

Change of Name

In the Court of Common Pleas of Allegheny County, Pennsylvania: GD-21-9259. In re: Petition of Lindsay C. Fritz, parent(s) and Legal guardian(s) of Aviana Anderson for change of her name to Aviana Fritz. To all persons interested: Notice is hereby given that an order of said Court authorized the filing of said petition and fixed Tuesday, May 31, 2022, at 9:30 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. Shirley A. Makuta, 2300 Freeport Rd., Suite 4, New Kensington, PA 15068, Attorney for Petitioner.

22-01789 Apr 28, 2022

Fictitious Name Registration

Peter A. Spangler, Esq., Tucker Arensberg, PC, 1500 One PPG Place, Pittsburgh, PA 15222. 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 The Coffee Bean, with its principal office or place of business at 3019 Decker Drive, South Park, PA 15129. The names and addresses of all persons who are parties to the registration are: Vending Solutions, Inc., 3019 Decker Drive, South Park, PA 15129.

22-00741w Apr 28, 2022

Notice

In the Court of Common Pleas of Allegheny County, Pennsylvania
Civil Division
NO. GD-21-010992
Penn Hills School District and the Municipality of Penn Hills, Plaintiffs,
v.
The Unknown Heirs of Vodia Smith, Deceased, Defendant(s).

NOTICE

Please be advised a Writ of Scire Facias Sur Tax Claim has been filed against the property located at Block & Lot 229-L-208, more commonly known as 7934 Lincoln Road, Verona, PA 15147 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
The Allegheny County Bar Association,
400 Koppers Building
436 Seventh Avenue
Telephone: (412) 261-5555
Jennifer L. Cerce, Esquire, Maiello, Brungo & Maiello, LLP, 412-242-4400

22-01832 Apr 28, 2022

Notice of Action in Mortgage Foreclosure

Civil Action
Court of Common Pleas
Allegheny County, PA
Civil Action-Law
NO. GD-21-009559

Wells Fargo Bank, N.A., As Trustee For Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1, Plaintiff

vs.
Christal Naper, in Her Capacity as Heir of Sandra L. Geisler a/k/a Sandra Lynn Geisler; et al, Defendants

To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Sandra L. Geisler a/k/a Sandra Lynn Geisler Defendant(s), 100 Leonard Street, McKees Rocks, PA 15136

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., As Trustee For Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. GD-21-009559, seeking to foreclose on the mortgage secured on your property located, 100 Leonard Street, McKees Rocks, PA 15136.

NOTICE

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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.

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Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Jenine Davey, Esq. ID No. 87077, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

22-01679 Apr 28, 2022

Notice of Action in Mortgage Foreclosure

Civil Action
Court of Common Pleas
Allegheny County, PA
Civil Action-Law
NO. MG-22-000168

PHH Mortgage Corporation, Plaintiff

vs.
Ira Vann Harris, Jr., in His Capacity as Heir of Ira Vann Harris a/k/a Ira Vann Harris, Sr.; Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ira Vann Harris Ira Vann Harris a/k/a Ira Vann Harris, Sr., Defendants

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under Ira Vann Harris Ira Vann Harris a/k/a Ira Vann Harris, Sr., Defendant(s), 7604 Mulford Street Pittsburgh, PA 15208

Complaint In Mortgage Foreclosure

You are hereby notified that Plaintiff, PHH Mortgage Corporation, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Allegheny County, PA, docketed to No. MG-22-000168, seeking to foreclose the mortgage secured on your property located, 7604 Mulford Street, Pittsburgh, PA 15208.

NOTICE

You Have Been Sued In Court. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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.

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Lawyer Referral Service
Allegheny County Bar Association
400 Koppers Building
436 Seventh Avenue
Pittsburgh, PA 15219
412-261-5555

Robertson, Anschutz, Schneid, Crane & Partners, PLLC, A Florida professional limited liability company, Attorneys For Plaintiff, Jenine Davey, Esq. ID No. 87077, 133 Gaither Drive, Suite F, Mt. Laurel, NJ 08054, 855-225-6906

22-01794 Apr 28, 2022

Notice of Hearing on Petition to Involuntarily Terminate Parental Rights

In Re: Adoption of Major Ian Payne a/k/a Major Payne, a minor. No. CP-02-AP-190-2021 in the Orphans' Court Division of the Court of Common Pleas of Allegheny County, Pennsylvania.

To: Del'Quajah Denise Collier a/k/a Del Quajah D. Collier a/k/a Delquajah Denise Collier a/k/a Delquajah D. Collier a/k/a Del'Quajah Collier a/k/a Del Quajah Collier a/k/a Del'quajah Collier a/k/a Del'Quajah A. Russell a/k/a Delquajah Collier a/k/a Jane Doe I, Ian Eric-Joshua Payne a/k/a Ian Eric Joshua Payne a/k/a Ian Joshua Eric Payne a/k/a Ian Eric Payne a/k/a Ian Payne, and The Unknown Father, parents of Major Ian Payne a/k/a Major Payne, a minor, born on March 17, 2016, 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, Major Ian Payne a/k/a Major Payne. 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, May 27, 2022 at 10:00 a.m., prevailing time, before the Honorable Tiffany E. Sizemore. You are

warned that even if you fail to participate in 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 contact 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:

Lawyer Referral Service
Allegheny County Bar Association
Koppers Building
436 Seventh Ave., 4th Fl.
Pittsburgh, PA 15219
412-261-5555

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

22-01650 Apr 28; May 5, 12, 2022

Voluntary Dissolution Business Corporation

Raymond M. Roberts, Esq., Rothman Gordon, P.C., 310 Grant St., Ste. 300, Pittsburgh, PA 15219. Notice is hereby given by MERITAGE REALTY, 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.

22-01790 Apr 28; May 5, 2022

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5 SUBSTANTIVE & 1 ETHICS CLE CREDITS




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COURT OF COMMON PLEAS

The Fifth Judicial District of Pennsylvania is accepting applications for one (1) position on the Board of Viewers of Allegheny County.

Applicants must maintain an active license to practice law in Pennsylvania. All qualified applicants must submit a cover letter, resume, application and a completed questionnaire to the Court Human Resources Office, 350 Frick Building, 437 Grant Street, Pittsburgh, PA 15219 no later than 4:00 p.m. on **May 3, 2022**.

Additional information regarding this position is available on the Fifth Judicial District's website at www.alleghencourts.us/administration/human_resources.aspx.