

# WASHINGTON COUNTY REPORTS

Vol. 101

JULY 8, 2021

No. 51

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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

**FOR RETURN SERVICE:  
119 SOUTH COLLEGE STREET  
WASHINGTON, PA, 15301**

IN THE COURT OF COMMON PLEAS OF  
WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION  
No. 2021-1

IN RE: COLLECTION OF RESTITUTION, REPARATION,  
FEES, COSTS, FINES, AND PENALTIES

ADMINISTRATIVE ORDER

AND NOW, this 1st day of July, 2021, the Court having issued Administrative Orders at the above-numbered docket on May 7, 2021, and June 10, 2021, and an Administrative Order regulating filing procedures for the Clerk of Courts dated January 15, 2021, it is hereby ORDERED, ADJUDGED, and DECREED that the Clerk of Courts shall follow the procedures set forth below:

1. The Clerk of Courts shall complete and process Pennsylvania Department of Transportation DL-21CF Forms, including submission of the report to the appropriate agency of the Commonwealth, upon receipt of an order of court issued pursuant to 75 Pa. C.S.A. § 1541 (commonly referred to as “Act 122s”).
2. The Clerk of Courts shall complete and process Pennsylvania Department of Transportation DL-21CF Forms, including submission of the report to the appropriate agency of the Commonwealth, upon receipt of verification from the Adult Probation Office of the completion of a term of house arrest with electronic surveillance, partial confinement program, or incarceration (commonly referred to as “Act 151s”). The verification shall be provided in a format as prescribed by the Adult Probation Office.
3. The Clerk of Courts shall complete and process Pennsylvania Department of Transportation DL-38 forms for notification to the Pennsylvania Department of Transportation, upon request of the Chief Adult Probation Officer, or his designee, until further order of court.
4. The Clerk of Courts shall enter sentences and assess restitution, reparation, fees, costs, fines, and/or penalties on adult criminal or juvenile delinquency cases, including assessments for summary appeals, miscellaneous dockets, and underlying filing types, such as inter-county transfer cases, whether offense or non-offense related, until such time that the Chief Adult Probation Officer informs the Clerk of Courts that the this function will be assumed by the Collections Unit of the Adult Probation Office. In completing these required entries, the Clerk of Courts must comply with this Court’s Administrative Order of May 7, 2021, which established a status quo for the entry of assessments of fines, costs, fees, and restitution, in anticipation of the transfer of collection functions. Assessments for Alcohol Highway Safety School tuition, Court Reporting Network evaluations, and Community Service Administration fees are to be completed in the same manner as prior to May 7, 2021, Administrative Order until further order of court.
5. The Court reiterates from its Administrative Order of May 28, 2021, that the Chief Adult Probation Officer, or his designee, shall direct the master accounting process in CPCMS, to include the coordination of monthly master account disbursements, including running all necessary reports and notifying and working with the Clerk

of Courts regarding the printing of each offices' respective checks. The Clerk of Courts shall not perform monthly master account disbursements absent consultation with and consent of the Chief Adult Probation Officer. The completion of master account disbursements jointly by the Clerk of Courts and Adult Probation Office is essential to orderly and appropriate disbursements.

6. The Court is aware of payments made by credit card (*e.g.*, twelve credit card payments from June 1-10 totaling approximately \$2,825.00), and acceptance of pre-paid restitution (see, *e.g.*, Commonwealth v. Thomas, No. 2271-2020), that were accepted or deposited into the account(s) of the Clerk of Courts that have been affected by the transition of collection functions. The Clerk of Courts shall undertake all necessary actions immediately to facilitate the transfer and/or disbursement of funds as requested by the Chief Adult Probation Officer, or his designee.
7. The Clerk of Courts shall make personnel available to review bookkeeping and financial functions related to collections and disbursement functions that were previously handled by her office to ensure a productive transition of collections to the Adult Probation Office.

In the Administrative Order dated May 28, 2021, the Court stated that it expected the Clerk of Court to cooperate fully and in good faith to ensure a successful transition of collection functions. The Clerk of Courts shall cooperate fully and in good faith with the Court, and its designees, including the Chief Adult Probation Officer, to facilitate the administration of justice and the collection of fines, fees, costs, and restitution. The Clerk of Courts is not an independent agency, rather, it exists to maintain files for the Court of Common Pleas, and to serve the judiciary and the public. The Court may initiate contempt proceedings upon a failure to adhere to the requirements set forth in this Administrative Order.

It is further ORDERED that the provisions of this Order are incorporated into, and shall be read in conjunction with the Administrative Orders dated January 15, 2021, May 7, 2021, and May 28, 2021.

This Order shall be processed in conformity with Pa. R. J. A. 103. The District Court Administrator is directed to do the following:

1. File one (1) certified copy of this Order with the Administrative Office of Pennsylvania Courts;
2. Distribute two (2) certified copies to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*;
3. Serve a copy of this Order on the judges of the Court of Common Pleas and the magisterial district courts, and the Clerk of Courts; and
4. Cause a copy hereof to be published in the Washington County Bar Journal once a week for two successive weeks at the expense of the County of Washington.

BY THE COURT:  
John F. DiSalle, President Judge

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 JULY 23, 2021 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-18-0874	POZZI, Marcella . Executrix: .....Kathy Cannon Attorney: .....Kristen Anders Bojarski, Esq.
63-19-0737	PASQUINELLI, Paul Executrix: .....Lena Lesko Attorney: .....Dale P. Frayer, Esq.
63-06-0808	Sopko, Sr. Ronald W. Executrix: .....Alyce Agostinella Attorney: .....J. Corey Reeder, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL  
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AU-  
DIT IS JULY 23, 2021 AT 9:30 A.M., COURTROOM #2, BEFORE THE HONORA-  
BLE JOHN F. DISALLE, PRESIDENT JUDGE.

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

Washington, Pennsylvania  
Audit Date: July 23, 2021  
Publication Dates: July 8, 2021 & July 15, 2021

**ESTATE NOTICES****FIRST PUBLICATION****Bennett, Verina L.**

Late of Blaine 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: Charles Yater, 455 Taylorstown Ridge Rd., Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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**Bloom, Ellis Dale**

Late of California  
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: Ellisa J. Bloom-Hammond, 846 Layton Road, Perryopolis, PA 15473

Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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**Chambers, Chris**

Late of Washington  
Washington Co., PA  
File No. 63-21-1122

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: Ann Marie Chambers, 84 Stonehenge Dr., Washington, PA 15301

Attorney: Michael J. Dempster, Esq., Houston Harbaugh, P.C., 3 Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

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**Darney, Emily Bernice**

Late of Vestaburg  
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: Jason A. Darney, 30 Sokols Hill Rd., Fredricktown, PA 15333, William P. Darney, Box 652, Fredricktown, PA 15333

Attorney: Herbert Mitchell, Esq., 902 First St., Hiller, PA 15444

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**Despot, Garnet Pearl**

a/k/a Garnet M. Despot  
Late of West Brownsville  
Washington Co., PA  
File No. 63-21-1133

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: James Despot, 343 Ridge Rd., Brownsville, PA 15417

Attorney: Kassie Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086

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**Fusco, Carol Ann**

a/k/a Carol A. Fusco a/k/a Carol Thompson Fusco a/k/a Carol Fusco  
Late of Richeyville, Centerville Boro  
Washington Co., PA  
File No. 63-21-0574

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: Christy Fusco, P.O. Box 60,  
Richeyville, PA 15358

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**Molinaro, Jr., Anthony C.**

Late of City of Washington  
Washington Co., PA  
File No. 63-21-0987

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: Anthony S. Molinaro, 209 Lori Road, Gibsonia, PA 15044

Attorney: Edward J. Morascyzk, Esq.,  
Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Sekora, Ann**

a/k/a Anne R. Sekora  
Late of Centerville 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Gary Ilko, 377 Lowhill Road, Brownsville, PA 15417

Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

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**Tustin, Donald E.**

a/k/a Donald Eugene Tustin  
Late of Burgettstown  
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Casey Kern & Kelly Rotzinger c/o

Attorney: Watson Mundorff, LLP, 720 Vanderbilt Road, Connellsville, PA 15425-6218

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**Withers, Michael Allen**

a/k/a Michael A. Withers  
Late of Fallowfield Twp.  
Washington Co., PA  
File No. 63-21-01065

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: Amy Reane Withers, 43 Friendship Dr., Charleroi, PA 15022

Attorney: James W. Haines, Jr., Esq.,  
1202 W. Main St., Monongahela, PA 15063

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**Wolkowicz, Howard**

Late of City of Monongahela  
Washington Co., PA  
File No. 63-21-1182

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: Marta Brant, 107 Eighth St., Monongahela, PA 15063

Attorney: Jack L. Bergstein, Esq., 33 Colonial Dr., Monessen, PA 15062

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## **SECOND PUBLICATION**

**Auld, Jane A.**

a/k/a Jane Auld  
Late of West Bethlehem Twp.  
Washington Co., PA  
File No. 63-21-0902

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: Elizabeth A. Personett c/o

Attorney: Brett A. Clancy, Esq.,  
90 W. Chestnut St., Ste. 608,  
Washington, PA 15301

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**Guzzi, George**

a/k/a George M. Guzzi  
Late of Borough of Allenport  
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: John Guzzi, P.O. Box 74,  
Allenport, PA 15412

Attorney: Richard C. Mudrick, 300 Fal-lowfield Ave., Charleroi, PA 15022

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**Horwatt, Emma Jean**

Late of Canonsburg  
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: Deborah Oliverio c/o

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

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**Shaffer, Brian Kenneth**

Late of Independence 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: Chester W. Shaffer,

41 Interstate Circle, Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq.,  
Bassi, Vreeland & Assoc., P.C.,  
62 E. Wheeling St.,  
Washington, PA 15301

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## **THIRD PUBLICATION**

**Balk, Diana Lee**

Late of Canton 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: Mr. Shane Counts,  
7600 Franklin Dr., El Paso, TX 79915

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

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**Drazich, Roseanna Mae**

a/k/a Roseanna M. Drazich  
Late of Avella  
Washington Co., PA  
File No. 63-21-0940

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: Marcy Lynn Ullom,  
117 Sugar Camp Rd, Avella, PA 15312  
and Michael Dallas Drazich, 91 Lynn  
Portal Rd., Avella, PA 15312,  
Attorney: Stephanie M. Sewak, Esq.,  
90 W. Chestnut St., Ste. 606,  
Washington, PA 15301

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**Feyche, Jr., Theodore P.**

Late of Canonsburg  
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: Donn Feyche c/o  
Attorney: Steven R. Wolf, Esq.,  
Wolf, Wagners & Wolf, 12 N. Jefferson  
Ave., Canonsburg, PA 15317

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**Glass, Evelyn Ruth**

a/k/a Ruth Glass  
Late of Bulger, Robinson Twp.  
Washington Co., PA  
File No. 63-21-1116

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: Gary S. Glass,  
373 S. Miller Rd., Akron, OH 44333

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**Hamilton, Elizabeth M.**

a/k/a Mary Elizabeth Hamilton  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-21-1082

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: Beth Ann Young,  
222 Maple Road, Washington, PA 15301  
Attorney: Jana Phillis Grimm, Esq.,  
Steptoe & Johnson PLLC, 11 Grandview  
Circle #200, Canonsburg, PA 15317

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**Johnson, Gloria F.**

Late of Finleyville  
Washington Co., PA  
File No. 63-21-00993

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: Sue Ellen Ruffner,  
111 High St., Rices Landing, PA 15357  
Attorney: Lisa J. Buday, Esq., P.O. Box  
488, California, PA 15419

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**Kiley, Anne H.**

Late of Venetia  
Washington Co., PA  
File No. 63-21-0358

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: Kristina Anne Kiley c/o  
Attorney: LeeAnn G. Syme, Esq., John  
W. Giltinan, Esq., P.C., 401 Liberty Ave.,  
Ste. 1460, Pittsburgh, PA 15222-1004

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**Luparello, Vincent James**

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

Executor: Michael A. Luparello c/o

Attorney: Robert B. Roth, Esq., The Roth Law Firm, 123 North Fifth St., Allentown, PA 18102

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**Macugoski, Johanna V.**

a/k/a Jenny Macugoski  
Late of Avella  
Washington Co., PA  
File No. 63-0C-2021-01092

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: Stephen R. Macugoski,  
1308 Meadowbrook Dr.,  
Canonsburg, PA 15317

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**May, Zachary Robert**

a/k/a Zachary May  
a/k/a Zachary R. May  
a/k/a Zach May  
Late of Venetia  
Washington Co., PA  
File No. 63-21-0930

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's or attorney, and all persons indebted to the decedent to make payment to the Co-Administrator's without delay.

Co-Administrators: Jeffrey Lee May and Claire Ellen May, 103 Meadowvue Court, Venetia, PA 15367

Attorney: Kassie Gusarenko, Esq., Myers

Law Group, LLC, 17025 Perry Highway,  
Warrendale, PA 15086

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**Rogers, Marianne Tomchek**

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

Administrator: Amy Rogers c/o

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

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**Rozmus, Stanley**

Late of Smith Twp.  
Washington Co., PA  
File No. 63-21-0105

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: Carol Porchiran and Cheryl Parko, 28 Main St., Box 126, Atlasburg, PA 15004

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**Suchoza, Bernard Paul**

a/k/a Bernard P. Suchoza  
a/k/a Bernard Suchoza  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-21-1072

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: Kimberly A. Burdette,  
1383 Meadowlark Dr.,  
Pittsburgh, PA 15243

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## CORPORATION NOTICES

### INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on June 2, 2021 for the purpose of creating a proposed limited liability company 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 **CREATIVE AUTOMATION RESOURCES, LLC**

The purpose or purposes for which it has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Jeffrey P. Derrico, Esq.  
Greenlee Derrico Posa, LLC  
60 E. Beau St.  
Washington, PA 15301.

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### NOTICE OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 8th day of June, 2021, with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988. The name of the Corporation is **WRW TRUCKING CORPORATION**.

James W. Haines, Jr.  
Attorney at Law  
1202 West Main Street  
Monongahela, PA 15063  
724-258-3021

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### NOTICE OF DISSOLUTION

Notice is hereby given that Articles of Dissolution were filed with and approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pa., on the 18th day of May, 2021, for the purpose of obtaining a Certificate of Dissolution for a business which was organized under the Business Corporation Law of 1988, as amended. The name of the corporation is **Skeyes Unlimited Corp.**

John Eric Bumbaugh, Esquire  
Bumbaugh & Nicola  
10526 Old Trail Road  
N. Huntingdon, PA 15642  
(724) 864-6840

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### FICTITIOUS NAME NOTICE

NOTICE is hereby given pursuant to provisions of the Fictitious Name Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Ignite Washington Business Incubator** with its principal office or place of business at 57 East Chestnut Street, Washington, PA 15301. The names and addresses of all persons who are parties to the registration are: Washington and Jefferson College, 60 S. Lincoln St., Washington, PA 15301.

James H. McCune, Esq.  
Bowles Rice LLP  
1800 Main Street, Suite 200  
Canonsburg, PA 15317  
724-514-8915

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### **INCORPORATION-Nonprofit NOTICE E4**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on March 30, 2015, with respect to a Business Cor-

poration which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **E4**.

The (a) address of this corporation's current registered office in this Commonwealth is 1310 Fayette St., Donora, PA 15033, Washington County.

The name(s) and address(es) of each incorporator(s) is Donnie Stepp, 1310 Fayette St., Donora, PA 15033.

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### **Certificate of Organization**

Notice is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with Department of State of the Commonwealth of Pennsylvania for a limited liability company established under the provisions of the Business Corporation Law for **Sourwood Farms LLC**, with principal place of business in Eighty Four PA 15330.

Loretta B. Kendall

Attorney

364 E. Lincoln Ave.

McDonald PA 15057

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## **NAME CHANGE NOTICES**

### **Change of Name Notice**

Notice is hereby given that on the 06-16-2021 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2021-3810 by the Petitioner **Cristina Talianna Rosas** for a change of name to Ana Cristina Soares Rosas.

The court has fixed 8-13-2021 and time of 9:00 a.m., in Courtroom #5 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

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NOTICE IS HEREBY GIVEN that on the 20 day of June, 2021 a Petition for Change of Name, filed by Petitioner, **Dathul D. Sutton**, was filed in the Washington County Court, praying for a decree to change his/her name to Leedy Ann Yvonne Ballard. The court has fixed August 13, at 9:00 o'clock am, in Washington County Courthouse, Washington, Pa., as the time and place for the hearing of 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.

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## **REAL ESTATE NOTICE**

**CIVIL ACTION  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. 2021-1379**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

FIFTH THIRD BANK NA, Plaintiff  
v.

MARTIN MEHLMAUER, IN HIS CAPACITY AS HEIR OF MICHAEL G. MEHLMAUER A/K/A MICHAEL GEORGE MEHLMAUER; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL G. MEHLMAUER A/K/A MICHAEL GEORGE MEHLMAUER Defendant(s), 150 CHARLES ST WASHINGTON, PA 15301

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, FIFTH THIRD BANK NA, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. 2021-1379, seeking to foreclose the mortgage secured on your property located

ed, 150 CHARLES ST WASHINGTON,  
PA 15301.

## NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Southwestern Pennsylvania Legal Aid Society

10 West Cherry Avenue

Washington, PA 15301

724-225-6170

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

ATTORNEYS FOR PLAINTIFF

Jenine Davey, Esq. ID No. 87077

133 Gaither Drive, Suite F

Mt. Laurel, NJ 08054

855-225-6906

## LEGAL NOTICE ACTION TO QUIET TITLE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PA NO. 2021-3397

WESTERN AVENUE, LLC, Plaintiff vs. Defendants: DWAYNE EDWARD PATTERSON, deceased, his heirs and administrators, ALBERTA PATTERSON, deceased, her heirs and administrators, WASHINGTON COUNTY TAX CLAIM BUREAU, WASHINGTON COUNTY, CHARTIERS HOUSTON SCHOOL DISTRICT, CHARTIERS TOWNSHIP, US MORTGAGE RESOLUTIONS, LLC and THE SUCCESSORS in INTEREST, HEIRS AND ASSIGNS of the aforementioned defendants and all others having a lien or claim regarding the real property hereinafter described.

TAKE NOTICE that the Plaintiff, WESTERN AVENUE, LLC has filed a Complaint – Action to Quiet Title regarding property it obtained from the WASHINGTON COUNTY TAX CLAIM BUREAU, said real property being more particularly described as: ALL THAT CERTAIN lot or parcel of land situate in Chartiers Township, Washington County, Pennsylvania, bounded and described as follows, to wit: BEGINNING at a point in the middle of the public highway leading from Houston to McConnells Mills, at a point on line of land now or formerly of L. Emery Davis, described in Deed from Dora Kisner et con., to the said L. Emery Davis, dated 15 May 1925 and recorded in Deed Book 530, page 493; thence by line now or formerly of John G. Paxton; thence along the line of the said John G. Paxton, in an easterly direction a distance of 72 feet 9 inches to a white oak stump on line of land now or formerly of Pittsburgh Coal Company; thence by line along said land of Pittsburgh Coal Company, in a southerly direction a distance of 192 feet 4 inches to a point in the center of said public highway; thence by the center line of said public highway, in a westerly direction a distance of 135 feet 2

inches, more or less, to the point of beginning. Tax Parcel I.D. No.: 170-007-00-00039-00 n/k/a/ part of 170-007-00-00035-00, with an address of 502 Western Avenue, Canonsburg, Pennsylvania, 15317.

TAKE FURTHER NOTICE that a Rule to Show Cause is issued upon the above named Defendants and any other persons making a claim against the subject real property to Show Cause why title to the described real property should not be quieted in the Plaintiff, WESTERN AVENUE, LLC. Said rule is Returnable before the Honorable Judge Katherine B. Emery, in the Court of Common Pleas of Washington County, on Thursday, July 22, 2021 at 10:45 a.m. or such other time at the convenience of the Court: or be FOREVER BARRED FROM MAKING ANY CLAIMS against the described property and THEREBY QUIETING TITLE IN THE SUBJECT PROPERTY IN WESTERN AVENUE, LLC, the Plaintiff free of any liens or claims whatsoever.

#### NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) day after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR CALL THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP IMMEDIATELY:

LAWYER REFERRAL SERVICE,  
Washington County Bar Association  
119 South College Street, Washington,  
PA 15301; Phone: 9724) 225-6710

SOUTHWESTERN PA  
LEGAL AID SOCIETY  
16 West Cherry Avenue, Washington, PA  
15301; Phone: (724) 225-6710

NOTICED BY:  
Andrew H. Sweat, Esquire, Attorney for  
Plaintiff, WESTERN AVENUE, LLC  
375 Valley Brook Road, Suite 112,  
McMurray, PA 15317  
Phone: (724) 222-5150; Email:  
[asweat@sweatlaw.com](mailto:asweat@sweatlaw.com)

WCR Vol 101 Issue 51

#### LEGAL NOTICE ACTION TO QUIET TITLE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PA NO. 2021-3289

GARDNER REAL ESTATE MANAGEMENT, LLC, Plaintiff vs. PAMELA FAWCETT, KRYSTINA FAWCETT, BETH FAWCETT, WASHINGTON COUNTY TAX CLAIM BUREAU, WASHINGTON COUNTY, BENTWORTH SCHOOL DISTRICT, SOMERSET TOWNSHIP and THE SUCCESSORS in INTEREST, HEIRS AND ASSIGNS of the aforementioned defendants and all others having a lien or claim regarding the real property hereinafter described.

TAKE NOTICE that the Plaintiff, GARDNER REAL ESTATE MANAGEMENT, LLC has filed a Complaint – Action to Quiet Title regarding property it obtained from the WASHINGTON COUNTY TAX CLAIM BUREAU, said real property being more particularly described as: ALL THAT lot of land situate in Somerset Township, Washington County, Commonwealth of Pennsylvania, fronting 100 feet on the Washington-Williamsport Turnpike in the Village of Eighty-Four, bounded and described as follows: BEGINNING at a point in the

center of said Pike at corner of lot formerly of Marth Uhr Smith; thence by lot formerly of Martha Uhr Smith, North 2° 15' West, 200 feet to a point; thence by land now or formerly of William H. Emery, North 87° 45' East, 100 feet to a point; thence by land now or formerly of William H. Emery South 2° 15' East, 200 feet to a point at the center of said Pike; thence along the center of said Pike, South 87° 45' West, 100 feet to the place of beginning and recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania at Instrument No. 201917926, Tax Parcel I.D. No. 580-001-02-00-0018-00, having an address of 49 Old Monongahela Pike, Eighty-Four, Pennsylvania 15330.

TAKE FURTHER NOTICE that a Rule to Show Cause is issued upon the above named Defendants and any other persons making a claim against the subject real property to Show Cause why title to the described real property should not be quieted in the Plaintiff, GARDNER REAL ESTATE MANAGEMENT, LLC. Said Rule is Returnable before the Honorable Judge Katherine B. Emery in the Court of Common Pleas of Washington County, on Thursday, July 22, 2021 at 10:30 a.m. or such other time at the convenience of the Court; or be FOREVER BARRED FROM MAKING ANY CLAIMS against the described property and THERBY QUIETING TITLE IN THE SUBJECT PROPERTY IN GARDNER REAL ESTATE, LLC the Plaintiff, free of any liens or claims whatsoever.

#### NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in this Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other right important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP IMMEDIATELY:

LAWYER REFERRAL SERVICE:  
Washington County Bar Association,  
119 South College Street,  
Washington, PA 15301  
Phone: (724) 225-6710

SOUTHWESTERN PA  
LEGAL SOCIETY  
16 West Cherry Avenue,  
Washington, PA 15301  
Phone: (724) 225-6170.

NOTICED BY:  
Andrew H. Sweat, Esquire, 375 Valley  
Brook Road, Suite 112, McMurray, PA  
15317  
Phone: (724) 222-5150; Email:  
asweat@sweatlawn.com

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WCR Vol 101 Issue 51

**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, August 6, 2021 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)

**ALLENPORT**

U.S. BANK, N.A., ET AL

vs

ASHLEY MULL, In Her Capacity as  
Heir of the ESTATE OF EILEEN L.  
BRITT A/K/A EILEEN BRITT, ET AL

DOCKET #: 2020-2125

JUDGEMENT: \$41,828.94

In the Commonwealth of Pennsylvania,  
Washington County, Allenport Borough;  
Address: 155 HIGH ROAD, A/K/A 155  
HIGH STREET, ROSCOE, PA 15477  
Tax #: 010-022-00-01-0001-00

Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

**BUFFALO**

21ST MORTGAGE CORPORATION

vs

BENJAMIN L. HATHAWAY, as Mort-  
gagor and Real Owner and LISA HATH-  
AWAY, as Mortgagor, Husband and  
Wife

DOCKET #: 2021-1088

JUDGEMENT: \$54,393.76

In the Commonwealth of Pennsylvania,  
Washington County, Buffalo Township;  
Address: 477 RURAL VALLEY ROAD,  
CLAYSVILLE, PA 15323  
Tax #: 060-001-00-00-0019-02

Improvements: Residential Dwelling  
Attorney: GROSS McGINLEY, LLP,  
(610) 820-5450

WCR Vol 101 Issues 50,51,52

**CANONSBURG**

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, ET  
AL

vs

JAMES R. MURRAY, In his capacity as  
Co-Administrator and Heir of the ES-  
TATE OF THOMAS MURRAY A/K/A  
THOMAS S. MURRAY, ET AL

DOCKET #: 2020-2115

JUDGEMENT: \$102,913.47

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

Address: 539 HIGHLAND AVENUE,  
CANONSBURG, PA 15317

Tax #: 090-004-00-00-0024-00

Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

**CARROLL**

U.S. BANK NATIONAL ASSOCIA-  
TION, not in its individual capacity but  
solely as trustee for the RMAC Trust,  
Series 2016-CTT

vs  
ESTATE OF MARIE ZENI, DE-  
CEASED, last record owner/mortgagor,  
ET AL

DOCKET #: 2020-4174  
JUDGEMENT: \$301,382.22

In the Commonwealth of Pennsylvania,  
Washington County, Carroll Township;  
Address: 107 DIANE DRIVE, MONON-  
GAHELA, PA 15063  
Tax #: 130-006-09-02-0016-00  
Improvements: Residential Dwelling  
Attorney: ROMANO GARUBO AR-  
GENTIERI COUNSELORS AT LAW  
LLC, 856-384-1515

WCR Vol 101 Issues 50,51,52

### **CHARLEROI**

WELLS FARGO BANK, N.A.

vs  
UNKNOWN HEIRS, Successors, As-  
signs and All Persons, Firms, or Associa-  
tions Claiming Right, Title or Interest  
from or under DONALD S. THORNE A/  
K/A DONALD THORNE A/K/A DON-  
ALD SCOTT THORNE, DECEASED

DOCKET #: 2020-1072  
JUDGEMENT: \$18,768.47

In the Commonwealth of Pennsylvania,  
Washington County, Charleroi Borough;  
Address: 1207 CREST AVENUE,  
CHARLEROI, PA 15022  
Tax #: 160-002-00-00-0058-00  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

### **CHARLEROI (CONT'D)**

WILMINGTON TRUST COMPANY  
AS SUCCESSOR TRUSTEE TO THE  
BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, ET  
AL

vs  
KELLIE J. ESPEY A/K/A KELLIE  
ESPEY, In Her Capacity as Administra-  
trix and Heir of the ESTATE OF LYNA  
KLIMO A/K/A LYNA M. KLIMO, ET  
AL

DOCKET #: 2020-1491  
JUDGEMENT: \$27,799.84

In the Commonwealth of Pennsylvania,  
Washington County, Charleroi Borough;  
Address: 833 OAKLAND AVENUE,  
CHARLEROI, PA 15022  
Tax #: 160-014-00-04-0002-00 & 160-  
014-00-04-0003-00 (2)  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

### **NORTH STRABANE**

NEUBERGER BERMAN INVEST-  
MENT ADVISERS LLC-ILLINOIS  
GEN INVEST TRUST

vs  
SUSAN RITCHEY

DOCKET #: 2021-1384  
JUDGEMENT: \$129,629.12

In the Commonwealth of Pennsylvania,  
Washington County, North Strabane  
Township;  
Address: 309 MCCLELLAND ROAD,  
CANONSBURG, PA 15317  
Tax #: 520-013-01-00-0033-00  
Improvements: Residential Dwelling  
Attorney: McCABE, WEISBERG &  
CONWAY, (215) 790-1010

WCR Vol 101 Issues 50,51,52

### **PETERS**

U.S. BANK, N.A., Successor Trustee to  
LaSalle Bank National Association, ET  
AL

vs  
JAMES KENNEDY AND  
JILL KENNEDY

DOCKET #: 2020-6255  
JUDGEMENT: \$289,476.95

In the Commonwealth of Pennsylvania,  
Washington County, Peters Township;  
Address: 413 CHERIE DRIVE,  
MCMURRAY, PA 15317  
Tax #: 540-003-01-01-0026-00  
Improvements: Residential Dwelling  
Attorney: STERN & EISENBERG PC,  
(215) 572-8111

WCR Vol 101 Issues 50,51,52



**WASHINGTON**

TOWD POINT MORTGAGE TRUST  
2018-6, U.S. Bank National Association,  
as Indenture Trustee

vs

RAELENE SOCHOR a/k/a RAELENE  
R. SOCHOR

DOCKET #: 2020-4317

JUDGEMENT: \$69,508.01

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

Address: 1440 ALLISON AVENUE,  
WASHINGTON, PA 15301

Tax #: 770-039-00-01-0009-00

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

WCR Vol 101 Issues 50,51,52

**WASHINGTON (CONT'D)**

U.S. BANK NATIONAL ASSOCIA-  
TION as Legal Title Trustee for  
Truman 2016 SC6 Title Trust

vs

FRANK DOURLAIN AND CHERISH  
ANN DOURLAIN

DOCKET #: 2019-6418

JUDGEMENT: \$139,055.63

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

Address: 290 ALLISON AVENUE,  
WASHINGTON, PA 15301

Tax #: 720-010-00-01-0001-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO AR-  
GENTIERI COUNSELORS AT LAW  
LLC, 856-384-1515

WCR Vol 101 Issue 50,51,52

**WEST PIKE RUN**

**FIRST FEDERAL SAVINGS &  
LOAN ASSOCIATION OF GREENE  
COUNTY, as existing under the laws  
of the United States**

vs

**DENNIS J. KUROWSKI, II**

**DOCKET #: 2019-7577**

**JUDGEMENT: \$76,657.17**

In the Commonwealth of Pennsylvania,  
Washington County, West Pike Run  
Township;

Address: 217 WHITEHALL ROAD,  
DAISYTOWN, PA 15427

Tax #: 700-011-00-00-0010-00

Improvements: Residential Dwelling

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

WCR Vol 101 Issues 33,34,35