

# WASHINGTON COUNTY REPORTS

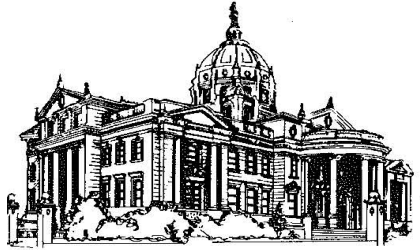
Vol. 102

JANUARY 13, 2022

No. 26

Official Legal Periodical for Washington County, Pennsylvania. Established March 31, 1920.

Published by Washington County Bar Association since January 1, 1958. 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.



**SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA**

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*FOR RETURN SERVICE: 119 S. College St., Washington, PA 15301*

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

**MOTIONS COURT SCHEDULE**

<b>Judge</b>	<b>COMPLETE info at <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b>
DiSalle, John (PJ) CR#2	Until further order, all motions, incl. Criminal & Orphans’ Court, shall be handled remotely via email or fax to chambers. Filing party must notify all necessary parties that a motion is being filed and if motion is contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA’s Office for acknowledgment of objection or consent. An advance copy of any Orphan’s Court motion shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Civil, 16th-end of the month. Copy of motion due before noon the business day prior to scheduled presentation. Motions in person. May be remote upon request.
Costanzo, Valarie CR#3	Motions on Tu, Th at 9:15a. Judge of the Term, Criminal: Jan, Mar, May, Jul, Sep, Nov, Dec. Motions in person.
Lucas, Michael CR#6	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person.
Neuman, Brandon CR#4	Tu, W, Th at 9:15a. Judge of the Term, Criminal: Feb, Apr, Jun, Aug, Oct. Dec. Motions to be signed up with chambers Motions Inbox at least 24hrs in advance. Motions in person.
McDonald, Traci CR#5	W, Th. Contested motions heard by telephone; contact chambers to schedule. Filing party must notify all necessary parties and the court via email that a motion is being filed. The Court will reply by email a date and time. Proof of consent must accompany all consent motions. All motions must be emailed to billie.jo.pustovrh@washingtoncourts.us and court.crier.mcdonald@washingtoncourts.us
Pettit, Jesse CR#7	Motions on Tu at 9:15am (copies due by Fri noon) and W at 9:15a (copies due by Mon noon).

**COURT CALENDARS**

Orphans’ Court Audit ..... Mar 18, May 13, Jul 14, Sep 16, Nov 18  
 Sheriff’s Sales..... Feb 4, Mar 4, Apr 1, May 6, Jun 3

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**Editor:** Frank Arcuri, Esq.; Assistant Editor, Kathleen L. Sabol, WCBA Executive Director  
**LEGAL NOTICES DUE Friday by Noon for publication the following Thursday (holidays may alter deadline).**  
 Periodical Postage paid at Washington, PA 15301. Washington County Reports USPS 667-460.  
**Subscription Rate.** \$85.00 for 52 Weekly Issues.  
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## Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] A Federal Appeals Court has vacated a federal judges injunction requiring the county and city of Los Angeles to provide shelter to homeless people living in skid row, an area encompassing more than 50 blocks in the city's downtown area. In ruling against individual plaintiffs, the U.S. Court of Appeals for the 9<sup>th</sup> Circuit ruled that the district judge largely based his order on "unpled claims and theories," and as such, he abused his discretion. [2] A federal appeals court has vacated its recent decision finding that youths ages 18, 19 and 20 have a second amendment right to own a handgun. The U.S. Court of Appeals for the 1<sup>st</sup> Circuit vacated the prior decision because the plaintiff who challenged the federal law turned 21 less than two weeks prior to the issuance of the decision in question. [3] The United States Court of Appeals for the 9<sup>th</sup> Circuit has ruled that a ban on private prisons in California unconstitutionally restricts the federal government's authority to operate private detention facilities in the state. The decision was based upon the supremacy clause and the determination by court that such ban discriminates against the federal government where the ban interferes with the authority of U.S. Immigration and Customs Enforcement Agency, which uses only private detention centers in California. [4] The ABA Standing Committee on Ethics and Professional Responsibility has issued an ethics opinion which confirms that attorneys must take affirmative steps to ensure that they can communicate effectively with clients with limited English proficiency or those with non-cognitive physical disabilities, such as a hearing or speech impairment. This may require the lawyers to engage an interpreter, translator or other assistive or language/translation technology. Otherwise, according to the ethics opinion, the attorney's failure to do so would run afoul of Rule 1.1 and Rule 1.4 of the ABA Model Rules of Professional Conduct. [5] A U.S. Magistrate Judge from Topeka, Kansas, recently ruled in a revised opinion that a car owner and his sexual partner can't keep their names secret in litigation over their claim that GEICO's auto and umbrella policies cover damages for a sexually transmitted disease contracted during sex in the insured motor vehicle. GEICO had identified the litigants by initials in its suit seeking a declaratory judgment that its policies do not cover injuries for contracting sexually transmitted diseases. The tryst occurred in a Hyundai Genesis.

*Note: O.D. does not necessarily reflect the views of the employees, officers, and/or members of the Washington County Bar Association. O.D. is not an editorial, it is a compilation of items about the law, attorneys, and related matters. It is not intended to endorse or promote any particular point of view.*

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**NOTICE TO THE PROFESSION****Family Court Update**

*From Sharon Francis, Family Court Administrator.* As of January 1, 2022 the administration of the family law cases (custody, divorce & support) in Washington County will be the direct responsibility of Attorney Sharon Francis, whose job title was previously Director of Domestic Relations.

Legal practice in this field will not change but the office to pick up/drop off forms related Custody & Divorce will be moving from the Court Administrator's Office to a combined Family Law office on the 3rd floor of the Family Court Center, joining with the current Domestic Relations Office starting January 18, 2022. All initial filings, fee payments and docket files shall remain in the Prothonotary's office.

The support staff for Custody & Divorce, Roberta Loar, will be moving to the Family Court Center and will be assisted by new clerical support staff Elizabeth Crotti who will work as a receptionist and first contact point for the combined offices.

As of January 18, 2022, the address for mailing Custody and Divorce documents will change to the following:

Family Law - Custody & Divorce  
Washington Family Court Center  
29 West Cherry Ave Suite 310  
Washington, PA 15301  
724-229-5929 (unchanged)

Domestic Relations contact info unchanged:  
Family Law - Domestic Relations  
29 West Cherry Ave Suite 311  
Washington, PA 15301  
724-229-6032 (Line for attorneys)  
724-228-6756 (automated/consumer line)

Office Hours for both: 8:30am - 4:30pm M-F

## ESTATE NOTICES

### FIRST PUBLICATION

**Balaban, Thomas L.**

Late of South Franklin 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: Thomas J. Balaban, 2301 Jefferson Ave., Ste. 4, Washington, PA 15301

Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

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**Baltich, John Michael**

Late of Ellsworth  
Washington Co., PA  
File No. 63-21-2135

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: Brian Baltich, 66 Evans Rd., Charleroi, PA 15022

Attorney: Herman J. Bigi, Esq., Bigi & Walsh Law Offices, 337 Fallowfield Ave., Charleroi, PA 15022

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**Coleman, Kevin G.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-02206

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 attor-

ney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Georgia Coleman, 309 Martha Dr., Canonsburg, PA 15317

Attorney: Orlando R. Sodini, Esq., Sutter-Williams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

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**Ferris, Mark Desmul**

Late of Burgettstown  
Washington Co., PA  
File No. 63-21-2208

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 Ferris, 783 Aunt Clara Rd., Burgettstown, PA 15021

Attorney: Gregory P. Diulus, Esq., 4898 Campbells Run Rd., #3, Pittsburgh, PA 15205

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**Ford, John Vernon**

a/k/a Vernon Ford a/k/a J. Vernon Ford  
a/k/a John Ford  
Late of Carol Twp.  
Washington Co., PA  
File No. 63-19-0657

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: Timothy Ford, 288 William Dr., Canonsburg, PA 15317

Attorney: John J. Bench, Esq., 240 Executive Dr., Unit 1813, Cranberry Twp., PA 16066

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**Fullgraf, Priscilla E.**

a/k/a Priscilla Elaine Fullgraf a/k/a  
Priscilla Fullgraf a/k/a Elaine Fullgraf  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Helen Fleming c/o  
Attorney: Frank Arcuri, Esq., 125 South  
College St., Washington, PA 15301

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**Kraushaar, Mark Elwood**

a/k/a Mark E. Kraushaar  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-21-2201

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: Brian Elwood Kraushaar, 360  
Oak Spring Rd., Canonsburg, PA 15317  
Attorney: Dante J. Mancini, Esq., Law  
Office of Dante J. Mancini, 3120 Pine-  
hurst Ave., Pittsburgh, PA 15216

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**Longstreath, Johnny Lester**

a/k/a Johnny L. Longstreath a/k/a John L.  
Longstreath a/k/a John Longstreath  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-21-2198

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: Jon Longstreath, 2768 Jef-  
ferson Ave., Washington, PA 15301  
Attorney: Mark S Riethmuller, Esq.,  
Speakman, Riethmuller & Allison, 6 S.  
Main St., Ste. 614, Washington, PA  
15301

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**McGuier, Joel R.**

Late of East Finley Twp.  
Washington Co., PA  
File No. 63-21-2185

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: Andrew A. McGuier, 723  
Saline St., Pittsburgh, PA 15207, Devin J.  
McGuier, 39 Ivondale St., Pittsburgh, PA  
15207, Ian R. McGuier, 124 Pearl St.,  
Apt. 4, Pittsburgh, PA 15224  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison, 6 S.  
Main St., Ste. 614, Washington, PA  
15301

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**Serbak, Jr., John**

a/k/a John Serbak  
Late of Canonsburg  
Washington Co., PA  
File No. 63-22-0013

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: Carol Serbak, 1205 Marie Dr.,  
Canonsburg, PA 15317  
Attorney: Isaac A. Stockdale, Esq., Pea-  
cock Keller, LLP, 95 West Beau St., Ste.

600, Washington, PA 15301

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**Shawley, Elizabeth Carol**

Late of East Bethlehem Twp.  
Washington Co., PA  
File No. 63-22-0002

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: Sara Florence McVicker, P.O.  
Box 163, Vestaburg, PA 15368

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

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**SECOND PUBLICATION**

**Bartley, Loretta**

a/k/a Loretta A. Bartley  
Late of Donora 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Judith M. Bartley, 836 Heslep  
Ave., Donora, PA 15033

Attorney: Thomas B. Kostolansky, Esq.,  
617 McKean Ave., Donora, PA 15033

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**Furlong, Walter E.**

a/k/a Walter Furlong  
a/k/a Walter E. Furlong, Jr.  
Late of Eighty Four  
Washington Co., PA  
File No. 63-21-2159

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: Laurel Cushey c/o

Attorney: Daniel M. Flynn, Esq., Michael  
D. Flynn & Assoc., P.C., 2770 South Park  
Rd., Bethel Park, PA 15102-3839

WCR Vol 102 Issues 25,26,27

**Likar, Edmund Paul**

Late of East Finley 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Paul A. Likar, 224 County  
Line Rd., Bridgeville, PA 15017

Attorney: Thomas O. Vreeland, Esq., Bas-  
si Vreeland & Assoc., P.C., 62 E. Wheel-  
ing St., Washington, PA 15301

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**Magulick, G. Dolores**

Late of Lawrence  
Washington Co., PA  
File No. 63-21-2096

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: Michael L. Magulick c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer  
Law Firm, LLC, 3244 Washington Rd.,  
Ste. 210, McMurray, PA 15317

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**Pushnik, Mark W.**

Late of Washington Co., PA  
File No. 63-21-2169

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: Kenneth Sala c/o

Attorney: David P. Hvizdos, Esq.,  
505 Valleybrook Rd., Ste. 206,  
McMurray, PA 15317

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**Smith, Ann B.**

a/k/a Ann Smith

Late of Canonsburg 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 Co-Administrator or attorney, and all persons indebted to the decedent to make payment to the Co-Administrator without delay.

Co-Administrator & Attorneys: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301, Gregory C. Hook, Esq., Hook & Hook Law Office, 189 W. High St., Waynesburg, PA 15370.

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**Smith, Ralph A.**

Late of North 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 Co-Administrator or attorney, and all persons indebted to the decedent to make payment to the Co-Administrator without delay.

Co-Administrator & Attorneys: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301, Gregory C. Hook, Esq., Hook & Hook

Law Office, 189 W. High St., Waynesburg, PA 15370.

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**Straka, John E.**

Late of McMurray  
Washington Co., PA  
File No. 63-21-2039

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: Tara Renee Straka Galano c/o

Attorney: Samantha J. Gagliardo, Esq.,  
Dentons Cohen & Grigsby P.C., 625 Liberty Ave., 7th Flr., Pittsburgh, PA 15222-3152

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**Wadsworth, Gloria Y.**

Late of Allenport  
Washington Co., PA  
File No. 63-21-2108

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: Ryan M. Zaph, 1036 Autumn Ave., Morgantown, WV 26508

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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**THIRD PUBLICATION****Coen, James Arley**

a/k/a James A. Coen  
a/k/a Junior Coen  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-21-1465

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: Debra J. Lippincott c/o  
Attorney: Kimberly J. Simon-Pratt, Esq.,  
223 E. High St., Waynesburg, PA 15370  
WCR Vol 102 Issues 24,25,26

**Gessler, II, Herbert A.**

Late of Peters 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: Cheryl W. Gessler c/o  
Attorney: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002

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**Hartman, Dorothy**

a/k/a Dorothy A. Hartman  
Late of Carroll Twp.  
Washington Co., PA  
File No. 63-21-1070

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: Donald A. Hartman, 425 Constitution St., Perryopolis, PA 15473  
Attorney: Deborah L. Lesko, Esq., 373 Vanadium Rd., Pittsburgh, PA 15243

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**Kern, Richard Kevin**  
a/k/a Richard K. Kern  
Late of N. 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 Co-Executrixes or attorney, and all persons indebted to the decedent to make payment to the Co-Executrixes without delay.

Co-Executrixes: Heather Benthall-Such,  
Dr. Kristine Kern Irani c/o

Attorney: Frank C. Roney, Jr., Esq.,  
382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**CORPORATION NOTICES****INCORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 24th day of Nov. 2021 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, Act 177.

The name of the Corporation is Galietta Masonry, Inc. All persons interested in said business are listed below.

Nicholas K. Galietta  
3551 Washington Ave. Apt. 6  
Finleyville, PA 15332

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**MISCELLANEOUS NOTICE**

OFFICIAL NOTICE OF  
ANNUAL MEETING  
OF POLICYHOLDERS OF  
OLD ELIZABETH MUTUAL  
FIRE INSURANCE COMPANY

The Annual Meeting of the policyholders of the Old Elizabeth Mutual Fire Insurance Co. will be held at Bob Evans Restaurant  
Oak Springs Road,  
Washington, Pa. 15301  
on January 15, 2022  
at ten o'clock a.m. for the purpose of acting on any other pertinent business.  
If would like to participate please call 724-484-0839

Shirley A. Bedillion,  
Secretary

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**NAME CHANGE NOTICE****Change of Name of a MINOR****Change of Name Notice**

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2022-54

In re: Petition of **Nathan Lee McKnight**, a minor, by the Petitioner, Amanda Leigh Wise natural parent or guardian, for change of name to Nathan Lee Wise

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed that date of February 25, 2022 and time of 9:00AM in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

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## SHERIFF'S SALE—Anthony E. Andronas, 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 ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, February 4, 2022 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 Street, Suite 303, Washington, PA)

### CANTON

**FIFTH THIRD BANK NA**

vs

**MARTIN MEHLMAUER, In His Capacity as Heir of MICHAEL G. MEHLMAUER a/k/a MICHAEL GEORGE MEHLMAUER, ET AL**

**DOCKET #: 2021-1379**

**JUDGEMENT: \$43,749.29**

In the Commonwealth of Pennsylvania,  
Washington County, Canton Township;

Address: 150 CHARLES STREET,  
WASHINGTON, PA 15301  
Tax #: 120-011-13-03-0003-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC, (855) 225-6906

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### CECIL

**NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING**

vs

**DANIEL KOWALO, JR., Solely in His Capacity as Heir to the Estate of DANIEL KOWALO a/k/a DANIEL KOWALO, SR., DECEASED, ET AL**

**DOCKET #: 2020-3323**

**JUDGEMENT: \$91,364.96**

In the Commonwealth of Pennsylvania,  
Washington County, Cecil Township;

Address: 104 COWDEN ROAD,  
MCDONALD, PA 15057  
Tax #: 140-006-00-00-0082-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,  
(215) 572-8111

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**CENTERVILLE**

**PLANET HOME LENDING, LLC**  
**vs**  
**THOMAS G. MCGILL**

**DOCKET #: 2019-5188**  
**JUDGEMENT: \$107,560.84**

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

Address: 223 MALDEN ROAD,  
 BROWNSVILLE, PA 15417  
 Tax #: 152-021-00-01-0004-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,  
 (215) 572-8111

WCR Vol 102 Issues 25,26,27

**CENTERVILLE**

**J.P. MORGAN MORTGAGE ACQUI-  
 SITION CORP.**

**vs**  
**MICHELE A. CRAMER**

**DOCKET #: 2020-6228**  
**JUDGEMENT: \$74,502.27**

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

Address: 51 f/k/a 50 VESTA SEVEN  
 ROAD, BROWNSVILLE, PA 15417  
 Tax #: 152-028-00-00-0020-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**CLAYSVILLE**

**U.S. BANK NATIONAL ASSOCIA-  
 TION, Not in its Individual Capacity  
 but solely as Trustee for the RMAC  
 TRUST, SERIES 2016-CTT**

**vs**  
**ALICIA WATSON, In Her Capacity as  
 Heir of LORETTA M. WATSON, ET  
 AL**

**DOCKET #: 2019-1026**  
**JUDGEMENT: \$44,922.41**

In the Commonwealth of Pennsylvania,  
 Washington County, Claysville Borough;

Address: 111 HIGHLAND AVENUE,  
 CLAYSVILLE, PA 15323  
 Tax #: 180-005-00-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**DEEMSTON**

**PENNSYLVANIA HOUSING  
 FINANCE AGENCY**

**vs**  
**DONALD B. JENKINS**

**DOCKET #: 2021-4336**  
**JUDGEMENT: \$98,018.25**

In the Commonwealth of Pennsylvania,  
 Washington County, Deemston Borough;

Address: 1584 MOREY ROAD, FRED-  
 ERICKTOWN, PA 15333  
 Tax #: 220-003-00-00-0015-00 & 220-  
 003-00-00-0016-00 (2)

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
 LER, (717) 234-4178

WCR Vol 102 Issues 25,26,27

**DEEMSTON (Cont'd)**

**LAKEVIEW LOAN SERVICING LLC**  
 vs  
**KELLY R. CRILE**

**DOCKET #: 2019-6593**  
**JUDGEMENT: \$251,965.58**

In the Commonwealth of Pennsylvania,  
 Washington County, Deemston Borough;

Address: 565 RIDGEWOOD DRIVE,  
 FREDERICKTOWN, PA 15333  
 Tax #: 220-007-00-00-0006-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-  
 SOCIATES, LLC, (215) 886-8790

WCR Vol 102 Issues 25,26,27

**DONORA**

**WELLS FARGO BANK, N.A.**  
 vs

**TROY JACKSON, as Executor of the**  
**ESTATE OF DARLETTA STROTHERS**

**DOCKET #: 2021-1304**  
**JUDGEMENT: \$14,307.98**

In the Commonwealth of Pennsylvania,  
 Washington County, Donora Borough;

Address: 921 THOMPSON AVENUE,  
 DONORA, PA 15033  
 Tax #: 240-012-00-04-0014-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
 SKI LLC, (614) 220-5611

WCR Vol 102 Issues 25,26,27

**EAST BETHLEHEM**

**PENNSYLVANIA HOUSING**  
**FINANCE AGENCY**  
 vs

**WILLIAM JOHN NOPWASKEY, JR.**  
**AND EVA M. NOPWASKEY**

**DOCKET #: 2019-289**  
**JUDGEMENT: \$49,387.39**

In the Commonwealth of Pennsylvania,  
 Washington County, East Bethlehem  
 Township;

Address: 415 FIRST STREET, VES-  
 TABURG, PA 15368  
 Tax #: 260-001-04-07-0008-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
 LER, (717) 234-4178

WCR Vol 102 Issues 25,26,27

**FALLOWFIELD**

**BANK OF NEW YORK MELLON**  
**TRUST COMPANY, N.A. as Trustee**  
**for Mortgage Assets Management Se-**  
**ries I Trust**

vs  
**MARIAN E. CRAYTON, Administra-**  
**trix of the Estate of LOIS D. IRWIN,**  
**DECEASED**

**DOCKET #: 2020-430**  
**JUDGEMENT: \$143,193.06**

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

Address: 27 LAKE LEONI LANE, MO-  
 NONGAHELA, PA 15063  
 Tax #: 320-002-00-00-0002-01

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,  
 (610) 278-6800

WCR Vol 102 Issues 25,26,27

**FALLOWFIELD (Cont'd)**

**LSF9 MASTER PARTICIPATION TRUST**  
vs  
**JOSEPH GROOMS**

**DOCKET #: 2019-6740**  
**JUDGEMENT: \$166,555.81**

In the Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

Address: 107 BEACH DRIVE, CHARLEROI, PA 15022  
Tax #: 320-010-01-01-0016-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO ARGENTIERI COUNSELORS AT LAW LLC, (856) 384-1515

WCR Vol 102 Issues 25,26,27

**HOUSTON**

**SPECIALIZED LOAN SERVICING LLC**  
vs  
**THOMAS J. ALDERSON, III AKA THOMAS ALDERSON, III**

**DOCKET #: 2020-2034**  
**JUDGEMENT: \$49,500.05**

In the Commonwealth of Pennsylvania, Washington County, Houston Borough;

Address: 4 BECKER STREET AKA 4 BECKER, HOUSTON, PA 15342  
Tax #: 360-014-00-02-0001-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

WCR Vol 102 Issues 25,26,27

**MCDONALD**

**MADISON REVOLVING TRUST 2017**  
vs  
**BETH HOLLY CANNON**

**DOCKET #: 2017-4387**  
**JUDGEMENT: \$51,265.32**

In the Commonwealth of Pennsylvania, Washington County, McDonald Borough;

Address: 142 NORTH STREET, MCDONALD, PA 15057  
Tax #: 470-015-00-02-0003-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800

WCR Vol 102 Issues 25,26,27

**MIDWAY**

**U.S. BANK NATIONAL ASSOCIATION, ET AL**  
vs  
**THE UNKNOWN HEIRS OF KAREN L. CALDWELL DECEASED**

**DOCKET #: 2021-2792**  
**JUDGEMENT: \$68,794.65**

In the Commonwealth of Pennsylvania, Washington County, Midway Borough;

Address: 208 STEVENSON STREET, MIDWAY, PA 15060  
Tax #: 410-022-00-01-0012-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**MILLSBORO**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs**

**TONYA SULLENBERGER a/k/a TO-  
NYA R. SULLENBURGER &  
DUAINE SULLENBERGER a/k/a  
DUAINE SULLENBURGER**

**DOCKET #: 2018-1728**

**JUDGEMENT: \$67,350.30**

In the Commonwealth of Pennsylvania,  
Washington County, Village of Millsbo-  
ro;

Address: 101 MORTON STREET,  
MILLSBORO, PA 15348  
Tax #: 260-006-00-03-0005-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,  
(610) 278-6800

WCR Vol 102 Issues 25,26,27

**MORRIS**

**WILMINGTON SAVINGS FUND SO-  
CIETY, FSB, d/b/a Christiana Trust,  
not individually but as Trustee for Pre-  
mium Mortgage Acquisition Trust**

**vs**

**JOANN HULL AND ROGER HULL  
a/k/a ROGER A. HULL**

**DOCKET #: 2021-3560**

**JUDGEMENT: \$152,683.83**

In the Commonwealth of Pennsylvania,  
Washington County, Morris Township;

Address: 416 PLUMSOCK ROAD,  
PROSPERITY, PA 15329  
Tax #: 450-018-00-00-0013-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,  
(215) 572-8111

WCR Vol 102 Issues 25,26,27

**NORTH BETHLEHEM**

**PNC BANK, NATIONAL  
ASSOCIATION, ET AL**

**vs**

**ALLEN MCKEAN, In His Capacity as  
Heir of JUDITH D. KUSCH, ET AL**

**DOCKET #: 2020-5177**

**JUDGEMENT: \$74,052.30**

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

Address: 88 KUSCH ROAD, SCENERY  
HILL, PA 15360  
Tax #: 490-016-00-00-0006-01

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**NORTH FRANKLIN**

**U.S. BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE OF  
THE CHALET SERIES III TRUST**

**vs**

**LOUIS C. LATTIMORE, JR., In His  
Capacity as Heir of VELMA LAT-  
TIMORE, DECEASED, ET AL**

**DOCKET #: 2018-270**

**JUDGEMENT: \$41,835.25**

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

Address: 2800 WILSON STREET,  
WASHINGTON, PA 15301  
Tax #: 510-001-04-05-0011-00

Improvements: Residential Dwelling

Attorney: THE LYNCH LAW GROUP  
LLC, (724) 776-8000

WCR Vol 102 Issues 25,26,27

**NORTH STRABANE****PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**JENNIFER L. SHOFF AND DAVID R.  
SHOFF****DOCKET #: 2020-535  
JUDGEMENT: \$142,002.20**

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

Address: 840 VANCE DRIVE, CAN-  
ONSBURG, PA 15317

Tax #: 520-015-05-01-0006-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
LER, (717) 234-4178

WCR Vol 102 Issues 25,26,27

**NORTH STRABANE (Cont'd)****PENNYMAC LOAN SERVICES LLC**

vs

**DAVID E. NINNESS****DOCKET #: 2019-1485  
JUDGEMENT: \$96,032.98**

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

Address: 302 MCCLELLAND ROAD,  
CANONSBURG, PA 15317

Tax #: 520-013-01-00-0036-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)  
942-2090

WCR Vol 102 Issues 25,26,27

**NOTTINGHAM****BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., AS TRUS-  
TEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST**

vs

**NELLIE M. HUTCHINSON****DOCKET #: 2021-139  
JUDGEMENT: \$138,698.93**

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

Address: 11 EAST HILLCREST ROAD,  
EIGHTY FOUR, PA 15330

Tax #: 530-001-01-03-0008-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**PETERS****SELENE FINANCE LP**

vs

**FRANCIS A. RUGGIERI****DOCKET #: 2017-3284  
JUDGEMENT: \$233,823.73**

In the Commonwealth of Pennsylvania,  
Washington County, Peters Township;

Address: 153 HIGHVUE DRIVE, VENE-  
TIA, PA 15367

Tax #: 540-007-04-02-0001-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,  
(610) 278-6800

WCR Vol 102 Issues 25,26,27



SOUTH STRABANE

**M & T BANK**  
 vs  
**JOHN E. POTTS JR**

**DOCKET #: 2019-6314**  
**JUDGEMENT: \$108,875.25**

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

Address: 1356 EAST BEAU STREET,  
 WASHINGTON, PA 15301  
 Tax #: 600-007-04-02-0026-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

WASHINGTON

**WASHINGTON COUNTY HABITAT  
 FOR HUMANITY, INC.**  
 vs  
**LISA MARIE SKIDMORE**

**DOCKET #: 2017-778**  
**JUDGEMENT: \$40,787.06**

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

Address: 755 FAYETTE STREET,  
 WASHINGTON, PA 15301  
 Tax #: 780-013-00-03-0020-00

Improvements: Residential Dwelling

Attorney: PEACOCK KELLER LLP,  
 (724) 222-4520

WCR Vol 102 Issues 25,26,27

WASHINGTON (Cont'd)

**NATIONSTAR HECM ACQUISITION TRUST 2016-1, ET AL**  
 vs  
**BETTY McDAID**

**DOCKET #: 2016-1610**  
**JUDGEMENT: \$104,963.41**

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

Address: 286 EAST PROSPECT AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 750-019-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

WASHINGTON (Cont'd)

**KRESS BROTHERS BUILDERS, L.P.**  
**a/k/a KRESS RESTORATION and a/  
 k/a KRESS BROTHERS BUILDERS**  
 vs  
**CHARLES A. HAUGHT**

**DOCKET #: 2020-4842**  
**JUDGEMENT: \$47,076.45**

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

Address: 575 DUNCAN AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 770-007-00-03-0003-00

Improvements: Residential Dwelling

Attorney: FRANK, GALE, BAILS,  
 MURCKO & POGRASS, P.C., (412) 471  
 -3000

WCR Vol 102 Issues 25,26,27

**WASHINGTON****MIDFIRST BANK  
vs  
BETH L. HARTON AND  
SHAWN A. EISLER****DOCKET #: 2019-7970****JUDGEMENT: \$104,572.91**

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

Address: 703 NORTH FRANKLIN  
STREET, WASHINGTON, PA 15301  
Tax #: 770-005-00-03-0014-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611

WCR Vol 102 Issues 25,26,27

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