

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 SEPTEMBER 7, 2017 AUDIT

<u>NO.</u>	<u>ESTATE</u>	<u>ACCOUNTANTS</u>	<u>ATTORNEY</u>
15-0149	BLACK, Patricia L. Michael J. Black, Executor		Thomas O. Vreeland, Esq.
16-1192	CARCELLA, Donna M. aka Donna Alfred Anderson, Executor		Brian Pirilla, Esq.
16-0501	DIXON, James J. Sr., aka James Joseph Cora W. Dixon, Executrix		Justin Ellis, Esq.
16-1263	ELIAS, Annette E. Carmine Carrier & Evelyn Jean Ruffa, Executors .		Arthur M. Wilson, Esq.
16-0839	PARISH, Mary C. Stephen J. Parish, Jr., Executor		Dennis M. Makel, Esq.
91-0120	MT. PROSPECT CEMETARY ASSOCIATION Jeanine Miles, Secretary/Treasurer		Mark S. Riethmuller, Esq.
17-0699	STOUGH, Chandler, Special Needs Trust Aligned Partners Trust Co., Trustee		Stephen P. Moschetta, Esq.
92-0335	WARNE, Jane D. BNY Mellon, N.A. Trustee.....		Thomas O. Vreeland, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SCHEDULED FOR September 7, 2017 AT 9:30 A.M., COURTROOM #1 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE

Mary Jo Poknis, Register and Ex-Officio
Clerk of the Orphan's Court Division of the Court of Common Pleas of Washington County, PA 1)5-2

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

BRUCE, ANGELA, a/k/a **ANGELINA BRUCE**, late of East Bethlehem Township, Washington Co., PA; Executor: Allen Wayne Bruce, PO Box 124, Millsboro, PA 15348; Attorney: John J. Moschetta, Jr., PO Box 386, Fredericktown, PA 15333

GRUBER, EDWARD, late of Burgettstown, Washington Co., PA; Executrix: Dorothy Dalesio, c/o Craig E. Wynn; Attorney: Craig E. Wynn, 2002 McMinn Street, Aliquippa, PA 15001

KRYSMALSKI, RUTH H., late of North Strabane Township, Washington Co., PA; Executrix: Ruth Christine Kiefer, 157 Twilight Drive, Canonsburg, PA 15317; Attorney: Jeffrey J. Lochner, 4232 Brownsville Rd., Suite 315, Pittsburgh, PA 15227

MARINI, JOSEPHINE, late of East Bethlehem Township, Washington Co., PA; Executor: Marc A. Marini, 1001 Cummins Road, Monmouth Jct, NJ 08852

McCULLOUGH, THOMAS J., late of East Finley Township, Washington Co., PA; Administrator: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

MITNICK, HELEN C., late of Fallowfield Township, Washington Co., PA; Executrix: Andrea Jo Ross, 1434 Lantana Drive, Hoover, AL 35226; Attorney: Blane A. Black, 223 Second Street, Monongahela, PA 15063

PAGANO, JOHN P., a/k/a **JOHN PAGANO**, late of Chartiers Township, Washington Co., PA; Executors: Janice Round, 3956 Oak Street, Washington, PA 15301; William J. Pagano, 306 Windsor Circle, Washington, PA 15301; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

PAUL, AUGUST V., a/k/a **AUGUST VINCENT PAUL**, late of North Franklin Township, Washington Co., PA; Executor: Donald Wayne Paul, 307 Otter Creek Highway, New Haven VT 05472; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

RESETAR, ANDY, late of Speers Borough, Washington Co., PA; Executor: Michael Resetar, 325 Fallowfield Avenue, Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

SECOND PUBLICATION

ADAMS, FRANCIS W., late of McMurray, Washington Co., PA; Administrator: Brian F. Adams, 205 Trinity Drive, McMurray, PA 15317

BASINSKI, KENNETH L., late of Cecil Township, Washington Co., PA; Administratrix d.b.n.c.t.a.: Connie Johnston, 369 Rockhill Road, Pittsburgh, PA 15243; Attorney: Gary M. Zyra, 525 Carothers Avenue, Carnegie, PA 15106

DuBOIS, DONALD W., a/k/a **DONALD WAYNE DuBOIS**, late of Burgettstown, Washington Co., PA; Executor: Terry W. DuBois, c/o

Goehring, Rutter & Boehm; Attorney: Robert J. Winters, Goehring, Rutter & Boehm, 437 Grant St., Suite 1424, Pittsburgh, PA 15219

GARCIA, MARGARET P. a/k/a **PHILOMENA MARGARET GARCIA**, late of Borough of Donora, Washington Co., PA; Executrix: Renee Garcia, 512 Allen Avenue, Donora, PA 15033; Attorney: Jack L. Bergstein, 33 Colonial Drive, Monessen, PA 15062

HARRIS, CELESTINE, a/k/a **CELESTINE WINNIE HARRIS**, late of Clarksville, Washington Co., PA; Executrix: Cheryl Yvonne Williams, 862 Beech Street, Apt. 209, Washington, PA 15301; Attorney: Nora Gieg Chatha, Tucker Arensberg, PC, 1500 One PPG Place, Pittsburgh, PA 15222

KELLY, GERALD L., late of Finleyville, Washington Co., PA; Administratrix: Elizabeth "Betty" K. Lutton, 305 Green Valley Road, Eighty Four, PA 15330; Attorney: Timothy R. Berggren, Washington Trust Building, 6 South Main Street, Suite 210, Washington, PA 15301

NEHREBECKI, MYRON P., late of North Franklin Township, Washington Co., PA; Administratrix CTA: Lynne M. Getz, 1340 Garden Road, Wynnewood, PA 19096; Attorney: Betsy A. Zimmerman, Suite 200, One Adams Place, 310 Seven Fields Blvd., Seven Fields, PA 16046

PALOMBO, JR., DOMINIC G., late of Hickory, Washington Co., PA; Executor: Marc Palombo, 77 Red Fox Road, Hickory, PA 15340; Attorney: Susan P. Moser, 150 Main St., PO Box 371, Claysville, PA 15323

SHADE, LaRAE JUNE, a/k/a **LaRAE J. SHADE**, late of Washington, Washington Co., PA; Administrators: Rodney Shade, 575 Fairway Drive,

Washington, PA 15301; Steven L. Shade, 13050 Pennington Place, Unit 101, Ft. Myers, FL 33913; Attorney: Timothy R. Berggren, Washington Trust Bldg., 6 South Main St., Suite 210, Washington, PA 15301

VACTOR, NORRIS MILTON, late of Washington, Washington Co., PA; Administratrix: Noel A. Wilkerson, 728 Hunters Run, Gahanna, OH 43230; Attorney: Donald D. Saxton, Jr., 1200 Washington Road, Washington, PA 15301

WATT, AUDREY F., late of Chartiers Township, Washington Co., PA; Executrix: Debra Sakerka, 527 Fair Meadow Drive, Washington, PA 15301; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main Street, Suite 600, Washington, PA 15301

THIRD PUBLICATION

BAXTER, III, THOMAS EDWIN, a/k/a **THOMAS E. BAXTER, III**, late of Monongahela, Washington Co., PA; Executrix: Carol A. Baxter, 144 Wisebecker Lane, Monongahela, PA 15063; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

HENNIG III, KARL B., late of Nottingham Township, Washington Co., PA; Executrix: Barbara Kennedy, 657 Valley View Road, Eighty Four, PA 15330; Attorney: Thomas O. Vreeland, Bassi, Vreeland & Associates, PC, 62 East Wheeling St., Washington, PA 15301

KERN, JR., JOHN E., a/k/a **JOHN E. KERN**, late of Wilmington, Delaware; Ancillary Administrator: David S. Posner, 26 South Main St., Suite 200, Washington, PA 15301; Attorney: David S. Posner, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26

South Main St., Ste 200, Washington, PA 15301

LAYTON, JOHN LESTER, a/k/a **JACK LAYTON**, late of McMurray, Washington Co., PA; Executrix: Catherine Marie Layton, 134 Lakeview Drive, McMurray, PA 15317; Attorney: Rebecca A. Bowman, 114 Aston Court, McMurray, PA 15317

LENIK, MILDRED K., late of Finleyville, Washington Co., PA; Administratrix: Mildred Podnar, 250 Railroad St., Finleyville, PA 15332; Attorney: Justin Ellis, Zacharia & Brown, 111 West McMurray Road, McMurray, PA 15317

LENIK, LINDA M., late of Finleyville, Washington Co., PA; Administratrix: Mildred Podnar, 250 Railroad Street, Finleyville, PA 15332; Attorney: Justin Ellis, Zacharia & Brown, 111 West McMurray Road, McMurray, PA 15317

POLAND, DONALD W., late of Washington, Washington Co., PA; Executrix: Phyllis Moore, 105 Gorby Road, Washington, PA 15301; Attorney: Susan P. Moser, 150 Main Street, PO Box 371, Claysville, PA 15323

PORCHIRAN, MICHAEL, a/k/a **MICHAEL R. PORCHIRAN**, late of Burgettstown, Washington Co., PA; Administrator: Richard P. Porchiran, 15 Nichols Avenue, Slovan, PA 15078; Attorney: Gary M. Zyra, 525 Carothers Avenue, Carnegie, PA 15106

RECKER, WILLIAM L., late of Finleyville, Washington Co., PA; Executrix: William J. Recker, 238 Scaife Road, Sewickley, PA 15143; Attorney: Daniel M. Flynn, 2770 South Park Road, Bethel Park, PA 15102

REID, BETTY C., a/k/a **BETTY C. WUNDERLICH**, late of Eighty Four, Washington Co., PA; Executrix: Joyce E. Mayernik, c/o Steptoe & Johnson;

Attorney: Michael W. Barill, Steptoe & Johnson PLLC, PO Box 1616, Morgantown, WV 26507

RICE, ERNEST R., late of Somerset Township, Washington Co., PA; Executrix: Jean Myers, 100 Memory Lane, Bentleyville, PA 15314

STEWART, MARY B., a/k/a **MARY E. STEWART**, late of Canton Township, Washington Co., PA; Executor: William B. Stewart, Jr., 788 Rural Valley Road, Washington, PA 15301; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

TIMO, BARBARA ANN, late of Bentleyville, Washington Co., PA; Administrator: John Timo, Jr., 240 Woodland Road, Daisytown, PA 15427; Attorney: Theodore M. Trbovich, 511 Greenfield Ave., Pittsburgh, PA 15207

TIMO, SR., JOHN E., late of Bentleyville, Washington Co., PA; Administrator: John Timo, Jr., 240 Woodland Road, Daisytown, PA 15427; Attorney: Theodore M. Trbovich, 511 Greenfield Avenue, Pittsburgh, PA 15207

YENCHO, BARBARA, late of Bentleyville, Washington Co., PA; Executrix: Mary Ann Boone, 515 Mill Road SW, Lancaster Ohio 43130

ZOFCHAK, LARRY A., late of Muse, Washington Co., PA; Administratrix: Lisa A. Zofchak, 168 Locust Street, Muse, PA 15350; Attorney: Clark A. Mitchell, 17 South College Street, Washington, PA 15301

MISCELLANEOUS

NOTICE OF SUSPENSION

Notice is hereby given that on August 16, 2017, pursuant to Rule 208(f), Pa.R.D.E., the Supreme Court of Pennsylvania ordered that Keith Alan Bassi (#36248) from Charleroi, PA, be placed on Temporary Suspension from the practice of law by the Court, to be effective September 15, 2017.

Marcee D. Sloan

Board Prothonotary

The Disciplinary Board of the Supreme Court of Pennsylvania 4)6-1

REAL ESTATE

NOTICE OF SHERIFF'S SALE OF REAL ESTATE

TO: PHILLIP O. TOLAND
4530 STATE ROUTE 40
CLAYSVILLE, PA 15323

TAKE NOTICE that by virtue of the above Writ of Execution issued out of The Court of Common Pleas of Washington County, Pennsylvania, and to the Sheriff of Washington County, directed, there will be exposed to Public Sale in:

**OFFICE OF THE SHERIFF
WASHINGTON COUNTY
COURTHOUSE SQUARE
WASHINGTON, PENNSYLVANIA
15301**

on **Friday, NOVEMBER 3, 2017**, at **10:00 A.M.**, the following described real estate of which PHILLIP O. TOLAND is the owner or reputed owner of:

See "Property Description" set forth below:

ALL THE RIGHT, TITLE AND INTEREST OF PHILLIP O. TOLAND, OWNER OR REPUTED OWNER, IN AND TO:

ALL that certain lot or parcel of ground situate in Donegal Township, Washington County, Commonwealth of Pennsylvania. FOR PRIOR TITLE see special warranty deed dated June 25, 2015, from Becky J. Reese, unmarried, recorded on July 6, 2015, in the Recorder's Office of Washington County, Pennsylvania, at Instrument Number: 201518959.

The said Writ of Execution has been issued on a judgment in the mortgage foreclosure action of:

COMMUNITY BANK

vs.

PHILLIP O. TOLAND

at Execution No. 2016-6425 in the amount of \$151,570.26, plus interest and costs.

Claims against the property must be filed at the Office of the Sheriff before the above sale date.

Claims to proceed must be made with the Office of the Sheriff before distribution.

Schedule of Distribution will be filed with the Office of the Sheriff on **Thursday, November, 27, 2017, -THIS DATE IS 20 DAYS FROM THE DATE OF SALE**], but no later than thirty (30) days from sale date.

Distributions will be made in accordance to the Schedule of Distribution unless exceptions to Distribution are filed with the Office of the Sheriff no later than ten (10) days from the date when the Schedule of Distribution is filed in the Office of the Sheriff.

Attached hereto is a copy of the Writ of Execution. It has been issued because

there is a judgment against you. It may cause your property to be held or taken to pay the judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS NOTICE AND THE WRIT OF EXECUTION TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

If you do not know a lawyer, contact –

**LAWYER REFERRAL SERVICE
119 S. College Street
Washington, PA 15301
Telephone Number (724) 225-6710**

If you cannot afford a lawyer, contact –

**SOUTHWESTERN PENNSYLVANIA
LEGAL AID SOCIETY
10 West Cherry Avenue
Washington, PA 15301
(724) 225-6170**

You may have legal rights to prevent the Sheriff's Sale and the loss of your property. In order to exercise those rights, prompt action on your part is necessary. A lawyer may be able to help you.

You may have the right to prevent or delay the Sheriff's Sale by filing, before the sale occurs, a petition to open or strike a judgment or a petition to stay the execution.

If the judgment was entered because you did not file with the Court any defense or objection, you might have within twenty (20) days after service of the Complaint

or Mortgage Foreclosure and Notice to Defend, you may have the right to have the judgment opened if you promptly file a petition with the Court alleging a valid defense and a reasonable excuse for failing to file the defense on time. If the Judgment is opened, the Sheriff's Sale would ordinarily be delayed pending trial of the issue of whether the plaintiff has a valid claim to foreclose the mortgage or judgment.

You may also have the right to have the judgment stricken if the Sheriff has not made a valid return of service of the Complaint and Notice to Defend or if the judgment was entered before twenty (20) days after service or in certain other events. To exercise this right, you would have to file a petition to strike the judgment.

You may also have the right to petition the Court to stay or delay the execution and the Sheriff's Sale if you can show a defect in the Writ of Execution or service or demonstrate any other legal or equitable right.

YOU MAY ALSO HAVE THE RIGHT TO HAVE THE SHERIFF'S SALE SET ASIDE IF THE PROPERTY IS SOLD FOR A GROSSLY INADEQUATE PRICE OF IF THERE ARE DEFECTS IN THE SHERIFF'S SALE. TO EXERCISE THIS RIGHT, YOU SHOULD FILE A PETITION WITH THE COURT AFTER THE SALE AND BEFORE THE SHERIFF HAS DELIVERED HIS DEED TO THE PROPERTY. THE SHERIFF WILL DELIVER THE DEED IF NO PETITION TO SET ASIDE THE SALE IS FILED WITHIN THE TEN (10) DAYS FROM THE DATE WHEN THE SCHEDULE OF DISTRIBUTION IS FILED IN THE OFFICE OF THE SHERIFF.

**WRIT OF EXECUTION—
(MORTGAGE FORECLOSURE)
P.R.C.P.3180 to 3183 and Rule 3257
No. 6425 of 2016 E.D.**

Community Bank v. Phillip O. Toland
Commonwealth of Pennsylvania
TO THE SHERIFF OF Washington
County, Pennsylvania:

To satisfy the judgment, interest and costs in the above matter you are directed to levy upon and sell the following described property (specifically described property below):

ALL that certain lot or parcel of ground situate in Donegal Township, Washington County, Commonwealth of Pennsylvania.

FOR PRIOR TITLE see special warranty deed dated June 25, 2015, from Becky J. Reese, unmarried, recorded on July 6, 2015, in the Recorder's Office of Washington County, Pennsylvania, at Instrument Number: 201518959.

Which has an address of 4530 State Route 40, Claysville, PA 15323. Tax Assessment Number: 230-001-00-00-0028-03.

Amount Due: \$151,570.26
Interest from 10-12-2016: \$4,612.36
Total: \$156,182.62 Plus costs

Dated: 8/10/2017
Thomas O. Vreeland, Esq.
Bassi, Vreeland & Associates, PC
62 East Wheeling Street
Washington, PA 15301

6)6-1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
NO. 2017-4267
Instrument # 201721730

IN RE: CONDEMNATION BY THE
COMMONWEALTH OF PENNSYLVANIA,
DEPARTMENT OF TRANSPORTATION,
OF THE RIGHT-OF-WAY
FOR STATE ROUTE 1023, SECTION
000 IN THE TOWNSHIP OF NORTH
STRABANE

EMINENT DOMAIN PROCEEDING
IN REM

NOTICE OF CONDEMNATION AND
DEPOSIT OF ESTIMATED JUST COM-
PENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 7 I.P.S. 5 I 3(e), as amended, has filed on August 24, 2017, a Declaration of Taking to the above term and number, condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on July 25, 2017 a plan entitled Drawings Authorizing Acquisition of Right-of-Way for State Route 1023 Section 000 R/W in Washington County, a

copy of which plan was recorded in the Recorder's Office of the aforesaid county on August 1, 2017, in Instrument number 201 719237.

The purpose of the condemnation is to acquire property for transportation purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. §305(b)).

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. §522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in

interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the fund or any balance remaining to be paid to the Commonwealth without escheat.

Dale Perry
District Right-of-Way Administrator
Engineering District
Pennsylvania Department of Transportation
6)6-1