appeal of MDJ; 3972.75; Atty(s): Stofko Dennis John

## 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:

Dillon, Richard E. a/k/a Richard Edward Dillon, deceased, of Bethel Park, PA. No. 7321 of 2017. Richard Leslie Dillon, Extr., P.O. Box 386, Athens, WV 24712 or to Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Rd., Bethel Park, PA 15102. 18-00038 Jan 9, 16, 23, 2018

Gallagher, Thomas R. a/k/a Thomas Robert Gallagher, deceased, of Pittsburgh, PA. No. 00013 of 2018. Thomas R. Gallagher II, Extr., 1316 Kelton Ave., Pittsburgh, PA 15216 or to Daniel J. Conway, Esq., 508 Washington Rd., Pittsburgh, PA 15228. 18-00039 Jan 9, 16, 23, 2018

Hogan, Anna A., deceased, of Ross Township, PA. No. 7353 of 2017. Mary Schuetz, Extr., 129 Highland Avenue, Pittsburgh, PA 15229 or to Charles F. Perego, Esq., McMonigle, Vesely & Perego, P.C., 694 Lincoln Ave., Pittsburgh, PA 15202. 18-00040 Jan 9, 16, 23, 2018

Mezynski, Elinor P. a/k/a Elinor Mezynski, deceased, of North Fayette Township, PA. No. 7007 of 2017. James Mezynski, Extr., 181 Spring Meadow Dr., Pittsburgh, PA 15241 or to Jeffrey P. Derrico, Esq., Greenlee, Derrico Posa, LLC, 122 South McDonald St., McDonald, PA 15057. 18-00041 Jan 9, 16, 23, 2018

Milligan, Eleanor A., deceased, of Mt. Lebanon, PA. No. 07243 of 2017. Charles E. Foerster, Extr. and Atty., Weisel, Xides & Foerster, LLP, Law & Finance Bldg., 429 Fourth Ave., Ste. 1508, Pittsburgh, PA 15219. 18-00042 Jan 9, 16, 23, 2018

Moore, Sean P., deceased, of McKees Rocks, PA. No. 07402 of 2017. James R. Fenchel II, Admr., 445 Ft. Pitt Boulevard, Suite 220, Pittsburgh, PA 15219 or to Ashley R. Bozewski, Esq., Fenchel Law Offices, 445 Ft. Pitt Boulevard, Suite 220, Pittsburgh, PA 15219. 18-0006w Jan 9, 16, 23, 2018

Roney, John, deceased, of Coraopolis, Robinson Township, PA. No. 07401 of 2017. Linda M. Bernard, Extr., 236 Biellers Run Road, Midland, PA 15059 or to James R. Fenchel II, Esq., Fenchel Law Offices, 445 Ft. Pitt Boulevard, Suite 220, Pittsburgh, PA 15219. 18-00003w Jan 9, 16, 23, 2018

## Action to Quiet Title

In the Court of Common Pleas of Allegheny County, Pennsylvania  
Civil Division  
GD-17-016821

C and H Acquisitions, LLC, Plaintiff vs The Brooklyn Terminals & Equipment Company, Inc., Defendant  
Premises subject to Quiet Title Action: 174 Sandy Creek Road, Verona, Pennsylvania 15147

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

James McNally, Esq., Cohen Seglias Pallas Greenhall & Furman, P.C., 525 William Penn Place, Ste. 3005, Pittsburgh, Pennsylvania 15219, 412-434-5530. Attorneys for Plaintiff, C and H Acquisitions, LLC.

17-07430 Jan 9, 2018

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 Mastech Digital Services, Inc.

18-00037 Jan 9, 2018

Certificate of Organization  
Limited Liability Company

Stephen J. O'Brien, Esq., Stephen J. O'Brien & Associates, 650 Ridge Road, Suite 400, Pittsburgh, PA 15205. Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 2016. The name of the company is DCLH, LLC.

18-00002w Jan 9, 2018

## Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-17-17303. In re: Petition of Chris Robin Day a/k/a Chrissy Robin Day a/k/a Chris Day, for change of name to Chrissy Day Springer. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, February 6, 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. Joseph P. Rewis, Rewis & Yoder, P.C., 234 Shiloh Street, Pittsburgh, PA 15211, Ph: 412-431-7770, Attorney for Petitioner.

18-00004w Jan 9, 2018

Notice of Action in  
Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
MG-17-001078  
PNC Bank, National Association, Successor by Merger to National City Bank, Plaintiff vs.

All Known and Unknown Successor Trustees and Beneficiaries of the Burns Family Trust Dated February 7, 2000, Defendant  
TO: All Known and Unknown Successor Trustees and Beneficiaries of the Burns Family Trust Dated February 7, 2000, Defendant  
You are hereby notified that on August 10, 2017, PNC Bank, National Association filed a Complaint in Action of Mortgage Foreclosure, endorsed with a Notice to Defend, against the above Defendant at the above number. Property Subject to Foreclosure: 1145 Margray Street, Pittsburgh, PA 15207.

Notice  
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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Brett A. Solomon, Esquire, Pa. I.D. #83746, and Michael C. Mazack, Esquire, Pa. I.D. #205742, Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222, 412-566-1212, Attorneys for PNC Bank, National Association, Successor by Merger to National City Bank, Plaintiff.

18-00043 Jan 9, 2018

Notice of Action in  
Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania  
GD-17-013346  
PNC Bank, National Association, Successor by Merger to National City Bank, Plaintiff, vs.

Richard Nicholson, Dale L. Nicholson, Jr. a/k/a Dale C. Nicholson, Linda L. Loughner a/k/a Linda L. Nicholson, and Christopher Lee Nicholson a/k/a Christopher L. Nicholson, Solely in Their Capacity as Heirs to the Estate of Dale L. Nicholson, Sr., and All Unknown Heirs of Dale L. Nicholson, Sr., Defendants

TO: All Unknown Heirs of Dale L. Nicholson, Sr., Defendant  
You are hereby notified that on September 27, 2017, PNC Bank, National Association, filed a Complaint in Action of Mortgage Foreclosure, endorsed with a Notice to Defend, against the above Defendants at the above number. Property Subject to Foreclosure: 4109 Thomas Street, Monroeville, PA 15146.

Notice  
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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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Brett A. Solomon, Esquire, Pa. I.D. #83746 and Michael C. Mazack, Esquire, Pa. I.D. #205742, Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222, 412-566-1212, Attorneys for PNC Bank, National Association, Successor by Merger to National City Bank, Plaintiff.

18-00044 Jan 9, 2018

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

In Re: Adoption of Elena Jean Phillips, a minor. No. CP-02-AP-211-2017 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Thomas Segida, Jr. a/k/a Thomas Segida a/k/a Thomas J. Segida, Jr., father of Elena Jean Phillips, a minor, born on May 20, 2015, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Elena Jean Phillips. 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, February 2, 2018 at 1:00 p.m., prevailing time, before the Honorable Kim Berkeley Clark. 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.

This is also 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:

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Andrew F. Szeffi, County Solicitor. Lilian A. Akin, Attorney at Law, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4720, Attorneys for Petitioner.

18-00055 Jan 9, 16, 23, 2018

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

In Re: Adoption of Elena Jean Phillips, a minor. No. CP-02-AP-211-2017 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Nicole Lee Phillips a/k/a Nicole L. Phillips, mother of Elena Jean Phillips, a minor, born on May 20, 2015, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Elena Jean Phillips. 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, February 2, 2018 at 1:00 p.m., prevailing time, before the Honorable Kim Berkeley Clark. 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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Andrew F. Szeffi, County Solicitor. Lilian A. Akin, Attorney at Law, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4720, Attorneys for Petitioner.

18-00055 Jan 9, 16, 23, 2018

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

In Re: Adoption of Elena Jean Phillips, a minor. No. CP-02-AP-211-2017 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Nicole Lee Phillips a/k/a Nicole L. Phillips, mother of Elena Jean Phillips, a minor, born on May 20, 2015, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Elena Jean Phillips. 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 Friday, February 2, 2018 at 1:00 p.m., prevailing time, before the Honorable Kim Berkeley Clark. 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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18-00057 Jan 9, 16, 23, 2018

Notice of Hearing on Petition to  
Involuntarily Terminate Parental Rights

In Re: Adoption of Elena Jean Phillips, a minor. No. CP-02-AP-211-2017 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Thomas Segida, Jr. a/k/a Thomas Segida a/k/a Thomas J. Segida, Jr., father of Elena Jean Phillips, a minor, born on May 20, 2015, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights Nicole Lee Phillips a/k/a Nicole L. Phillips has to your child, Elena Jean Phillips. 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 Friday, February 2, 2018 at 1:00 p.m., prevailing time, before the Honorable Kim Berkeley Clark. 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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18-00056 Jan 9, 16, 23, 2018

Notice of Hearing on Petition to  
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To: Nicole Lee Phillips a/k/a Nicole L. Phillips, mother of Elena Jean Phillips, a minor, born on May 20, 2015, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Elena Jean Phillips. 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, February 2, 2018 at 1:00 p.m., prevailing time, before the Honorable Kim Berkeley Clark. 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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Andrew F. Szeffi, County Solicitor. Lilian A. Akin, Attorney at Law, Children, Youth & Families, Ft. Pitt Commons Bldg., 445 Ft. Pitt Blvd., Ste. 101, Pittsburgh, PA 15219, Ph: 412-350-4720, Attorneys for Petitioner.

18-00056 Jan 9, 16, 23, 2018

Notice of Hearing on Petition to  
Involuntarily Terminate Parental Rights

In Re: Adoption of Elena Jean Phillips, a minor. No. CP-02-AP-211-2017 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Nicole Lee Phillips a/k/a Nicole L. Phillips, mother of Elena Jean Phillips, a minor, born on May 20, 2015, in Pittsburgh, Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights you have to your child, Elena Jean Phillips. 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, February 2, 2018 at 1:00 p.m., prevailing time, before the Honorable Kim Berkeley Clark. 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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