

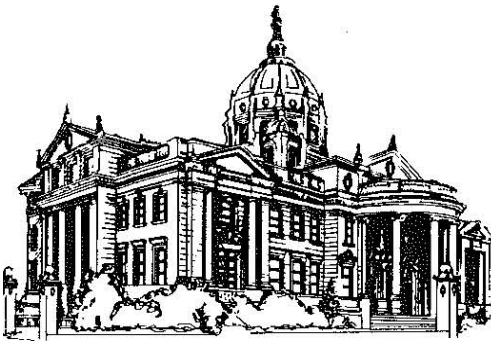
# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY  
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

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THURSDAY, SEPTEMBER 10, 2020

No. 8



*Serving the  
Legal Community  
of Washington County*

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF  
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE  
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS  
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

**PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.**

## JUDGES & COURT/MOTIONS SCHEDULE

**Complete motions info during judicial emergency at  
www.washingtoncourts.us**

Judge	Ctrm	Motions Court Schedule
Emery, Katherine (PJ)	CR#1	Tu, W, Th 9:15a. Judge of the Term, Civil: 1st-15th of each month
DiSalle, John	CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans' Court (copy of motion to be served beforehand to Audit Atty) <b>"Until further order</b> , all motions, incl. Criminal & Orphans' Court, shall be handled remotely via email or fax sent to chambers. It is filing party's responsibility to notify all necessary parties that a motion is being filed and to state whether motion is contested. Contested motions shall include a scheduling order. Any Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & D.A.'s Office for acknowledgment of objection or consent." <b>No motions Sept 28-Oct 2.</b>
Gilman, Gary	CR#4	Tu, Th 9:15a. Judge of the Term, Criminal: Sep., Nov.
Costanzo, Valarie	CR#3	Tu, Th 9:15a. Judge of the Term, Criminal: Oct., Dec. <b>During the judicial emergency</b> , all motions shall be sent to the following email addresses (See website for motions format/add'l info): <a href="mailto:lori.hoag@washingtoncourts.us">lori.hoag@washingtoncourts.us</a> and <a href="mailto:jennifer.houpt@washingtoncourts.us">jennifer.houpt@washingtoncourts.us</a> .
Lucas, Michael	CR#5	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 16th-end of each month
Neuman, Brandon	CR#6	Motions on Tu (pro se & attys; motions due by noon on Fri) and Wed (attys; motions due by noon on Mon). Starting 7/6, all motions will be heard by phone. For all motions, sign-up outside office. No motions accepted via email or mail.
McDonald, Traci	CR#7	W, Th 9:15a. Contact Daryl Holt, Judicial Secretary at <a href="mailto:billie.jo.pustovrh@washingtoncourts.us">billie.jo.pustovrh@washingtoncourts.us</a> and <a href="mailto:daryl.holt@washingtoncourts.us">daryl.holt@washingtoncourts.us</a> re motions scheduling. All Dependency Hearings and Delinquency matters will be held via Microsoft Teams — special accommodations contact Court in advance of hearing.

## COURT CALENDARS

Orphans' Court Audits: ..... Sep 24, Nov 12  
Next Sheriff's Sales: ..... Oct 2, Nov 6, Dec 4

**NOTE: Per Administrative Order 2020-1 24 W.M. 2020 the local judicial emergency has been extended through December 31, 2020. For a copy of this and other orders: [www.pacourts.us/ujs-coronavirus-information](http://www.pacourts.us/ujs-coronavirus-information).**

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## Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] In a 5-4 vote, the Supreme Court of the United States, in a one-sentence order, declined to block President Trump from spending military funds on the border wall pending the litigation. [2] According to the U.S. Marshall Service, threats and inappropriate communications against federal judges, prosecutors and court official have jumped substantially since 2015 where the service recorded 926 such threats as compared to 4,449 in 2019. [3] The National Association of the Deaf alleges in a lawsuit that President Trump is violating Section 504 of the Rehabilitation Act, which provides that individuals with disabilities may not be excluded from participation in programs and activities conducted by executive agencies, in refusing to provide American Sign Language interpreters at his coronavirus briefings. [4] Private prison company, CoreCivic and phone provider Securus Technologies, Inc., have agreed to pay \$3.7 million to settle an attorney class action over recorded attorney-client phone calls. The class consists of about 750 attorneys whose conversations were recorded at the Leavenworth, Kansas, prison. [5] A Philadelphia lawyer has filed a First Amendment challenge to Pennsylvania's new ethics rule barring manifestations of bias or prejudice in the practice of law. In the suit, the lawyer contends that the ethics rule will chill his speech as a lawyer for the Foundation for Individual Rights in Education which defends due process and free speech rights of students and faculty. Specifically, the lawyer alleges that he frequently engages in speaking at legal events during which he endorses due process protections, opposes campus bans on hate speech and speaks in favor of allowing religious speech on campus. According to the lawyer, the new ethics rule could lead to sanctions "if an audience member misconstrues his speech as a manifestation of bias and prejudice. [6] The U.S. Court of Appeals for the Eleventh Circuit has agreed to rehear a challenge to a non-prosecution deal in which a federal prosecutor dropped a case against convicted sex offender and financier Jeffrey Epstein in exchange for his guilty plea to state prosecution charges. The suit contends that the federal prosecutor failed to notify Epstein's underage victims about the deal. A panel of the Court previously ruled that the Crime Victims' Rights Act doesn't protect victims before federal charges are filed.; [7] While researching material for a course on wrongful convictions, a Montclair State University professor discovered that in all known exonerations of wrongful convictions, one-third of the cases were based upon determinations that there had not been a crime committed. Correction from last week (courtesy of an eagle-eyed reader): "[2] A Black district attorney in Wisconsin has said that he won't be intimidated after late-night protesters with a bullhorn shouted profanity and called him a racist in a bid to have charges dropped against two black men accused of looting a jewelry store and making threats, respectively. The district attorney said he was raised by a Black mother who fought for racial justice in the 1960s and he knows what it is like to be Black in America."

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Obiter Dictum

NOTICE OF JAMES ROMAN

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 24, 2020  
AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-15-0083	CASTELLI, James Accountant: .... Anita Napoli, Trustee Attorney: ..... Charles J. Avalli, Esq.
63-19-0151	SUTHERLAND, Betty Jane Accountant: ..... Gery A. Sutherland, Executor Attorney: ..... Neil J. Marcus, Esq.
63-15-0969	RAUCH, George Accountant: ..... Deborah R. Gebauer, & Lynn J. Rauch, Trustees Attorney: ..... Peter Andrew Smith, Esq.
63-92-0335	WARNE, Jane D. Accountant: .... BNY Mellon, N.A., Trustee Attorney: ..... Thomas O. Vreeland, Esq.
63-19-0301	SHERRY, John S. Accountant: ..... Joan P. Sherry, Executrix Attorney: ..... N/A

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL  
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID  
AUDIT IS SEPTEMBER 24, 2020 AT 9:30A.M., COURTROOM #2 BEFORE THE  
HONORABLE JOHN F. DISALLE, JUDGE.

James Roman, Register and Ex-Officio  
Clerk of the Orphans’ Court Division of the  
Court of Common Pleas of  
Washington County, Pennsylvania

**ESTATE NOTICES****FIRST PUBLICATION**

**Barkey, Mary Ann**  
Late of Monongahela  
Washington Co., PA  
File No. 63-20-0668

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor & Attorney or attorney, and all persons indebted to the decedent to make payment to the Executor & Attorney without delay.

Executor & Attorney: Justin Ellis, Esq.,  
Zacharia Brown Law Offices, 111 W.  
McMurray Rd., McMurray, PA 15317

WCR Vol 101 Issues 8,9,10

**Campbell, Alice**

Late of Borough of Burgettstown  
Washington Co., PA  
File No. 63-20-0957

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Benita Jane Campbell, 23  
Hindman Ave., Burgettstown, PA 15021  
Attorney: Daniel P. Gustine, Esq.,  
Peacock Keller, LLP, 95 W. Beau St.,  
Washington, PA 15301

WCR Vol 101 Issues 8,9,10

**Fields, Howard Russell**

a/k/a Howard R. Fields  
a/k/a Howard Fields  
Late of Fallowfield Twp.  
Washington Co., PA  
File No. 63-20-0880

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Pamela Fields, 1673 Grange  
Rd., Charleroi, PA 15022

WCR Vol 101 Issues 8,9,10

**Johnson, Claretta Elaine**

a/k/a Claretta E. Johnson  
Late of Washington  
Washington Co., PA  
File No. 63-20-0946

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Sharon Battistone, 4037 Sir  
James Drive, McDonald, PA 15057  
Attorney: Jana Phillis Grimm, Esq.,  
Steptoe & Johnson PLLC, 11 Grandview  
Cir., Ste. 200, Canonsburg, PA 15317

WCR Vol 101 Issues 8,9,10

**Seibert, Donald H.**

a/k/a Donald Harold Seibert  
Late of Washington  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kelly L. Young, 927 Michigan  
Ave., Washington, PA 15301  
Attorney: Jeffrey P. Derrico, Esq., Green-  
lee Derrico Posa LLC, 60 E. Beau St.,  
Washington, PA 15301

WCR Vol 101 Issues 8,9,10

**Smith, Robert Morgan**

a/k/a Robert M. Smith  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-20-0845

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Suzanne D. Smith, 441 Woodstock Ln., Wilmington, DE 19808

Attorney: James P. Shields, Esq., Law Offices of Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 101 Issues 8,9,10

**TRUST NOTICE**

The Withrow Family Trust Dated July 10, 2008, Donald E. Withrow, Settlor, Late of Nottingham Township, Washington County, Penna.

Notice is hereby given to all persons having claims against the same to present them for payment, duly authenticated; and to those indebted hereto, to make immediate payment to:

Donald C. Withrow, Successor Trustee  
79 Withrow Road  
Eighty Four, PA 15330

Cary D. Jones, Esquire  
Marriner, Jones & Fitch  
6 South Main Street, Suite 600  
Washington, PA 15301

WCR Vol 101 Issues 8,9,10

**SECOND PUBLICATION****Findlay, Patrick J.**

Late of Eighty Four  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Zita L. Findlay c/o

Attorney: Dorothy A. Milovac, Esq., 775 E. Maiden St., Washington, PA 15301

WCR Vol 101 Issues 7,8,9

**Gereshenski, Tyler**

Late of Finleyville  
Washington Co., PA  
File No. 63-20-0927

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Cheryl Gereshenski, 99 Hidden Valley Dr., Finleyville, PA 15332

Attorney: Bernard Tully, Esq., Bernard M. Tully, L.L.C., 428 Forbes Ave., Ste. 2301, Pittsburgh, PA 15219

WCR Vol 101 Issues 7,8,9

**King, Gene Louise**

Late of Monongahela  
Washington Co., PA  
File No. 20-00917

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Suzanne K. Zanardelli

Attorney: Taressa J. Wills, Esq., Goldblum Sablowsky, LLC, 285 E. Waterford Dr., Ste. 160, Homestead, PA 15120

WCR Vol 101 Issues 7,8,9

**McAnany, Margaret S.**

a/k/a Margaret S. McAnany  
Late of Donegal Twp.  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Margaret Jean Six, 80 Buck Run Rd., Claysville, PA 15323

Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 101 Issues 7,8,9

**Power, Elda M.**

Late of Beallsville  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Nora P. Deems, 800 E. Beau St., Apt. 76, Washington, PA 15301

WCR Vol 101 Issues 7,8,9

**Price, Samuel Robert**

a/k/a S. Robert Price a/k/a Robert Price  
Late of Morris Twp.  
Washington Co., PA  
File No. 63-20-0875

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Connie Moneta, 312 Center Ave., Greensburg, PA 15601

Attorney: Ronald L. Chicka, Esq., Stewart, McArdle, Sorice, Whalen, Farrell, Finoli and Cavanaugh, LLC, 1146 Sullenberger Rd., Latrobe, PA 15650

WCR Vol 101 Issues 7,8,9

**Rosser, Crystal Renee**

Late of Washington  
Washington Co., PA  
File No. 63-20-00922

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Stefany Ray, 1125 Allison Ave., Apt. 2, Washington, PA 15301

Attorney: Edward Leymarie, Jr., Esq., Leymarie Clark Long, P.C., 423 Sixth St., Ellwood City, PA 16117

WCR Vol 101 Issues 7,8,9

**Salaske, Debra Marie**

Late of Monongahela  
Washington Co., PA  
File No. 63-20-0926

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Kimberly Jo Abersold, 352 Bullcreek Rd., Butler, PA 16002

WCR Vol 101 Issues 7,8,9

**Sawka, Patricia A.**

Late of Charleroi  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Dimitri R. Sawka c/o

Attorney: Eric J. Yandrich, 2101 Greentree Rd. Ste. A101B, Pittsburgh, PA 15220

WCR Vol 101 Issues 7,8,9

**Shanahan, Odessa V.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-20-0064

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Patricia Challinor, 182 Christy Rd., Eighty Four, PA 15330

Attorney: Carl B. Zacharia, Esq.,  
Zacharia Brown Law Offices, 111 W.  
McMurray Rd., McMurray, PA 15317

WCR Vol 101 Issues 7,8,9

**Stainbrook, Marlene B.**

a/k/a Marlene L. Stainbrook  
Late of South Strabane Twp.  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Dana Lee Stainbrook c/o

Attorney: Dorothy A. Milovac, Esq., 775  
E. Maiden St., Washington, PA 15301

WCR Vol 101 Issues 7,8,9

**Stefan, Stephen A.**

a/k/a Stephen Anthony Stefan  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-20-0743

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Deneane A. Vucich,  
107 Janis Dr., McMurray, PA 15317

Attorney: Gary M. Zyra, Esq.,

525 Carothers Ave., Carnegie, PA 15106

WCR Vol 101 Issues 7,8,9

**Wright, Mary Katherine**

a/k/a Mary K. Wright a/k/a Mary Wright  
a/k/a Mary Katherine Spease Wright  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-20-0870

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Bonnie Lou Dolan and  
Wanda Kay Boardley, 61 Dunn Ave.,  
Washington, PA 15301

Attorney: Stephanie M. Sewak, Esq.,  
90 W. Chestnut St., Ste. 606,  
Washington, PA 15301

WCR Vol 101 Issues 7,8,9

**Family Trust**

RONALD F. EVANS, Deceased of Peters Township, Washington County, Pennsylvania, died June 16, 2020. Prior to his death, he established the Evans Family Trust dated January 23, 2015 and the Evans Family Trust for Real Estate dated January 23, 2015 appointing his son, Garret D. Evans as Trustee. No personal representative has been appointed. Notice is hereby given to all persons indebted to the Evans Family Trust dated January 23, 2015 and/or the Evans Family Trust for Real Estate dated January 23, 2015 to make immediate payment and to those having claims against it to present them to:

Garret D. Evans, Trustee of the Evans Family Trust dated January 23, 2015  
Garret D. Evans, Trustee of the Evans Family Trust for Real Estate dated January 23, 2015

c/o Andrew G. Sykes, Esq.  
Sykes Elder Law, L.L.C.  
615 Washington Road, Suite 304  
Pittsburgh, PA 15228

WCR Vol 101 Issues 7,8,9



**TRUSTEE'S NOTICE**  
**No. 63-20-0856**  
**Fritch, Arlin G.**

Arlin G. Fritch Revocable Living Trust dated September 20, 2012. Arlin G. Fritch, late of Smith Township, Washington County, Pennsylvania died May 6, 2020.

All persons having claims against the trust are requested to make known the same to undersigned or his attorney and all persons indebted to the decedent are requested to make payment to the undersigned without delay.

Martin Fitch  
30 Gardner Rd., Apt. 6G  
Brookline MA 02445

Eva H. Ahern, Esq.  
Peacock Keller, LLP  
95 W. Beau St., Ste. 600  
Washington, PA 15301

WCR Vol 101 Issues 7,8,9

**THIRD PUBLICATION**

**Anthony, Lazzaro**  
Late of McMurray  
Washington Co., PA  
File No. 63-20-0804

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Judy Ann Lazzaro,  
502 Springbrook Dr., Troy, MI 48098;  
Anthony J. Lazzaro, 366 McCombs Rd.,  
Venetia, PA 15367,  
Attorney: Alan I. Farber, Esq.,  
5301 Grove Rd., Ste. M-106,  
Caste Village, Pittsburgh, PA 15236

WCR Vol 101 Issues 6,7,8

**Beber, Frank Jeffrey**  
a/k/a Frank J. Beber  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-20-0893

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: PNC Bank, Estate Settlement  
Dept., 300 Fifth Ave., 31st Flr.,  
Pittsburgh, PA 15222

Attorney: Charles R. Reis, Esq.,  
3439 Babcock Blvd., Ste. 300,  
Pittsburgh, PA 15237

WCR Vol 101 Issues 6,7,8

**Bozic, Sandra Lee**

Late of Midway Borough  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator / Attorney or attorney, and all persons indebted to the decedent to make payment to the Administrator / Attorney without delay.

Administrator / Attorney: Charles A.J.  
Halpin, III, Esq., The Land Title Bldg.,  
100 S. Broad St., Ste. 1830, Philadelphia,  
PA 19110

WCR Vol 101 Issues 6,7,8

**Ciepiela, Cheryl**

Late of Speers  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Mark Ciepiela, 9152 SW  
83rd Ave., Unit B, Ocala, FL 34481

Attorney: Blane A. Black, Esq.,  
223 Second St., Monongahela, PA 15063

WCR Vol 101 Issues 6,7,8

**Doyle, Karen S.**

Late of New Eagle  
Washington Co., PA  
File No. 63-20-0853

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator/Attorney or attorney, and all persons indebted to the decedent to make payment to the Administrator/Attorney without delay.

Administrator/Attorney: Quinntarra  
Morant, Esq., P.O. Box 10946,  
Pittsburgh, PA 15236

WCR Vol 101 Issues 6,7,8

**Forquer, III, Ray Warren**

a/k/a Ray W. Forquer, III  
Late of City of Washington  
Washington Co., PA  
File No. 63-20-0884

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Ben Costello, 75 E. Maiden St.,  
Washington, PA 15301

Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,  
6 S. Main St., Ste. 614,  
Washington, PA 15301

WCR Vol 101 Issues 6,7,8

**Gunther, Jr., Joseph**

Late of Robinson Twp.  
Washington Co., PA  
File No. 63-20-0879

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney,

and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Barbara Harvey,  
312 Molly Dr., McMurray, PA 15317  
Attorney: Loretta Kendall, Esq., 364 E.  
Lincoln Ave., McDonald, PA 15257

WCR Vol 101 Issues 6,7,8

**King, Nancy K.**

Late of Washington  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Jeffrey A. King, 198 Lakefront Dr., Loretto, PA 15940;  
Stacy L. King aka Stacy L. Rush,  
376 Fox Rd., Avella, PA 15312,  
Attorney: Thomas O. Vreeland, Esq.,  
Bassi, Vreeland & Assoc., P.C.,  
62 E. Wheeling St., Washington, PA  
15301-4804

WCR Vol 101 Issues 6,7,8

**Peterson, Elmer L.**

a/k/a Elmer Lawrence Peterson  
Late of Cross Creek Twp.  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Lawrence E. Peterson,  
3 Meadowcrest Dr., Cecil, PA 15321  
Attorney: Cary D. Jones, Esq., Marriner,  
Jones & Fitch, 6 S. Main St., Ste. 600,  
Washington, PA 15301

WCR Vol 101 Issues 6,7,8

**Rush, Bernard D.**

Late of N. Strabane Township  
Washington Co., PA  
File No. 63-20-0911

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Barry Lee Rush,  
16 Rush Ln., Eighty Four, PA 15330  
Attorney: Susan M. Key, Esq., Peacock  
Keller, LLP, 95 West Beau St., Ste. 600,  
Washington, PA 15301

WCR Vol 101 Issues 6,7,8

**Slosarik, Helen Jean**

Late of East Bethlehem Twp.  
Washington Co., PA  
File No. 63-20-0855

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Administratrices or attorney, and all persons indebted to the decedent to make payment to the Co-Administratrices without delay.

Co-Administratrices: Shirley Slosarik  
Yablonski, 7116 Heathwood Ct., Bethesda, MD 20817; Janet Slosarik Jackson,  
122 Lindella Dr., Brownsville PA 15417,  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,  
6 S. Main St., Ste. 614, Washington,  
PA 15301

WCR Vol 101 Issues 6,7,8

**Swagler, Jr., Harold E.**

Late of Eighty Four  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or

attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Joy S. Knohr c/o

Attorney: Susan Foster Blank, Esq., 1634  
E. National Pike, Scenery Hill, PA 15360

WCR Vol 101 Issues 6,7,8

**NAME CHANGE NOTICES****PUBLIC NOTICE  
CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the 31<sup>st</sup> day of August, 2020, a Petition for Change of Name, filed by the Petitioner, AMANDA METHENY, Guardian of DEVIN VASSILIS IRAKLIDIS, was filed in the Washington County Court, praying for a decree to change his name to DEVIN JAMES METHENY.

The Court has fixed Friday, November 6, 2020 at 9:00 a.m., in Courtroom Number 5, Washington County Court, Washington, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

WCR Vol 101 Issue 8

**CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the date of 9/4/2020, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2020-3397 by the Petitioner, Felicia McGinnis for a change of name to Felicia Moore.

The Court has fixed the date of October 23, 2020 at 9:00 a.m., in Courtroom Number 5, Washington County Court, Washington, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

WCR Vol 101 Issue 8

**CHANGE OF NAME**

NOTICE IS HEREBY GIVEN that on the date of 9/3/2020, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2020-4822 by the Petitioner, Kara Lee Quevi for a change of name to Kara Lee Eckels.

The Court has fixed the date of October 13, 2020 at 10:00 a.m., in Courtroom Number 1, Washington County Court, Washington, Pennsylvania, as the time and place for the hearing on said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

WCR Vol 101 Issue 8

## REAL ESTATE NOTICES

NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON PLEAS  
OF WASHINGTON  
COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
COURT OF COMMON PLEAS  
No. C-63-CV-2020-1491

WILMINGTON TRUST COMPANY AS  
SUCCESSOR TRUSTEE TO THE  
BANK OF NEW YORK AS SUCCE-  
SOR TRUSTEE FOR JPMORGAN  
CHASE BANK, N.A., AS TRUSTEE  
FOR THE BENEFIT OF THE CERTIFI-  
CATEHOLDERS OF POPULAR ABS,  
INC. MORTGAGE PASS-THROUGH  
CERTIFICATES SERIES 2005-B  
Plaintiff

vs.

KELLIE J. ESPEY A/K/A KELLIE  
ESPEY, in her capacity as Administratrix  
and Heir of the Estate of LYNA KLIMO  
A/K/A LYNA M. KLIMO  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST

FROM OR UNDER LYNA KLIMO A/K/  
A LYNA M. KLIMO, DECEASED  
Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNA KLIMO A/K/ A LYNA M. KLIMO, DECEASED

You are hereby notified that on March 4, 2020, Plaintiff, WILMINGTON TRUST COMPANY AS SUCCESSOR TRUSTEE TO THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2005-B, 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. C-63-CV-2020-1491. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 833 OAKLAND AVENUE, CHARLE-ROI, PA 15022-1851 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**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, GO TO OR 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.

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

Lawyer Referral Service  
Washington County Bar Association  
119 South College Street  
Washington, PA 15301  
Telephone (724) 225-6710

WCR Vol 101 Issue 8

**NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE  
IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
No. C-63-CV-2020-2125**

U.S. BANK N.A., AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF  
THE STRUCTURED ASSET SECURI-  
TIES CORPORATION, STRUCTURED  
ASSET INVESTMENT LOAN TRUST,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2003-BC8  
Plaintiff

vs.

JESSICA L. BRITT A/K/A JESSICA  
BRITT, in her capacity as Administratrix  
and Heir of the Estate of EILEEN L.  
BRITT A/K/A EILEEN BRITT  
JEREMY P. BRITT, in his capacity as

Heir of the Estate of EILEEN L. BRITT  
A/K/A EILEEN BRITT  
ASHLEY E. MULL, in her capacity as  
Heir of the Estate of EILEEN L. BRITT  
A/K/A EILEEN BRITT  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER EILEEN L. BRITT,  
DECEASED  
Defendants

**NOTICE**

To UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER EILEEN L. BRITT,  
DECEASED

You are hereby notified that on April 14, 2020, Plaintiff, U.S. BANK N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF THE STRUCTURED ASSET SECURITIES CORPORATION, STRUCTURED ASSET INVESTMENT LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-BC8, 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. C-63-CV-2020-2125. Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 155 HIGH ROAD, A/K/A 155 HIGH STREET, Roscoe, PA 15477 whereupon your property would be sold by the Sheriff of WASHINGTON County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

**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, GO TO OR 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.

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

Lawyer Referral Service  
Washington County Bar Association  
119 South College Street  
Washington, PA 15301  
Telephone (724) 225-6710

WCR Vol 101 Issue 8

IN THE COURT OF  
COMMON PLEAS  
OF WASHINGTON COUNTY,  
CIVIL DIVISION  
No. 2020-4843

ANTONIO CIOTTI  
PLAINTIFF,

vs.

James F. Cain, II  
and Washington County Tax Claim  
Bureau  
DEFENDANTS

**IMPORTANT NOTICE**

TO: JAMES CAIN, II HIS HEIRS,  
SUCCESSORS AND ASSIGNS AND

**ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT.**

Take Notice that on September 4, 2020, the Plaintiff filed a **Complaint in Action to Quiet Title** against you averring that she is the owner of a certain lot or parcel of ground located in Monongahela, County of Washington, State of Pennsylvania, being known and designated as: **618 Hancock Street, designated as parcel ID Number 440-015-00-00-02-0017-00, having been sold for unpaid delinquent taxes by the Washington county Tax Claim Bureau at the Judicial Free and Clear Sale of June 2019.**

Whereupon said Court on **September 4, 2020**, Ordered that Notice of said action be served by publication upon you, your successors and assigns and upon all other persons named or not named, having or claiming to have an interest in the subject property as set forth in the Complaint filed, at the above number and term stating that the Court will grant appropriate relief to the Plaintiff as prayed for in the Complaint unless you or your successors or assigns or any other person having standing shall file an Answer to the Complaint on or before **October 14, 2020 at 1 o'clock p.m.** prevailing time in Motions Court in the Washington County Courthouse, before the Honorable Michael J. Lucas, Judge.

**NOTICE TO THE DEFENDANTS(S)**

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 NO-**

**TICE 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 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:  
SOUTHWESTERN PA  
LEGAL AID SOCIETY  
14 WEST CHERRY STREET  
Washington, PA 15301  
Telephone (724) 225-6170

Lawyer Referral Service  
Washington County Bar Association  
119 South College Street  
Washington, PA 15301  
Telephone (724) 225-6710

Blane A. Black  
Attorney at Law  
223 2nd Street  
Monongahela, PA 15063  
(724) 258-7000

WCR Vol 101 Issue 8

## **MISCELLANEOUS NOTICE**

### **PUBLIC NOTICE**

**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA**

**ORPHANS' COURT DIVISION**

**IN RE: ALYSSA LANDIS; LUKE  
LANDIS; LEVI LANDIS  
D.O.B. 3/18/2011; 4/25/2014; 8/30/2012  
CHILDREN OF: JAMES LANDIS  
NO: 63-20-0736; 63-20-0738; 63-20-  
0737**

Take notice that a Petition for Involuntary Termination of Parental Rights of Father, James Landis, to Alyssa Landis, Luke Landis, and Levi Landis will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on October 8, 2020, at 10:00 a.m.

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(ren) may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Dawn Smith, Caseworker  
Washington County Children & Youth  
Social Service Agency  
100 West Beau Street  
502 Courthouse Square  
Washington, PA 15301  
Telephone: (724) 228-6884

WCR Vol 101 Issue 8

**SHERIFF’S SALE—Samuel L. Romano, Sheriff**

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, October 2, 2020 at 10:00 o’clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff’s costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o’clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o’clock A.M.,** at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff’s Office at Courthouse Square, 100 West Beau St., Suite 303, Washington, PA)

**CANONSBURG**

Notable Capital Fund, LLC  
Vs.  
Dianna J. Huston

Docket# 2020-370  
Judgement: \$18,165.75

In the Commonwealth of Pennsylvania,  
Washington County, Canonsburg Bor-  
ough;

Address: 105 Elm Street, Canonsburg,  
PA 15317; Tax# 110-017-00-01-0005-  
00

Improvements: Residential Dwelling

Attorney: Stern & Eisenberg PC,  
(215) 572-8111

WCR Vol 101 Issues 7.8,9

**CANONSBURG**

LAKEVIEW LOAN SERVIING LLC  
Vs  
M. BERNADETTE RAVASIO STAG-  
ER,  
a/k/a/ BERNADETTE STAGER, solely  
In Her Capacity as Heir of Jeremy S.  
Stager,  
Deceased, et al.

Docket #: 2020-413  
Judgement: \$90,826.67

In the Commonwealth of Pennsylvania,  
Washington County, Canonsburg Bor-  
ough;

Address: 404 Franklin Avenue, Can-  
onsburg, PA 15317; Tax# 090-010-00-  
03-0011-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322

WCR Vol 101 Issues 7.8,9



**FALLOWFIELD**

WILMINGTON SAVINGS FUNDS  
SOCIETY, FSB, as Trustee of Stanwich  
Mortgage Loan Trust A c/o Carrington  
Mortgage Services, LLC

Vs  
Patricia A. Begg

Docket #: 2019-1996  
Judgement: \$48,107.16

In the Commonwealth of Pennsylvania,  
Washington County, Fallowfield Town-  
ship;

Address: 971 Bentleyville Road, Charle-  
roi, PA 15022; Tax# 320-004-00-0015  
-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP,  
(215) 579-7700

WCR Vol 101 Issues 7,8,9

**NORTH STRABANE**

SLOVENIAN SAVINGS AND LOAN  
ASSOCIATION OF CANONSBURG  
PENNSYLVANIA

Vs  
SCOTT WAYNE AYERS

DOCKET: 2019-7935  
JUDGEMENT: \$130,539.78

In the Commonwealth of Pennsylvania,  
Washington County, North Strabane  
Township;

Address: 900 Thomas Eighty Four Road,  
Eighty Four, PA 15330; Tax# 520-005-  
02-00-0013-00

Improvements: Residential Dwelling

Attorney: GREENLEE, DERRICO &  
POSA (724) 225-7660

WCR Vol 101 Issues 7,8,9

**WASHINGTON**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, as Trustee for  
Amerquest Mortgage Securities Inc.,  
Asset-Backed Pass-Through Certificates,  
Series 2006-R2

Vs  
JOSEPH E. HEWITT, Individually and in  
His Capacity as Heir of VELMA J.  
HEWITT a/k/a VELMA JEAN HEWITT;  
ET AL

DOCKET: 2019-1325  
JUDGEMENT: \$73,805.47

In the Commonwealth of Pennsylvania,  
Washington County, City of Washington;

Address: 736-746 Ewing Street, Wash-  
ington, PA 15301; Tax# 780-012-02-00-  
0013-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,  
(855) 225-6906

WCR Vol 101 Issues 7,8,9

## **WARMAN ABSTRACT & RESEARCH LLC JOHN F. WARMAN**

518 Madison Drive, Smithfield, PA 15478, 724-322-6529  
johnfranciswarman@gmail.com

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**Lisa M. Dougan, Esq.**  
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