

AR-15-005286; Duncan vs Frederick, et ux; P-atty: **Pro Se**; D-atty: **Pro Se**

AR-15-005502; Mendelson vs Alagappan, et al; P-atty: **Joseph F Weis III**; D-atty: **Susan Pearlstein**

AR-15-005531; Roberts, et al vs FCA US LLC; P-atty: **Robert M Silverman**; D-atty: **Patrick T. Reilly**

AR-15-005532; M-C Financial Credit Union vs Smith; P-atty: **Matthew D. Urban**

AR-15-005533; Paterra vs FCA US LLC; P-atty: **Robert M Silverman**; D-atty: **Patrick T Reilly**

AR-15-005538; First National Bank of Omaha vs Pavlack; P-atty: **Amy F Doyle**; D-atty: **Linda J Hoffman**

AR-15-005545; Midland Funding LLC vs Conte; P-atty: **Arthur Lashin**

GD-12-015498; Burke, et vir vs Giant Eagle Inc.; P-atty: **Daniel S Soom**; D-atty: **Stephen S. Zubrow**

GD-14-019799; Lessig vs Blonski; P-atty: **Michael E. Megrey**; D-atty: **R. Douglass Klaber Jr.**

LT-15-000841; Housing Authority City of Pittsburgh vs Hackett; P-atty: **Joyce-lynn Nicole Jackson**; D-atty: **Pro Se**

LT-15-000882; HACP vs Towns; P-atty: **Joyce-lynn Nicole Jackson**; D-atty: **Pro Se**

LT-15-001142; BCJ Management L.P. vs Cotton; P-atty: **Jason M Plakosh**

LT-15-001273; Uptown Lofts on Fifth L.P. vs Allen; D-atty: **Pro Se**

LT-15-001345; Fleckenstein vs Brittingham; D-atty: **Pro Se**

LT-15-001369; Kochka vs Thomas; D-atty: **Pro Se**

Summary Appeals Branch

Judge **Robert C. Gallo**
City-County Building
Room 821

Thursday
January 28, 2016

Appeal Cases

SA-15-000083; Comm. of PA Dept. of Transportation vs Donald Paul Lohr; D-atty: **Lester G. Nauhaus**

SA-15-000387; Comm. of PA Dept. of Transportation vs Jordan Joseph Packy; D-atty: **Lester G. Nauhaus**

SA-15-000432; Comm. of PA Dept. of Transportation vs Rebecca Lynn Dixon; D-atty: **Lester G. Nauhaus**

SA-15-000575; Comm. of PA Dept. of Transportation vs Marsh's Automotive Service Inc.; D-atty: **Lester G. Nauhaus**

SA-15-000653; Comm. of PA Dept. of Transportation vs Damian Kashino; D-atty: **Lester G. Nauhaus**

SA-15-000670; Comm. of PA Dept. of Transportation vs James Michael Bower; D-atty: **Lester G. Nauhaus**

SA-15-000756; Comm. of PA Dept. of Transportation vs Monro Muffler Brake Inc.; D-atty: **Lester G. Nauhaus**

SA-15-000779; Comm. of PA Dept. of Transportation vs Dorian Harris; D-atty: **Lester G. Nauhaus**

SA-15-000791; Comm. of PA Dept. of Transportation vs Laura J. Stevens; D-atty: **Lester G. Nauhaus**

SA-15-000798; Comm. of PA Dept. of Transportation vs Stevie Lee Wenzel; D-atty: **Lester G. Nauhaus**

SA-15-000811; Comm. of PA Dept. of Transportation vs Curtis M. Wheeler; D-atty: **Lester G. Nauhaus**

SA-15-000834; Comm. of PA Dept. of Transportation vs Cleo L. Barnett; D-atty: **Lester G. Nauhaus**

SA-15-000861; Comm. of PA Dept. of Transportation vs All About Autos LLC; D-atty: **Lester G. Nauhaus**

SA-15-000861; Comm. of PA Dept. of Transportation vs William A. Rathbun; D-atty: **Lester G. Nauhaus**

SA-15-000870; Comm. of PA Dept. of Transportation vs Mark A. Reynolds; D-atty: **Lester G. Nauhaus**

SA-15-000875; Comm. of PA Dept. of Transportation vs Ian Patrick Taylor; D-atty: **Lester G. Nauhaus**

SA-15-000889; Comm. of PA Dept. of Transportation vs Raymond Crocker; D-atty: **Lester G. Nauhaus**

SA-15-000909; Comm. of PA Dept. of Transportation vs Alexandra C. Rose; D-atty: **Lester G. Nauhaus**

SA-15-000910; Comm. of PA Dept. of Transportation vs Latia Jeanne Janel Barnett; D-atty: **Lester G. Nauhaus**

SA-15-000911; Comm. of PA Dept. of Transportation vs Latia Jeanne Janel Barnett; D-atty: **Lester G. Nauhaus**

SA-15-000913; Comm. of PA Dept. of Transportation vs Andre Carpenter; D-atty: **Lester G. Nauhaus**

SA-15-000930; Comm. of PA Dept. of Transportation vs Max William Leake; D-atty: **Lester G. Nauhaus**

SA-15-000940; Comm. of PA Dept. of Transportation vs Maxwell Charles Wagner; D-atty: **Lester G. Nauhaus**

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:

Buritz, Wilma, deceased, of Greentree, PA. No. 179 of 2016. Mark J. Krauland, Extr. and Atty., Mark J. Krauland & Associates, P.C., 912 Western Ave., Pittsburgh, PA 15233. 16-00314 Jan 25; Feb 1, 8, 2016

Chiodo, Loretta, deceased, of Pittsburgh, PA. No. 00134 of 2016. Lisa C. Nicholas, Extr., 2401 Alwyn Street, Pittsburgh, PA 15226 or to Frank D. DeBor, Esq., 1065 Brookline Blvd., Pittsburgh, PA 15226. 16-00316 Jan 25; Feb 1, 8, 2016

Chng, Mei Ling, deceased, of South Park, PA. No. 0048 of 2016. William Campbell Ries, Esquire, Admr., 1500 One PPG Place, Pittsburgh, PA 15222 or to Nora Gieg Chatha, Esq., Tucker Arensberg, P.C., 1500 One PPG Pl., Pittsburgh, PA 15222. 16-00315 Jan 25; Feb 1, 8, 2016

Dunseath, Linda S., deceased, of Elizabeth Township, PA. No. 07713 of 2015. Edward M. Puskaric, Extr., 15 Patriot Lane, Palmyra, VA 22963 or to James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063. 16-00317 Jan 25; Feb 1, 8, 2016

Grimes, Mary Teresa a/k/a Mary T. Grimes, deceased, of Ross, PA. No. 07584 of 2015. Mary Grimes Wright, Extr., c/o Rebecca A. Olds, Esq., Olds Russ & Assoc., LLC, 1007 Mt. Royal Blvd., Pittsburgh, PA 15223. 16-00318 Jan 25; Feb 1, 8, 2016

Hand, Elizabeth J. a/k/a Elizabeth Hand, deceased, of Verona, PA. No. 180 of 2016. Mark J. Krauland, Extr. and Atty., Mark J. Krauland & Associates, P.C., 912 Western Ave., Pittsburgh, PA 15233. 16-00319 Jan 25; Feb 1, 8, 2016

Knauff, George Oakland a/k/a George O. Knauff, deceased, of Bethel Park, PA. No. 07678 of 2015. Damian Matthew Knauff, Extr., 3122 School Place, Finleyville, PA 15332 or to James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063. 16-00320 Jan 25; Feb 1, 8, 2016

Koops, Wendy a/k/a Wendy King Koops, deceased, of Pittsburgh, PA. No. 00065 of 2016. Roxane Stewart, Extr., 312 Lawrence Ave., North Versailles, PA 15137 or to John D. Finnegan, Esq., Hollinshead, Mendelson, Bresnahan, Nixon & Finnegan, PC, 300 Oxford Drive, Suite 75, Monroeville, PA 15146. 16-00015w Jan 25; Feb 1, 8, 2016

Lehrburger, Miriam S., deceased, of Pittsburgh, PA. No. 00116 of 2016. Susan Foreman Jordan, Extr. and Atty., Fox Rothschild LLP, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219. 16-00321 Jan 25; Feb 1, 8, 2016

Levin, Melvin B. a/k/a Melvin Boris Levin, deceased, of Pittsburgh, PA. No. 00079 of 2016. Wendy Levin Shaw, Extr., c/o Robert J. Garvin, Esq., Goldberg, Kamin & Garvin, LLP, 1806 Frick Bldg., 437 Grant St., Pittsburgh, PA 15219-6101. 16-00322 Jan 25; Feb 1, 8, 2016

McCall, Patrick J., deceased, of Pittsburgh, PA. No. 01056 of 2014. Philip A. McCall, Extr., 136 McIntyre Rd., Pittsburgh, PA 15237 or to M. Elizabeth Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215. 16-00323 Jan 25; Feb 1, 8, 2016

Megahan, Rita J., deceased, of Ross Twp., PA. No. 06641 of 2015. Robert S. Megahan, Extr., c/o John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 500 Commerce Dr., Ste. 110, Moon Twp., PA 15108. 16-00324 Jan 25; Feb 1, 8, 2016

Riley, Raymond M., deceased, of Glassport, PA. No. 07073 of 2015. Philip H. Rubenstein, Admr. and Atty., Law Offices of Philip H. Rubenstein, 312 Second Avenue, Carnegie, PA 15106. 16-00016w Jan 25; Feb 1, 8, 2016

Siler, Francis A., deceased, of Pittsburgh, PA. No. 7684 of 2015. Patrick F. Lawlor, Extr., 979 Perry Highway, Pittsburgh, PA 15237 or to Thomas G. Lawlor, Esq., Lawlor & Lawlor, P.C., 979 Perry Hwy., Pittsburgh, PA 15237. 16-00325 Jan 25; Feb 1, 8, 2016

Wehner, Marie a/k/a Marian Wehner, deceased, of Pittsburgh, PA. No. 7491 of 2015. Shirley Novak, Extr. and Atty., U.S. Steel Tower, 600 Grant St., Ste. 660, Pittsburgh, PA 15219. 16-00326 Jan 25; Feb 1, 8, 2016

Welsh, Kathleen Manley a/k/a Kathleen M. Welsh, deceased, of Fox Chapel, PA. No. 07557 of 2015. Thomas H. Welsh, Jr., Extr., 225 Cornwall Drive, Pittsburgh, PA 15238 or to Keith H. West, Esq., Clark Hill PLC, One Oxford Ctr., 301 Grant St., 14th Fl., Pittsburgh, PA 15219. 16-00327 Jan 25; Feb 1, 8, 2016

Winter, Audrey M., deceased, of Pittsburgh, PA. No. 00189 of 2016. James D. Winter, Extr., 822 Heather Place, Pittsburgh, PA 15237 or to David W. Tyree, Esq., David W. Tyree, P.C., 3371 Babcock Blvd., Pittsburgh, PA 15237. 16-00328 Jan 25; Feb 1, 8, 2016

Zbierajewski, Anthony a/k/a Anthony J. Zbierajewski, deceased, of Millvale, PA. No. 00162 of 2016. Sophia Archer, Extr., c/o Marc Rosenwasser, Esq., 1509 Lawyers Bldg., 428 Forbes Ave., Pittsburgh, PA 15219. 16-00329 Jan 25; Feb 1, 8, 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-2015-22367

City of Pittsburgh vs Edward McCoy; Mattie B. McCoy; Caulis Negris; Allegheny County Economic Development Department-RAAC Liens; National Tax Funding; Commonwealth of PA Department of Labor & Industry; PA Attorney General; their heirs, successors and assigns.

21st Ward, Pittsburgh
1218 Rush Street. Lot 12.06 x 56.08. Block & Lot 22-L-26.

Under And Subject To the joint use of a basement passage way running from Juniata Street between the properties known as 1215 and 1217 Juniata Street by the owners, tenants, occupiers and assigns of the within described property and also the owners, tenants, occupiers and assigns of the properties known as 1215-1217 Juniata Street and set forth in DBV 2983, Page 126.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00358

GD-2015-22372 Purchase Price: \$3,900.00

City of Pittsburgh vs Joel M. Hollis; Port Authority of Allegheny County; Canadian Fur Company; IRS; United States Attorney; PWSA; their heirs, successors and assigns.

15th Ward, Pittsburgh
304 W Elizabeth Street. Twin City Imp Co Plan Pt 104. Lot 12 x 65. 2 Sty Brk Hs. Block & Lot 56-N-252B.

Subject To All matters, terms and conditions of the Treasurer's Sale Proposal to Purchase executed January 15, 2015. Subject to all matters, terms and conditions of the Twin City Improvement Company Plan, Allegheny County Records. Subject to any and all covenants, easements, restrictions, right of ways, reservations, building set back lines, agreements and or conditions as set forth in Book TR13, Page 399, Allegheny County Records.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00359

GD-2015-22377 Purchase Price: \$7,900.00

City of Pittsburgh vs Elizabeth Spill; Sandra Mary Spill, deceased; Citifinancial Services, Inc.; Internal Revenue Service; United States Attorney; PWSA; their heirs, successors and assigns.

24th Ward, Pittsburgh
10 Heckelman Street. Heckelman A Reineman Plan 32. Lot 40 x 44. 1-1/2 Sty Fra Ins Stn Hse #10. Block & Lot 48-E-349-0000-01.

Subject To All matters as shown on Plan Book Volume 4, Page 90.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00360

GD-2015-22383

City of Pittsburgh vs Ablebuilt Homes, Inc.; Allegheny County Economic Development Department-RAAC Liens; National Tax Funding; their heirs, successors and assigns.

15th Ward, Pittsburgh
327 Berwick Street. Lot 46 x 104.5. Block & Lot 56-B-31.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00361

GD-2015-22408 Purchase Price: \$6,900.00

City of Pittsburgh vs Patrick T. Devine; PWSA; their heirs, successors and assigns.

15th Ward, Pittsburgh
409 W. Elizabeth Street. Johnston Hrs Plan Pts 43-44-45-46. Lot 14.73 avg x 85.52. 2 Sty Brk Hse. Block & Lot 56-N-196.

Subject To All matters set forth in the Blair and Johnston Estates Plan of Lots laid out by the Johnston Heirs, as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 10, Pages 128 and 129. All roads, public or private, affecting the premises. Party walls, common walks, drives, utility lines, etc., incident to the ownership of a party wall structure.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00362

GD-2015-22411 Purchaser: Urban

Redevelopment Authority of Pittsburgh
City of Pittsburgh vs John F. Crail; his heirs, successors and assigns.

10th Ward, Pittsburgh
5128 Rosetta Street. Susanna W Brown Plan 53. Lot 20 x 110. Block & Lot 50-G-4.

Subject To All rights of others incident to the ownership of a party wall structure. Grant of easement by and between Rudolph J. Schultz, et al, Executors of the Estate of Catherine Florence C. Schultz and Catherine C. Crail recorded in Deed Book Volume 5005.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00363

GD-2015-22412 Purchaser: Urban

Redevelopment Authority of Pittsburgh
City of Pittsburgh vs Johnnie B. Pearson; his heirs, successors and assigns.
12th Ward, Pittsburgh
704 N Dallas Avenue. Speer Dallas Plan Pts 125-126-127-128. Lot 27 x 100. Block & Lot 125-L-23.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00364

GD-2015-22413 Purchase Price: \$12,900.00

City of Pittsburgh vs E. W. McClure a/k/a Edward W. McClure; his heirs, successors and assigns.

16th Ward, Pittsburgh
71 Sterling Street. Lot 105 x 126 x 105 x 126.75. Block & Lot 13-C-376.

Subject To All matters shown on the John H. Page's Plan of Lots as recorded in Plan Book Volume 3, Page 266.

Subject To All additional easements, encroachments, agreements, etc. of record. 16-00365

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
Jan 25, 2016

Articles of Incorporation Business Corporation

James Pecora, Esq., 35 N. Euclid Ave., Pittsburgh, PA 15202. 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 Smits & Prins Publishing Company. 16-00333 Jan 25, 2016

Articles of Incorporation Professional Corporation

Esquire Assist, Ltd., 125 Locust Street, Harrisburg, PA 17101. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a professional corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Moynihan Law, P.C. 16-00332 Jan 25, 2016

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-15-21205. In re: Petition of Silumesii Sipopa Yuyi, for change of name to Joseph Silumesii Yuyi. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, February 9, 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. 16-00003w Jan 25, 2016

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 Dr BENS Dentistry, with its principal office or place of business at 4415 5th Avenue, Pittsburgh, Pennsylvania 15213. The names and addresses of all persons who are parties to the registration are: Benjamin I. Relis, 4415 5th Ave., Pittsburgh, PA 15213. 16-00017w Jan 25, 2016

Notice of Trust

Alice S. Hart Trust, deceased, of Pittsburgh, PA

Peter Hart, Trustee, 1914 Murray Avenue, #20, Pittsburgh, PA 15217

or to Linda Law Carroll, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217. 16-00330 Jan 25; Feb 1, 8, 2016

Citation

A Citation has been issued by the Department of Court Records Wills/Orphans' Court Division of Allegheny County directed to Darryl L. Mays and the unknown heirs of Clarence F. Mays, deceased, to show cause why Jacquelyn Bahleda should not be appointed as administrator of the Clarence F. Mays Estate, Docket No. 3 of 2016. The Citation is returnable on February 4, 2016, at 10:00 a.m. Written responses to the Citation shall be filed with the Department of Court Records Wills/Orphans' Court Division and served on Cathy L. Brannigan, Esq., Paladin Law Offices, 15 Duff Rd., Suite 6C, Pittsburgh, PA 15235. 16-00334 Jan 25, 2016

Notice of Action in Mortgage Foreclosure

In the Court of Common Pleas of Allegheny County, Pennsylvania
Number: GD-15-021118

Fannie Mae, Plaintiff vs. Corrine Hines, Known Surviving Heir of Lucille Viola Stokley and Unknown Surviving Heirs of Lucille Viola Stokley, Defendants

TO: Unknown Surviving Heirs of Lucille Viola Stokley. Premises subject to foreclosure: 1616 Clark Street, Wilkensburg, Pennsylvania 15221. 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. McCabe, Weisberg & Conway, P.C., 123 South Broad St., Ste. 1400, Philadelphia, PA 19109, Ph: 215-790-1010, Attorneys for Plaintiff. 16-00335 Jan 25, 2016

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Dior Markeys Rankin, a minor. No. CP-02-AP-187-2015 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Markita L'She Rankin a/k/a Markita Lashe Rankin a/k/a Markeda Rankin a/k/a Markiita Rankin, Richard Wolf and The Unknown Father, parents of Dior Markeys Rankin, a minor, born on December 3, 2013, in Allegheny County, PA. A Petition has been filed asking the Court to put an end to all rights you have to your child, Dior Markeys Rankin. 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, February 8, 2016 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. Zefei, 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. 16-00224 Jan 19, 25; Feb 1, 2016

Voluntary Dissolution Professional Corporation

Jessica A. Ellel, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222. Notice is hereby given by Pittsburgh Surgical Association, a Pennsylvania professional 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