

NOTICE OF MARY JO POKNIS

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division, Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO MARCH 8, 2018 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
17-0249	BLOCH, Edna aka Edna Audree aka BLOCK, Edna Audree George Block, Executor		Scott H. Fergus, Esq.
17-0153	MILICH, Dewey Karen Lynn Haiden, Executrix		Susan M. Key, Esq.
15-0969	RAUCH, George aka George A. aka RAUCH, III, George A. Lynn J. Rauch and Deborah R. Gebauer, Executrices		Peter A. Smith, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS March 8, 2018 AT 9:30 A.M., COURTROOM #7, BEFORE THE HONORABLE WILLIAM R. NALITZ, JUDGE.

10-1304	READ, Marcia, E. Lazarus Support Services, LLC Successor Guardian		Mary Jo Corsetti, Esq.
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WILL BE HEARD BY KATHERINE B. EMERY, PRESIDENT JUDGE IN COURTROOM #1 AT 11 A.M.

Mary Jo Poknis, Register and Ex-Officio
Clerk of the Orphans' Court Division of the Court of Common
Pleas of Washington County, Pennsylvania

1)31-2

**WASHINGTON COUNTY BAR ASSOCIATION
BOARD OF DIRECTORS 2018**

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ESTATE NOTICES

The Register of Wills has granted letters testamentary or of administration in the following estates. Notice is hereby given to all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement to the Executors or Administrators or their attorneys.

FIRST PUBLICATION

ANDY, SYLVIA, late of Chartiers Township, Washington Co., PA; Executrices: Christine Lynn Bitz, 327 Old Hickory Ridge Road, Washington, PA 15301; Karen Jean Andy, 323 Old Hickory Ridge Road, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

BYSICK, JR., FRANK R., a/k/a **FRANK R. BYSICK**, late of Chartiers Township, Washington Co., PA; Executors: Scott E. Bysick, 4220 Morgan Place, Perrysburg, OH 43551; Tammi Wessel, 115 Green Street, Houston, PA 15342; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

CARRINGTON, MARK R., a/k/a **MARK RANDALL CARRINGTON**, late of Peters Township, Washington Co., PA; Administrator: Robert Belesky, 295 West College Street, Waynesburg, PA 15370; Attorney: John M. Hartzell, Three Gateway Center, 401 Liberty Avenue, 22nd Fl., Pittsburgh, PA 15222

GUIDOS, KAREN L., a/k/a **KAREN GUIDOS**, late of , Washington Co., PA; Administrator CTA: William Leo, 704 Banetown Road, Washington, PA 15301; Attorney: Sweat Law Offices, c/o Karen Guidos Estate, 23 East Beau St., Washington, PA 15301

MARCHE, SONDR A. BERTY, a/k/a **SONDR A MARCHE**, late of Monongahela, Washington Co., PA; Executor: David Solomon; Attorney: Johanna C. Guehl, 1725 Washington Road, Ste 305, Pittsburgh, PA 15241

MARSHALL, GEORGE M., late of Centerville Borough, Washington Co., PA; Executrix: Bonnie Zuro, 1319 Gatewood Drive, Alexandria, VA 22307; Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau St., Washington, PA 15301

NICHOLS, LARRY R., late of Fallowfield Township, Washington Co., PA; Executrix: Kerri Colangelo, c/o 519 Court Place, Pittsburgh, PA 15219; Attorney: Anthony T. Colangelo, Gaitens, Tucceri & Nichols, PC, 519 Court Place, Pittsburgh, PA 15219

PARSONS, RAY W., late of North Charleroi, Washington Co., PA; Executor: Kent E. Gardner, 705 Center Avenue, North Charleroi, PA 15022; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

RADIC, JOHN A., late of Monongahela, Washington Co., PA; Executrix: Jayne Ann Robbins, 8501 Waterfront Ct., Fort Worth, TX 76179

RODGERS, JOSEPH H., a/k/a **JOSEPH HOWARD RODGERS, SR.**, late of McMurray, Washington Co., PA; Executor: John A. Rodgers, 114 Thomas Road, McMurray, PA 15317; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

ROSSI, BARBARA A., late of Marianna, Washington Co., PA; Executor: Achille Rossi, c/o Stepp Law Offices; Attorney: Kelly A. Stepp, 64 Richhill Street, Suite 101, Waynesburg, PA 15370

SIBERT, DOROTHY J., a/k/a **DOROTHY SIBERT** a/k/a **DOROTHY JANE SIBERT**, late of Donegal Township, Washington Co., PA; Executor: Mark Sibert, 1208 West Finley Road, West Finley, PA 15377; Attorney: Richard J. Amrhein, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

SECOND PUBLICATION

ANDY, WYNETTE ELIZABETH, late of McMurray, Washington Co., PA; Executors: Jobeth Kaplan, 654 Waterdam Road, McMurray, PA 15317; Timothy Andy, 598 Arthurs Road, Washington, PA 15301; Attorney: Tammy Singleton-English, 1725 Washington Road, Suite 301, Pittsburgh, PA 15241

BILLAK, JR., JOHN, late of Fallowfield Township, Washington Co., PA; Executrix: Karen Ann Billak, 19100 West Lake Drive, Hialeah, FL 33015; Attorney: Maria Spina Altobelli, Mears, Smith, Houser & Boyle PC, 127 North Main St., Greensburg, PA 15601

BRANCO, RODNEY R., late of Canonsburg, Washington Co., PA; Executrix: Kimberly J. Branco, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Suite 102, Washington, PA 15301

EDDY, THOMAS G., late of Venetia, Washington Co., PA; Executrices: Margaret Smith, 205 Tower Drive, Claysville, PA 15323; Marianne Eddy, PO Box 115, West Alexander, PA 15376; Attorney: Paul S. Guarnieri, Krassenstein & Associate, 7500 Brooktree Road, Wexford, PA 15090

FISCHER, MYRTLE C., late of Fredericksburg, (Spotsylvania Co.) VA; Executrix: Susan Joy Milligan, 12721 Trench Hill Lane, Fredericksburg, VA 22407; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

GAGGINI, ANNA M., aka **ANNA MARIE GAGGINI** aka **ANNA MARY GAGGINI**, late of New Eagle, Washington Co., PA; Executor: Zane A. Hubacher, 130 Morton Street, New Eagle, PA 15067; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063

HUTCHISON, JANE B., late of Bridgeville, Washington Co., PA; Executrix: Hope Hutchison Sehring c/o Jay L. Fingeret; Attorney: Jay L. Fingeret, Four Gateway Center, Ste 2200, 444 Liberty Avenue, Pittsburgh, PA 15222

MESSER, GENEVIEVE MAE, a/k/a **GENEVIEVE M. MESSER**, late of Fredericktown, Washington Co., PA; Executors: John Messer, Jr. and Barbara Ann Tedesco, c/o Cohen & Grigsby, PC; Attorney: C. Eric Pfeil, Cohen & Grigsby, PC, 625 Liberty Avenue, Pittsburgh, PA 15222

POWELL, GEORGE F., late of California, Washington Co., PA; Executrix: Pamela Powell-Duricic, 835 Wood Street, California, PA 15419; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

RONICK, RONALD JOHN, late of Cokeburg, Washington Co., PA; Executor: Brian Ronick, 145 Major King Circle, Hedgesville, WV 25427

ROSATI, LEO M., late of McDonald, Washington Co., PA; Executor: John Rosati, 51 Plum Run Rd., McDonald, PA 15057

SHEIK MUNIR AHMAD, RAWAL, late of Venetia, Washington Co., PA; Administratrix: Samira Munir Rawl, 105 Bradford Cove, Venetia, PA 15367; Attorney: Louise R. Vuono, 310 Grant Street, Ste 2310, Pittsburgh, PA 15219

STRIMEL, IRWIN E., aka **IRWIN EMERSON STRIMEL** aka **EMERSON IRWIN STRIMEL**, late of Chartiers Township, Washington Co., PA; Executrices: Penelope B. Strimel, 406 Linda Lane, Houston, PA 15342; Susan Fazzolari, 16 Washington Avenue, Hickory, PA 15340; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

THOMPSON, FRED G., late of Washington, Washington Co., PA; Executor: James Thompson, 1711 Ridgewood Drive, Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau Street, Washington, PA 15301

WARD, MARY B., late of Canton Township, Washington Co., PA; Executrix: Jane W. Fedis, 1115 West Wylie Avenue, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

WILDENHAIN, DONALD J., late of South Strabene Township, Washington Co., PA; Executrix: Sharon A. Sellars, 1852 Cherry Rd., Annapolis, MD 21409; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

WILLIAMS, JR., NORMAN C., late of Smith Township, Washington Co., PA; Executor: Joseph E. Williams; Attorney: Kurt J. Winter, 1535 Main Street, PO Box 53, Burgettstown, PA 15021

WINKLEBLECH, MARTHA J., late of Charleroi, Washington Co., PA; Executrix: Deanna Maslo, 513 Jackson St., Monongahela, PA 15063; Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

THIRD PUBLICATION

BARNHART, JAMES W., late of Claysville, Washington Co., PA; Administratrix: Debra A. Barnhart, PO Box 649, Claysville, PA 15323

BAXTER, NICHOLAS W., late of Eighty Four, Washington Co., PA; Executrix: Debra Huseman, 539 Regent St., Houston, PA 15342

DELANEY, MARK JON, late of New Eagle, Washington Co., PA; Executrix: Regina Marie Shuback, 37 Ginger Hill Road, Finleyville, PA 15332; Attorney: Blane A. Blasck, 223 Second St., Monongahela, PA 15063

DOLENCE, MYRA S., late of Finleyville, Washington Co., PA; Executrix: Carolyn C. Kelly, 10656 Billings St., Orlando, FL 32832

GALBRAITH, GERALDINE M., a/k/a **GERALDINE MARIE GALBRAITH**, late of Washington, Washington Co., PA; Executrix: Julianne M. Brosnahan, c/o Michael D. Flynn & Associates; Attorney: Daniel M. Flynn, 2770 South Park Rd., Bethel Park, PA 15102

HARTLEY, SR., THOMAS W., late of California, Washington Co., PA; Executor: Thomas W. Hartley, Jr., 1001 Cross Street, California, PA 15419; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

LYNCH, JEAN LaRUE, a/k/a **LaRUE J. LYNCH**, late of Peters Township, Washington Co., PA; Executor: Glenn Lynch, 206 Hardwood Drive, Venetia, PA 15367; Attorney: Thomas A. Dougherty, 3093 Washington Pike, Bridgeville, PA 15017

PARKER, WILLIAM A., late of Peters Township, Washington Co., PA; Executrix: Beth Andrews, 125 Technology Dr. Ste 104, Canonsburg, PA 15317; Attorney: Thomas M. Butz, 125 Technology Dr. Ste 202, Canonsburg, PA 15317

SERAFINO, RALPH D., late of Cecil Township, Washington Co., PA; Executrix: Linda K. Serafino, 23 Ridgewood Drive, McDonald, PA 15057; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

TUNNEY, MARY A., a/k/a **MARY TUNNEY**, late of West Brownsville, Washington Co., PA; Executor: Douglas W. Tunney, Zebley Mehalov & White, PC; Attorney: Daniel R. White, 18 Mill Street Square, PO Box 2123, Uniontown, PA 15401

VELTRI, MARTHA, late of Washington, Washington Co., PA; Administrator: Mark F. Veltri, 35 Tidball Road, McKees Rocks, PA 15136; Attorney: Timothy R. Berggren, Washington Trust Bldg., 6 South Main St., Suite 210, Washington, PA 15301

WALLER, SHIRLEY J., late of Chartiers Township, Washington Co., PA; Executrix: Lorraine E. Waller, 1640 Canterbury Lane, Glenview, IL 60025; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

REAL ESTATE NOTICES

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
NO. 2017-4975**

KeyBank N.A., Plaintiff

vs.

Rita L. Brock, Individually and as a known heir of James C. Magnetta a/k/a James C. Magnetto a/k/a James C. Magnatta and Unknown Heirs, Successors, Assigns and All Persons, firms or Associations claiming right, Title or Interest from or under James C. Magnetta a/k/a James C. Magnetto a/k/a James C. Magnatta, Defendant(s)

TO: Unknown Heirs, Successors, Assigns and All Persons, firms or Associations claiming right, Title or Interest from or under James C. Magnetta a/k/a James C. Magnetto a/k/a James C. Magnatta, Defendant(s), whose last known address is 22 Mill Street, North Franklin, PA 15301.

**COMPLAINT IN
MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, KeyBank N.A., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to NO. 2017-4975, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 22 Mill Street, North Franklin, PA 15301, whereupon your property would be sold by the Sheriff of Washington County.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, 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 GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

Notice to Defend:
WASHINGTON COUNTY
SOUTHWESTERN PA LEGAL AID
SOCIETY
10 WEST CHERRY STREET
WASHINGTON PA 15301
Telephone (724) 225-6170

Lawyers Referral Service
Washington County Bar Association
119 South College Street

Washington PA 15301
Telephone (724) 225-6710
washcoabar.org.

Under James A. Bilitski, deceased, Defendant(s), whose last known address is 204 Skyline Drive, California, PA 15419.

Mark J. Udren, Lorraine Gazzara Doyle, Elizabeth L. Wassall, John Eric Kishbaugh, Nicole B. Labletta, David Neeren, Morris Scott & Walter Gouldsbury, Attys. for Plaintiff, Udren Law Offices, P.C.

Your house (real estate) at 204 Skyline Drive, California, PA 15419, 080-020-00-03-0006-00, is scheduled to be sold at Sheriff's Sale on 5/4/18, at 10:00 AM, at Washington County Sherriff's Office, Courthouse Sq., 100 W. Beau St., Ste. 101, Washington, PA 15301, to enforce the court judgment of \$110,272.41, obtained by CIT Bank, N.A. (the mortgage) against you.

111 Woodcrest Rd., Ste. 200
Cherry Hill, NJ 08003
Telephone (856) 669-5400

6)31-1

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF COMMON
PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION-LAW
No. 2017-4221**

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:

CIT Bank, N.A., Plaintiff

vs.

Susan G. Bilitski, Known Heir of James A. Bilitski, deceased, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under James A. Bilitski, deceased, Theresa Clarke, Known Heir of James A. Bilitski, deceased, Deborah Bilitski, Known Heir of James A. Bilitski, deceased and James Anthony Bilitski, Jr., Known Heir of James A. Bilitski, deceased, Defendants

1. The sale will be cancelled if you pay back to CIT Bank, N.A., the amount of the judgment plus costs or 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.

2. 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.

3. You may be able to stop the sale through other legal proceedings.

4. 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**

**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

5. 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.

6. 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.

7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724.228.6840.

8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

9. 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 to evict you.

10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff 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 distribution is wrong) are filed with the Sheriff within ten (10) days after the date of filing of said schedule.

11. 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, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Notice to Defend:
WASHINGTON COUNTY
SOUTHWESTERN PA LEGAL AID
SOCIETY
10 WEST CHERRY STREET
WASHINGTON PA 15301
Telephone (724) 225-6170

Lawyers Referral Service
Washington County Bar Association
119 South College Street
Washington PA 15301
Telephone (724) 225-6710
washcobar.org.

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

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
Telephone (610) 278-6800

6)31-1

In Trouble with Discipline?

If you have a problem with alcohol, other drugs, gambling or depression, call LCL at 1-888-1941 for confidential help. If you also have a matter involving the Office of Disciplinary Counsel, you should contact the PBA Lawyers' Assistance Committee. Its' confidential Sobriety Monitor Program Subcommittee has helped many lawyers who were facing disciplinary action as a result of their addiction or depression to keep practicing law. For more information call the LCL administrative office at 1-800-335-2572. Although LCL is not involved with the monitoring program, it can refer you to a subcommittee member who can determine if the monitoring program can assist you. All contact with LCL and the Sobriety Monitor Program Subcommittee is confidential and you incur no obligation when you call. Help is available. Don't wait, call now.

The USI Affinity Insurance Program

We go beyond professional liability to offer a complete range of insurance solutions covering all of your needs.

USI Affinity's extensive experience and strong relationships with the country's most respected insurance companies give us the ability to design customized coverage at competitive prices.

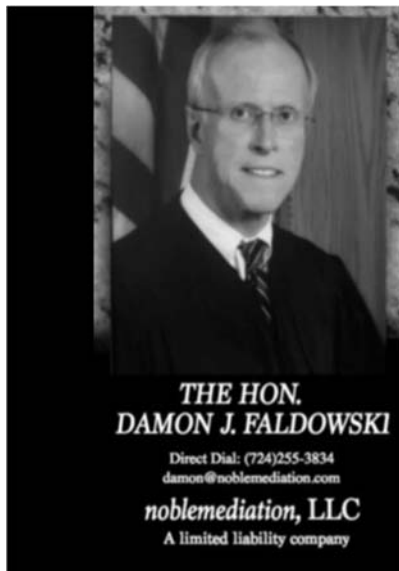
- Lawyers Professional Liability
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- Medical & Dental
- Life Insurance
- Disability Insurance

Call 1.800.327.1550 for your FREE quote.



AFFINITY

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John M. Noble, Esq.
is pleased to announce that

**THE HON.
DAMON J. FALDOWSKI**

is now associated with

noblemediation, LLC

and is accepting private
Mediation and Arbitration referrals.

For inquiries/scheduling contact:
ADR Assistant Michele Miller
724-925-1123 • Efax: 412-202-4118
michele@noblemediation.com