

CIVIL DIVISION

General Docket

(Continued from Page 1, Column 1)

Capital One Bank (USA) N.A. vs Kucherenko Susan M.; GD-18-014472; MDJ Transcript; Notice of Judgment Mailed; 2745.94; Atty(s): Ratchford Michael

McKees Rocks Borough vs Malits Dawn; GD-18-014473; Municipal Lien; Municipal Lien; 763.74; Atty(s): Miller Kyle Haigh

Silvis Michael vs Belfor USA Group Inc., 5742 Fifth Avenue Condominium Association; GD-18-014474; Civil Action; Transfer to Allegheny County; Atty(s): Reich Kyle David

McKees Rocks Borough vs McDonough Maria; GD-18-014475; Municipal Lien; Municipal Lien; 1571.86; Atty(s): Miller Kyle Haigh

North Braddock Borough vs 1178 Ridge Ave Trust; GD-18-014476; Municipal Lien; Municipal Lien; 590.42; Atty(s): Miller Kyle Haigh

Capital One Bank (USA) N.A. vs Adams Lisa M.; GD-18-014477; MDJ Transcript; Notice of Judgment Mailed; 2780.95; Atty(s): Ratchford Michael

McKees Rocks Borough vs Sparks Paula; GD-18-014478; Municipal Lien; Municipal Lien; 807.68; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Weisser David; GD-18-014479; Municipal Lien; Municipal Lien; 900.08; Atty(s): Miller Kyle Haigh

North Braddock Borough vs Wilson Betty Jo; GD-18-014480; Municipal Lien; Municipal Lien; 590.42; Atty(s): Miller Kyle Haigh

Midland Funding LLC vs Culp Jacob; GD-18-014481; MDJ Transcript; Notice of Judgment Mailed; 1450.19; Atty(s): Winograd Ian Zev

McKees Rocks Borough vs Heinold Gerald, Heinold Ha-Thi-Huynh; GD-18-014482; Municipal Lien; Municipal Lien; 1404.40; Atty(s): Miller Kyle Haigh

Midland Funding LLC vs Cronin Nicole; GD-18-014483; MDJ Transcript; Notice of Judgment Mailed; 1197.75; Atty(s): Winograd Ian Zev

Day Hill Myka Arlene; GD-18-014484; Petition for Change of Name; Motion; Atty(s): Dann Stefan Andrew

McKees Rocks Borough vs Groggel Mark D., Groggel Jody E.; GD-18-014485; Municipal Lien; Municipal Lien; 1023.80; Atty(s): Miller Kyle Haigh

West Heather vs Bucaro Anthony James; GD-18-014486; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Archer Amber L.

North Braddock Borough vs Wilson Betty Jo; GD-18-014487; Municipal Lien; Municipal Lien; 590.42; Atty(s): Miller Kyle Haigh

Borough of Emsworth vs Zimmerman Walter; GD-18-014488; Municipal Lien; Certificate of Location; 4359.60; Atty(s): McTiernan Robert L.

North Braddock Borough vs Wilson Betty Jo; GD-18-014489; Municipal Lien; Municipal Lien; 590.42; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs JM Properties LLC; GD-18-014490; Municipal Lien; Municipal Lien; 1234.26; Atty(s): Miller Kyle Haigh

R&R Express Properties LLC vs GMTN Moon Township LLC; GD-18-014491; Contract - Buyer Plaintiff; Complaint; 45000.00; Atty(s): Stacko Jeffrey M.

McKees Rocks Borough vs JM Properties LLC; GD-18-014492; Municipal Lien; Municipal Lien; 1718.13; Atty(s): Miller Kyle Haigh

McKees Rocks Borough vs Brown Melvin; GD-18-014493; Municipal Lien; Municipal Lien; 1101.19; Atty(s): Miller Kyle Haigh

Jueng Carl vs Lohr Nicole; GD-18-014494; Motor Vehicle Accident; Praecepte for Writ of Summons; Atty(s): Fardo Noah P

Capital One Bank (USA) N.A. vs Isoda Debra A.; GD-18-014495; MDJ Transcript; Notice of Judgment Mailed; 3482.93; Atty(s): Ratchford Michael

Pham Tam Phuong Hoan; GD-18-014496; Petition for Change of Name; Fingerprints Received & Mailed; Atty(s): Pro Se

Commonwealth of PA Department of Revenue vs Colaizzi Robert J; GD-18-103661; Commonwealth Tax Lien; Personal Income Tax; 10174.69

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:

Barthen, Angeline R., deceased, of Carnegie, PA. No. 06883 of 2018. Robert J. Barthen, Admr., 108 Cottonwood Court, Coraopolis, PA 15108 or to John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Drive, Foster Plaza 5, Suite 300, Pittsburgh, PA 15220.
18-06868 Dec 7, 14, 21, 2018

Beiler, Robert L., deceased, of Pittsburgh, PA. No. 7121 of 2018. Noreene P. Brown, Extr., 6207 Oyster Bay Court, Bridgeville, PA 15017 or to Jerome C. Schaub, Jr., Esq., 926 Brookline Blvd., Pittsburgh, PA 15226.
18-06869 Dec 7, 14, 21, 2018

Iwanski, Stanley, deceased, of Tarentum Borough, PA. No. 07110 of 2018. Laurie E. Kevana, Extr., 711 Greco Dr., Tarentum, PA 15084 or to Sikov & Woncheck, P.C., 1625 Union Ave., Ste. 5, Natrona Heights, PA 15065.
18-06870 Dec 7, 14, 21, 2018

Kallay, Timothy John, deceased, of Munhall, PA. No. 07073 of 2018. David Kallay, Admr., c/o E. Vernon Parkinson, Esq., Welch, Gold, Siegel & Fiffik, P.C., 428 Forbes Ave., Ste. 1240, Pittsburgh, PA 15219.
18-06871 Dec 7, 14, 21, 2018

Kitko, Gregory Thomas, deceased, of Moon Township, PA. No. 06567 of 2018. Allen J. Kitko, Extr., 1949 Wallaceton Bigler Highway, West Decatur, PA 16878 or to Lynn R. Emerson, Esq., BusinessLegal, PC, 5021 Noblestown Rd., Oakdale, PA 15071.
18-06872 Dec 7, 14, 21, 2018

Polakowski, Helen, deceased, of Pittsburgh, PA. No. 6840 of 2018. Kathleen Toner, Extr., 689 Harborview Drive, Pittsburgh, PA 15239 or to Joseph S. Bielecki, Esq., 1200 Sarah St., Pittsburgh, PA 15203.
18-06873 Dec 7, 14, 21, 2018

Sciulli, Gabriele, deceased, of Pittsburgh, PA. No. 06881 of 2018. Oriente Sciulli, Co-Extr., 3404 Fifth Avenue, Pittsburgh, PA 15213 and Antonio Sciulli, Co-Extr., 324 Coltart Street, Pittsburgh, PA 15213 or to Charles C. Bell, Esq., Dornish Law Offices, PC, 1207 Fifth Avenue, Suite 300, Pittsburgh, PA 15219.
18-06874 Dec 7, 14, 21, 2018

Swartz, Colette, deceased, of Pittsburgh, PA. No. 07079 of 2018. Lee H. Siegel, Co-Extr., 5424 5th Avenue #204, Pittsburgh, PA 15232 and Fern E. Siegel, Co-Extr., 622 Washington St. #3A, New York, NY 10014 or to Linda Law Carroll, Esq., Marks Elder Law, 4231 Murray Ave., Pittsburgh, PA 15217.
18-06875 Dec 7, 14, 21, 2018

Dattilo, Peter J., deceased, of O'Hara Township, PA. No. 02090 of 2018. James Paul Dattilo, Admr., 708 Braddock Court, Mars, PA 16046 or to Slade R. Miller, Esq., Auld Miller, L.L.C., 4767 William Flynn Highway, Allison Park, PA 15101.
18-00932w Nov 30; Dec 7, 14, 2018

Evans, June, deceased, of Pittsburgh, PA. No. 06819 of 2018. Kenneth C. Evans, Extr., 621 Wadsworth Avenue, Philadelphia, PA 19119 or to Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202.
18-06696 Nov 30; Dec 7, 14, 2018

Godfrey, Jr., McVernon a/k/a Mack V. Godfrey, deceased, of Pittsburgh, PA. No. 06911 of 2018. Liza S. Godfrey, Extr., c/o Tammy Singleton-English, Esq., Singleton-English Law Offices, St. Clair Bldg., 1725 Washington Rd., Ste. 301, Pittsburgh, PA 15241.
18-06701 Nov 30; Dec 7, 14, 2018

Hagar, Joanne M., deceased, of Moon Township, PA. No. 06908 of 2018. John M. Hagar, Admr., 2910 Purple Sage Trail, Midland, TX 79705 or to Orlando R. Sodini, Esq., SutterWilliams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212-6095.
18-06697 Nov 30; Dec 7, 14, 2018

Haritan, Jr., Metro, deceased, of Collier Twp., PA. No. 06901 of 2018. Stephen Haluszczak, Admr., 610 Boquet St., Carnegie, PA 15106 or to Gary M. Zyra, Esq., 525 Carothers Ave., Carnegie, PA 15106.
18-06698 Nov 30; Dec 7, 14, 2018

Hubiak, Carol Ann, deceased, of Stowe Township, PA. No. 6730 of 2018. Charles G. Hubiak, Extr., 6317 Mataro Court, North Port, FL 34287 or to Richard K. Brandt, Esq., Richard K. Brandt Law Office LLC, P.O. Box 62, 517 Locust Pl., Sewickley, PA 15143.
18-06699 Nov 30; Dec 7, 14, 2018

McFall, Barbara B., deceased, of Pittsburgh, PA. No. 06997 of 2018. Clyde R.

McFall, Admr., c/o William F. Dannhardt, Esq., 85B Universal Rd., Pittsburgh, PA 15235.
18-06700 Nov 30; Dec 7, 14, 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-2018-15248 Purchase Price: \$10,700.00
City of Pittsburgh vs Herbert Robinson, deceased; his heirs, successors and assigns.
3rd Ward, Pittsburgh
1812 Enoch Street. Lot 20.98 x 58.11 x 17.06. Block & Lot 9-S-253.

Subject To party walls and rights of adjoining owners therein. Together with the right of ingress, regress and egress, through over and across a 3 foot easement or passage way across the Easterly side of premises known as No. 1814 Enoch Street; which said easement or passage way bounded and described as follows: Beginning at a point on the Southerly side of Enoch Street, distant 196.31 feet from the Southeasterly corner of Enoch Street and Roberts Street; thence along said Enoch Street, North 61° East 3 feet to a point; thence by a line South 29° East a distance of 61.89 feet to the line of the above described property; thence along said line South 61° West a distance of 3 feet to a point and thence by a line North 29° West a distance of 61.89 feet to the point on the Southerly side of Enoch Street aforesaid at the place of beginning. Also Together with and subject to the right of ingress, egress and regress, through, over and across an easement or passage way of variable width for the use and benefit of premises known as Nos. 1812-1814 and 1816 Rear Enoch Street; which said easement or passageway is bounded and described as follows: Beginning at a point, said point being located the two following courses and distances from the Southeast corner of Enoch Street and Roberts Street; (1) along Enoch Street, North 61° East 178.33 feet and (2) by a line South 29° East 73.38 feet; thence from said point of beginning North 61° East 30.94 feet to a point; thence by a line South 29° East 3 feet to a point; thence by a line South 61° West 27.94 feet to a point; thence by a line South 29° East 39.62 feet to a point; thence by a line North 61° East 27.94 feet to a point; thence by a line South 29° East a distance of 4 feet to a point; thence by a line South 61° West a distance of 30.94 feet to a point and thence by a line North 29° West a distance of 46.62 feet to the point at the place of beginning. Together with and subject to the use of any existing gas and water lines and sanitary sewer facilities in common by the owner, their heirs, assigns and tenants of the aforesaid units, known as 1812-1814 and 1816 Enoch Street Rear. Said party of the second part hereby agrees to pay the pro-rata share for the maintenance and repairs of any of the above facilities. Together with and subject to the right of ingress, egress and regress, gas and water, sanitary and sewer right of way as shown in Deed from Rebecca Whitman to Herbert Robinson dated June 1, 1953 at DBV 3264, Page 264.

Subject To All additional easements, encroachments, agreements, etc. of record.
18-06893

GD-2018-15250

City of Pittsburgh vs Jessie Tidline a/k/a Jessie M. Tidline, deceased; their heirs, successors and assigns.
13th Ward, Pittsburgh
916 North Lang Avenue. Homewood Driving Park Plan Part 205. Lot 29.15 x 22.73. Block & Lot 174-E-267.

Subject To All matters in the Homewood Driving Park Plan, said plan being of record in the Recorder's Office of Allegheny County, in Plan Book Volume 17, Pages 48 and 49.

Subject To All additional easements, encroachments, agreements, etc. of record.
18-06894

GD-2018-15251

Purchaser: Urban Redevelopment Authority of Pittsburgh
City of Pittsburgh vs Vernese Scott; Beneficial Consumer Discount Company d/b/a Beneficial Mortgage Company; their heirs, successors and assigns.
12th Ward, Pittsburgh
406 Lowell Street. PT 4. Lot 20 x 60.83 x 22.32. Block & Lot 125-B-145.

Subject To All additional easements, encroachments, agreements, etc. of record.
18-06895

GD-2018-15252

Purchaser: Urban Redevelopment Authority of Pittsburgh
City of Pittsburgh vs Donald G. Clark; his heirs, successors and assigns.
12th Ward, Pittsburgh
132 Mayflower Street. Lot 24 x 100. Block & Lot 124-N-52.

Subject To All additional easements, encroachments, agreements, etc. of record.
18-06896

GD-2018-15253

Purchaser: Urban Redevelopment Authority of Pittsburgh
City of Pittsburgh vs George W. Gaines; Julia Gaines; Rachel Eleleth; Citibank South Dakota, N.A. n/k/a Citibank, National Association; their heirs, successors and assigns.
12th Ward, Pittsburgh
220 Auburn Street. Lot 74.97 x 119.27 x 67.2. Block & Lot 125-A-277.

Subject And 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 All additional easements, encroachments, agreements, etc. of record.
18-06897

GD-2018-15254 Purchase Price: \$5,000.00

City of Pittsburgh vs Estate of Francis Joseph Yeso a/k/a Francis J. Yeso; Susan Bencic, Correspondent; Commonwealth of PA-Inheritance Tax Division; their successors and assigns.
15th Ward, Pittsburgh
204 Glenwood Avenue. Glenwood Limited Company Plan Part 125. Lot 11.95 x 41.65. 2 Story Brick Dwelling. Block & Lot 57-G-280.

Subject To All matters in the Glenwood Land Company Plan of Lots, of record in the Recorder's Office of Allegheny County in Plan Book Volume 19, Page 146.

Subject To All additional easements, encroachments, agreements, etc. of record.
18-06898

GD-2018-15255

Purchaser: Urban Redevelopment Authority of Pittsburgh
City of Pittsburgh vs Renarda Walker; John Davis, Sr.; their heirs, successors and assigns.
25th Ward, Pittsburgh
858 California Avenue formerly 858 Columbus Avenue. Rebecca Ford Plan 1. Lot 22 x 103. Block & Lot 22-H-56.

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 All additional easements, encroachments, agreements, etc. of record.
18-06899

GD-2018-15256 Purchase Price: \$9,900.00

City of Pittsburgh vs Charles Rickwald; Tamara L. Harris; Navy Federal Credit Union; Ocwen Federal Bank; their heirs, successors and assigns.
26th Ward, Pittsburgh
2110 Lappe Lane. Buente Heights Plan Pt 2. Lot 32.50 x 100. 1/2-2 Story Brick House Integral Garage. Block & Lot 47-J-355.

Subject To All matters in the Buente Heights Plan of Lots, of record in the Recorder's Office of Allegheny County, Pennsylvania, in Plan Book Volume 60, Page 58. Subject To party walls and the rights of adjoining owners therein.

Subject To All additional easements, encroachments, agreements, etc. of record.
18-06900

GD-2018-15258 Purchase Price: \$12,400.00

City of Pittsburgh vs Jesse Edwards; Carol A. Wojcicki; Wilmer Brooks, deceased; Joe P. Williams; Elisa Williams; First Niagra Bank/Key Bank; FFI Group, LLC; Erik Olson; Thomas Olson; John Olson; PA Department of Revenue-Bureau of Compliance-Lien Section; Allegheny County Criminal Division; PA Attorney General; Caulis Negris; National Tax Funding; their successors and assigns.
3rd Ward, Pittsburgh
1814 Enoch Street. Lot 20.98 x 61.89 Enoch Street. Block & Lot 9-S-252.

Subject To the right of ingress, egress and regress through, over and across a three (3) foot easement or passageway across the Easterly side of premises herein described for the use and benefit of premises known as No. 1812 Enoch Street rear, which said easement or passageway is bounded and described as follows: Beginning at a point on the Southerly side of Enoch Street distant one hundred ninety-six and 31/100 (196.31) feet from the Southeasterly corner of Enoch Street and Roberts Street; thence along said Enoch Street, North 61° East three (3) feet to a point; thence by a line South 29° East, a distance of sixty-one and 89/100 (61.89) feet to the rear line of the above described property; thence along said line South 61° West, a distance of three (3) feet to a point; and thence by a line North 29° West a distance of sixty-one and 89/100 (61.89) feet to the point on the Southerly side of Enoch Street aforesaid at the place of beginning. All roads, public or private, affecting premises and the rights of others therein.

Subject To All additional easements, encroachments, agreements, etc. of record.
18-06901

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
Dec 7, 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 Fight Size Doughnuts, with its principal office or place of business at 1420 Centre Ave., Apt. 214, Pittsburgh, PA 15219. The names and addresses of all persons who are parties to the registration are: John W. Dillard, 1420 Centre Ave., Apt. 214, Pittsburgh, PA 15219.

18-06866 Dec 7, 2018

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania: No. GD-17-017411. Notice is hereby given to all unknown heirs of Stephen Kinney and Monica Kinney, and all other parties of interest, that the tax sale scheduled for December 3, 2018 has been continued to January 7, 2019 at 9:00 a.m. in Room 410 of the Allegheny County Courthouse for the property located at 239 E. 20th Avenue, Homestead, Allegheny County, Pennsylvania 15120, known as lot/block 131-H-224. This notice acts as service of the Rule 3129.3 pursuant to the January 10, 2018 Order of Court.

18-06877 Dec 7, 2018

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

In Re: Adoption of Mia Sophia Dewey a/k/a Mia Dewey, a minor. No. AP-130-2018 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Jacob Greathouse and the Unknown Father, parents of Mia Sophia Dewey a/k/a Mia Dewey, a minor, born on December 19, 2014, in Allegheny County, Pennsylvania. A Petition has been filed asking the Court to put an end to all rights Samantha Ann Dewey a/k/a Samantha Dewey has to your child, Mia Sophia Dewey a/k/a Mia Dewey. 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, January 18, 2019 at 9:00 a.m. (Prevailing Eastern Time), before the Honorable Eleanor Bush. 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.

18-06775 Nov 30; Dec 7, 14, 2018



So you passed the bar exam?
Congratulations!! Now what?

Our 'New Attorney Guide' can help.

For more information see

www.acba.org/New-Attorney-Guide.