

WASHINGTON COUNTY REPORTS

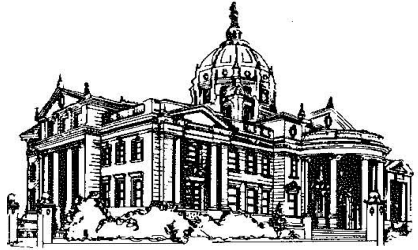
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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

Table of Contents

Court Calendar	2
Obiter Dictum	3
ADMIN REGULATIONS AMENDED ORDER	4
Register's Notice for January Audit.....	13
Estate Notices.....	14
Real Estate Notice.....	19
Corporation Notices	19
Sheriff Sales	21

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

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

MOTIONS COURT SCHEDULE

Judge	COMPLETE info at www.washingtoncourts.us/101/Judges
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). No motions Jan 11, 12.

COURT CALENDARS

Orphans’ Court Audit Mar 18, May 13, Jul 14, Sep 16, Nov 18
 Sheriff’s Sales..... No Sale in Jan, Feb 4, Mar 4, Apr 1, May 6, Jun 3

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Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] The Pennsylvania Supreme Court has ruled that trial courts may allow comfort dogs for witnesses at criminal trials in appropriate circumstances. The decision came in connection with the affirmance of a 2018 third degree murder conviction, the Supreme Court holding that the trial court did not abuse its discretion by allowing a comfort dog during the testimony of a minor with autism. [2] A Texas court of appeals has granted a new trial to a death row inmate because one of the prosecutors was also clerking for the judge who oversaw the trial and considered the convicted man's habeas application. The defendant had been sentenced to death in April 2003. The prosecutor had clerked for the judge on habeas cases which required his review of the applications and the submission of recommendations and proposed orders to the judge with findings of fact and conclusions of law and had recommended a denial of the habeas petition at issue. [3] The U.S. Supreme Court has agreed to decide the case of a Christian group claiming that the city of Boston violated the 1st Amendment when it refused a request to fly a Christian flag temporarily at the Boston City Hall. The Court of Appeals for the 1st Circuit had ruled that the flagpole was not a public forum, the city's raising of a third-party flag is government speech and the city can select the views that it wants. The case is predicated on the fact that over a dozen years, Boston allowed 284 private organizations to temporarily raise their flags with zero denials. The city has flown country flags, a Juneteenth flag recognizing the end of slavery, the LGBTQ Rainbow Pride flag, and the Transgender Rights flag. But when the plaintiff, Camp Constitution, applied to raise its flag, the city denied the request because the proposed flag was described as Christian. The flag in question pictures a Latin cross, but nothing else designates it as a Christian flag. [4] A federal judge in Jacksonville, Florida has ruled that a police officer is entitled to qualified immunity for arresting a man for his "I eat A - -" bumper sticker because the phrase is arguably obscene. The judge ruled that the arrest was "arguably justified under Florida's obscenity law," giving the officer and his supervisor protection from the lawsuit. [5] A Wall Street Journal investigation found that 131 federal judges oversaw 685 court cases in the last decade involving companies in which they or their family-owned stock. The conflict, according to the Wall Street Journal, is a violation of U.S. law and judicial ethics. About two thirds of the identified judges ruled in favor of their financial interests when deciding contested motions.

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.

WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2022

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IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY PENNSYLVANIA
CIVIL DIVISION
No. 2021-1, 2022-1

IN RE: ADMINISTRATIVE REGULATIONS

ADMINISTRATIVE ORDER

AND NOW, this 27th day of December, 2021, it is ORDERED, ADJUDGED, and DECREED that the Administrative Regulations for calendar year 2022 are AMENDED as set forth below. The Administrative Regulations shall be effective January 3, 2022.

I. CALENDAR 2022

The following Court Calendar and judicial assignments are made for calendar year 2022. While this Administrative Order attempts to set forth a pattern designed to expedite the business of the Court, the members of the Court shall remain flexible so that adjustments may be made if required to fulfill both our obligation and that of the practitioner to the administration of justice.

In the event of a recusal, that judge shall complete a recusal form and forward same to the President Judge for reassignment.

The Court Administrator shall publish a Court Calendar incorporating the dates set forth herein and any other pertinent information for the benefit of the Bar and the public. The Court Calendar shall be available on the Court's website at www.washingtoncourts.us and in hard copy at the Court Administrator's office.

A. TRIAL TERMS

Selection dates for jury trials for the calendar year are established as follows:

Civil Jury Selection

January 4 and 5	June 1 and 2
February 1 and 2	August 1, 2, and 31
March 1, 2, and 31	September 1
April 1	October 3 and 4
May 3 and 4	November 29 and 30

Criminal Jury Selection

Zone 1	Zone 2
January 10	January 24
February 7	February 14
March 14	March 21
April 4	April 25
May 9	May 16
June 6	June 13
July 11	July 18
August 15	August 22
September 12	September 19

October 17
November 7
December 5

October 24
November 14
December 12

Jury selection shall commence on the dates noted above for civil and criminal cases. Judges hearing criminal cases shall make requests for jurors in writing at least one (1) week in advance of the jury selection date to the Court Administrator's Office, as it is presumed that such cases will begin after selection. Judges in civil cases shall be coordinate with the Court Administrator's office at least six (6) weeks in advance of the jury selection date. The civil and criminal trial lists shall be managed by the individual judge to whom the cases have been assigned with the understanding that any case involving special circumstances in terms of length or use of resources should be coordinated well in advance of jury selection.

B. ARGUMENT COURT

The Court Administrator shall set sessions for argument court in the Court Calendar, and shall assign cases to the argument list pursuant to Local Rule of Civil Procedure 302.

C. ORPHANS' COURT

Accounts shall be scheduled for audit on the following dates at 9:30 A.M. before the Judge assigned to Orphans' Court:

January 14	July 15
March 18	September 16
May 13	November 18

The Motions Court schedule for Orphans' Court can be found on the Court's website at www.washingtoncourts.us and in the *Washington County Reports*. Copies of all Accounts scheduled for Audit and a copy of every motion shall be provided prior to presentation to the Audit and Guardianship Clerk in the Court Administrator's office.

D. DUI CENTRAL COURT

All preliminary hearings in cases where driving under the influence is the highest graded offense, or no accompanying charges are graded above a misdemeanor, shall be scheduled for DUI Central Court. The assignment of cases in which the charges are graded equally, or other exceptional circumstances exist, shall be determined by the Court Administrator.

All continuance requests pertaining to DUI Central Court hearings shall be in writing and include the position of the other party. Continuance requests shall be submitted to the Deputy Court Administrator, Special Courts, who will review the requests and present such requests, as necessary, to the judge assigned to DUI cases for review and determination. Any continuance requested the day of the hearing shall be decided on by the presiding Magisterial District Judge.

Defendants who have a second offense or greater DUI conviction in ten years, or defendants who have multiple lifetime DUI convictions shall be considered for placement into the Washington County DUI Repeat Offender Program (D.R.O.P) as a condition of bail. The D.R.O.P. conditions shall require the defendant to submit to and maintain compliance with: (1) a Secure Continuous Remote Alcohol Monitor (SCRAM); (2) an approved Remote Breath Monitoring device; and/or (3) be required to be screened for drug use via urine or oral fluid testing through the Washington County Adult Probation Office

or as otherwise directed. Alleged violations of these monitoring/testing modalities will be sent to the District Attorney's Office for review, which may be brought before the judge assigned to DUI cases for a bail revocation hearing, or other appropriate sanction.

The following schedule is established for DUI Central Court:

January 7	July 8
January 14	July 15
January 21	July 22
January 28	
February 4	August 5
February 11	August 19
February 25	August 26
March 4	September 9
March 18	September 16
March 25	September 23
April 8	October 14
April 22	October 21
April 29	October 28
May 6	November 4
May 13	November 18
May 20	
June 3	December 2
June 17	December 9
June 24	December 16

II. JUDGE OF TERM

A. Civil. The Judge of the Term shall preside over Motions Court for unassigned cases. He/she shall decide unassigned civil matters brought before him/her and schedule any proceedings, if necessary, to dispose of issues involving those cases. The Motions Courts schedule for the Judge of Term shall be posted on the website for the Court and in the *Washington County Reports*. If the Judge of the Term is changed or unavailable to hear motions, the regularly assigned Judge of the Term shall notify the President Judge, the Court Administrator, and the Washington County Bar Association. The following schedule is established for the Judge of Term:

January 1-15	Judge Lucas
January 6-31	Judge Gilman
February 1-15	Judge Lucas
February 16-29	Judge Gilman
March 1-15	Judge Lucas
March 16-31	Judge Gilman
April 1-15	Judge Lucas
April 16-30	Judge Gilman
May 1-15	Judge Lucas
May 16-31	Judge Gilman

June 1-15	Judge Lucas
June 16-30	Judge Gilman
July 1-15	Judge Lucas
July 16-31	Judge Gilman
August 1-15	Judge Lucas
August 16-31	Judge Gilman
September 1-15	Judge Lucas
September 16-30	Judge Gilman
October 1-15	Judge Lucas
October 16-31	Judge Gilman
November 1-15	Judge Lucas
November 16-30	Judge Gilman
December 1-15	Judge Lucas
December 16-31	Judge Gilman

B. Criminal. For the year 2022, Criminal Trial responsibility has been primarily assigned to Judge Valarie Costanzo (Zone 1) and Judge Brandon Neuman (Zone 2). Preliminary matters on criminal cases shall be brought to the assigned Judge for disposition. Miscellaneous matters that have not been assigned, such as extradition proceedings and assignment of defense counsel, should be presented to the Criminal Motions Judge unless specifically exempted below or provided otherwise. The Criminal Motions Judge schedule is as follows:

January	Judge Costanzo
February	Judge Neuman
March	Judge Costanzo
April	Judge Neuman
May	Judge Costanzo
June	Judge Neuman
July	Judge Costanzo
August	Judge Neuman
September	Judge Costanzo
October	Judge Neuman
November	Judge Costanzo
December	Judge Neuman

Initial bond modification hearings brought by the Pretrial Services Unit of the Adult Probation Office, or a party's petition for modification of bond shall be presented to the Pretrial Services Judge(s). No bond shall be modified unless the defendant has been assessed by pre-trial services, absent exigent circumstances.

All cases involving bail conditions for alleged crimes concerning domestic violence and abuse, violent acts including but not limited to homicide, rape, robbery, first degree burglary, involuntary deviate sexual intercourse, drug delivery resulting in death, or kidnapping, as defined within the Washington County Adult Probation and Parole Departmental on-call policy as Tier III, or serious potential public safety risks, shall be reviewed by the Pretrial Services Judge(s), including review of violations committed after-hours and judicial permission regarding any potential detainment of an offender for viola-

tions of bail conditions. The Pretrial Services Judge(s) shall be the point of contact, including any other after-hours contact, necessary for matters concerning conditions of bail and pretrial services.

Fines, costs, fees and restitution enforcement shall be assigned to the sentencing judge who originally assessed the same, and in the event that the original judge is no longer sitting, the enforcement proceedings shall be assigned to the criminal judge presiding over the applicable zone.

C. Motions Court. Motions relating to assigned cases must be presented to the Judge to whom the case has been assigned at his/her regularly scheduled Motions Court. The Motions Court schedules for the individual Judges can be found on the Court's website at www.washingtoncourts.us and in the *Washington County Reports*; internal operating procedures are located on the Court's website.

D. Abuse Act Actions. Judges assigned to hear Abuse Act Actions shall be available daily until the time set forth by local rule to hear temporary, *ex parte* petitions requesting an order of protection, and shall be available, if administrative procedures permit, to perform a preliminary arraignment of any defendant arrested for alleged contempt of a protection from abuse order pursuant to 23 Pa. Con. Stat. § 6113. The Court Administrator will develop an internal operating calendar for the hearing of temporary, *ex parte* Abuse Act Actions and proceedings related to the issuance of a decision/final order in accordance with Pennsylvania Rule of Civil Procedure 1901.7 for use among the assigned Judges.

III. JUDICIAL DUTIES AND ASSIGNMENTS

A. PRESIDENT JUDGE DISALLE

1. Problem-Solving Courts
2. Orphans' Court (excepting Private Adoptions/Terminations of Parental Rights)
3. Administrative Duties

B. JUDGE GILMAN

1. Civil Jury and Non-Jury Trials
2. Criminal — DUI cases (excluding jury trials)

C. JUDGE COSTANZO

1. Criminal Jury and Non-Jury Trials
2. Pretrial Services (Zone 1)
3. Juvenile Delinquency
4. Fines, costs, and restitution (if the sentencing judge is no longer on the bench)

D. JUDGE LUCAS

1. Civil Jury and Non-Jury Trials
2. Orphans' Court—Private Adoptions/Termination of Parental Rights
3. Mental Health (Civil) Procedures and Appeals

E. JUDGE NEUMAN

1. Criminal Jury and Non-Jury Trials
2. Pretrial Services (Zone 2)
3. Summary Appeals
4. License Suspension Appeals
5. Fines, costs, and restitution (if the sentencing judge is no longer on the bench)
6. Back-up for Juvenile Dependency
7. Back-up for Family Law

F. JUDGE McDONALD

1. Juvenile Court Dependency
2. Termination of Parental Rights and Adoptions (Dependency)
3. Back-up for Protection from Abuse Act Actions
4. Back-up for Juvenile Delinquency

G. JUDGE-ELECT PETTIT

1. Family Law—Custody, Divorce, and Support Actions
2. Protection from Abuse Act Actions (Temporary and Final)

These assignments designate areas of primary responsibility. All members of the Bench shall be available for assignment in every area of the Court as it may become necessary to effectuate the efficient operation of the Court. The Court Administrator shall have the authority to reassign cases among the members of the Bench.

IV. APPOINTMENTS

- A. Prison Board—President Judge DiSalle
- B. Children’s Roundtable — Judge McDonald
- C. Constable Review Board—Judge Costanzo
- D. Local Court Security Committee—Judge Gilman

V. HOLIDAYS

A. The Court shall observe the holidays listed below during the 2022 calendar year, as established for county employees. In addition, the Court shall excuse lawyers of the Jewish Faith from appearing in Court on Rosh Hashanah (September 26—September 27) and Yom Kippur (October 4 — October 5).

Monday	January 17	Martin Luther King, Jr. Day
Monday	February 21	Presidents’ Day
Friday	April 15	Good Friday
Monday	May 30	Memorial Day
Monday	June 20	Juneteenth
Friday	July 4	Independence Day
Monday	September 5	Labor Day
Monday	October 10	Columbus Day
Friday	November 11	Veterans’ Day

Thursday	November 24	Thanksgiving
Friday	November 25	Day After Thanksgiving
Friday	December 23	Christmas Eve Observed
Monday	December 26	Christmas Observed

B. CONFERENCES

Pennsylvania Conference of State Trial Judges
 February 23-25
 July 27-29

Washington County Bar Association Bench/Bar Conferences
 March 11
 August 12

The Washington County Board of Judges is invited to attend the conferences for educational purposes and participation with the Washington County Bar Association. In the event a judge does not attend, he/she shall be available for Motions Court and any emergencies in the judicial district.

VI. PUBLIC SCHOOL DISTRICTS

For the purpose of expediting this area of court business, matters affecting a public school district shall be brought to the judge assigned to hear those matters, except as follows:

1. Civil matters in which a jury trial is requested;
2. Tax Assessment Appeals; and
3. Eminent Domain.

The following assignments are made for the calendar year 2022:

President Judge DiSalle	Fort Cherry; McGuffey
Judge Gilman	Ringgold; Washington
Judge Costanzo	Bentworth; Peters
Judge Lucas	Trinity; Intermediate Unit & Vo-Tech
Judge Neuman	Charleroi; Avella
Judge McDonald	Beth-Center; Burgettstown; California
Judge Pettit	Canon-McMillan; Chartiers-Houston

Tax assessment appeals shall be assigned as necessary by the Court Administrator. Eminent Domain and civil jury trial matters shall be assigned at random to the judges assigned to hear civil cases.

VII. MAGISTERIAL DISTRICT COURTS

A. Night Duty. The assignments for on-call and DUI Central Court availability are established as follows:

BEGINNING	MDJ	HOLIDAY
JANUARY 3	HAVELKA	
JANUARY 10	WILSON	
JANUARY 17	SAIEVA	MARTIN LUTHER KING

JANUARY 24	KANALIS	
JANUARY 31	MANFREDI	
FEBRUARY 7	BRUNER	
FEBRUARY 14	MCQUILLAN	
FEBRUARY 21	THOMPSON	PRESIDENTS' DAY
FEBRUARY 28	PORTER	
MARCH 7	STEWART	
MARCH 14	SAIEVA	
MARCH 21	BRUNER	
MARCH 28	MCQUILLAN	
APRIL 4	HAVELKA	
APRIL 11	WILSON	GOOD FRIDAY
APRIL 18	KANALIS	
APRIL 25	PORTER	
MAY 2	THOMPSON	
MAY 9	BRUNER	
MAY 16	STEWART	
MAY 23	HAVELKA	
MAY 30	MANFREDI	MEMORIAL DAY
JUNE 6	WILSON	
JUNE 13	SAIEVA	
JUNE 20	THOMPSON	JUNETEENTH
JUNE 27	KANALIS	
JULY 4	PORTER	INDEPENDENCE DAY
JULY 11	MCQUILLAN	
JULY 18	MANFREDI	
JULY 25	BRUNER	
AUGUST 1	SAIEVA	
AUGUST 8	WILSON	
AUGUST 15	STEWART	
AUGUST 22	THOMPSON	
AUGUST 29	PORTER	
SEPTEMBER 5	KANALIS	LABOR DAY
SEPTEMBER 12	MANFREDI	
SEPTEMBER 19	MCQUILLAN	
SEPTEMBER 26	STEWART	
OCTOBER 3	WILSON	
OCTOBER 10	HAVELKA	COLUMBUS DAY
OCTOBER 17	BRUNER	
OCTOBER 24	PORTER	
OCTOBER 31	MANFREDI	
NOVEMBER 7	THOMPSON	VETERANS' DAY
NOVEMBER 14	SAIEVA	
NOVEMBER 21	MCQUILLAN	THANKSGIVING
NOVEMBER 28	HAVELKA	

DECEMBER 5	KANALIS	
DECEMBER 12	WILSON	
DECEMBER 19	STEWART	CHRISTMAS
DECEMBER 26	BRUNER	NEW YEARS DAY

B. Office Operations. All current hours of operation are to remain in effect for each magisterial court. Proposed changes to hours of operation are to be submitted to the Deputy Court Administrator for Special Courts for review and approval by the President Judge. Bank accounts are to be established in the name of the magisterial district court, and authorized signatories shall be the magisterial district judge, the Deputy Court Administrator for Special Courts, and any other individual as approved by the President Judge.

C. Temporary Assignment of Issuing Authorities. Pursuant to Pa. R. Crim. P. 132, the assignment of temporary issuing authority is established among the magisterial district courts as follows:

DISTRICTS	27-1-01	27-2-01	27-3-01
	27-3-06	27-3-07	27-3-10
DISTRICTS	27-1-02	27-1-03	27-3-02
	27-3-03	27-3-05	

These assignments are available for coverage in certain situations, including, but not limited to, illness, vacation, scheduling conflicts, attendance at centralized preliminary hearings, and participation in continuing education classes.

VIII. ADVANCED COMMUNICATIONS TECHNOLOGY

During the ongoing coronavirus (COVID-19) pandemic, all judges shall, to the extent permitted, continue to utilize advanced communication technology to conduct proceedings through Microsoft Teams, Polycom, audio device, or other forms of secure internet-based video conferencing and communication, and shall encourage members of the Bar and litigants to utilize such technology as well. Inmate transfers for court proceedings and other matters shall be limited to fullest extent possible.

IX. COVERAGE

With respect to all of the foregoing assignments, when a Common Pleas Judge is unavailable due to vacation, illness, conference, etc., he or she shall be responsible for ensuring coverage and shall notify the President Judge and the Court Administrator. Magisterial District Judges who are unavailable due to vacation, illness, conference, etc., shall notify the Deputy Court Administrator for Special Courts.

BY THE COURT:

/s/ 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 JANUARY 14, 2022 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-21-0319	Robert Kyle Executrix:Kathleen A. Kyle Attorney:Wayne M. Chiurazzi, Esq.
63-21-0081	Jo Ann Haberland Executrix:Lorraine J. Farneth Attorney:Frank C. Roney, Jr., Esq.
63-19-1350	Keri Ann Burd Administrator: Charles Kocher Attorney:Jennifer L. Rawson, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS JANUARY 14, 2022 AT 9:30 A.M., COURTROOM #2, BEFORE THE HONORABLE 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: January 14, 2022
Publication Dates:
December 30, 2021 & January 6, 2022

ESTATE NOTICES

FIRST 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

WCR Vol 102 Issues 25,26,27

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., Bassi Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 102 Issues 25,26,27

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

WCR Vol 102 Issues 25,26,27

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

WCR Vol 102 Issues 25,26,27

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., Wayneburg, PA 15370.

WCR Vol 102 Issues 25,26,27

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., Wayneburg, PA 15370.

WCR Vol 102 Issues 25,26,27

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

WCR Vol 102 Issues 25,26,27

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

WCR Vol 102 Issues 25,26,27

SECOND 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

_____ WCR Vol 102 Issues 24,25,26

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

_____ WCR Vol 102 Issues 24,25,26

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

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

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

_____ WCR Vol 102 Issues 24,25,26

THIRD PUBLICATION

Gladden, Rebecca S.

Late of Washington Co., PA
File No. 63-21-2141

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: Rebecca L. Brizzi, 965 Fairoaks St., Bethel Park, PA 15102

Attorney: Susan Mondik Key, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

_____ WCR Vol 102 Issues 23,24,25

Jericho, Charlotte Jean

a/k/a Charlotte Jericho
a/k/a Charlotte J. Jericho
Late of Donora
Washington Co., PA
File No. 63-21-1196

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: Dianne Naylor, 336 Spear St., Belle Vernon, PA 15012

_____ WCR Vol 102 Issues 23, 24,25

Killen, Donna F.

a/k/a Donna Fay Killen
Late of South Franklin Twp.
Washington Co., PA
File No. 63-21-2124

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 dece

dent to make payment to the Executor without delay.

Executor: Matthew Killen, 191 E. Buffalo Church Rd., Washington, PA 15301

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

WCR Vol 102 Issues 23,24,25

Krajacic, Anthony J.

a/k/a James A. Krajacic

a/k/a A. J. Krajacic

a/k/a James Anthony Krajacic

a/k/a Anthony James Krajacic

a/k/a James Krajacic

a/k/a James Krojacic

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

Co-Executrix: Jody Morgan, Tina Krajacic c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 102 Issues 23,24,25

Martin, Donald W.

Late of Avella

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: Nina LeClaire c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 102 Issues 23, 24,25

Plants, George W.

a/k/a George W. Plants, Jr.

Late of Claysville

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

Co-Executor: Jason Plants, 58 Claysville Taylorstown Ridge Rd., Claysville, PA 15323; Valerie Sanders, 267 Mt. Zion Rd., Prosperity, PA 15329,

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

WCR Vol 102 Issues 23,24,25

Quail, C. Raymond

a/k/a Charles Raymond Quail, Jr.

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: Michael Raymond Quail, 9975 Spyglass Circle, Auburn, CA 95602

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

WCR Vol 102 Issues 23,24,25

Shure, Marilyn G.

a/k/a Marilyn Shure

Late of Washington

Washington Co., PA

File No. 63-21-2098

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.

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

Executor: Robert G. Shure c/o

Attorney: Jonathan M. Schmerling, Esq.,
Dentons Cohen & Grigsby P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152

WCR Vol 102 Issues 23,24,25

Smith, Rose M.

a/k/a Rosa M. Smith
Late of South Strabane Twp.
Washington Co., PA
File No. 63-21-02110

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: Debra A. Moon, 305 Washington Woods Dr., Washington, PA 15301

Attorney: Kathryn Eck Goff, Esq., 3
325 Saw Mill Run Blvd., Pittsburgh, PA
15227

WCR Vol 102 Issues 23,24,25

Sulkowski, Carolyn C.

Late of McMurray
Washington Co., PA
File No. 63-2021-01456

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

Co-Executrices: Carol S. Deberardinis,
20 Montbard Dr., Chadds Ford, PA
19317, Toni Jean Sulkowski, 196 Friar Ln., McMurray, PA 15317

Attorney: Susan M. Key, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600,
Washington, PA 15301

WCR Vol 102 Issues 23, 24,25

Trageser, Robert

a/k/a Robert J. Trageser
Late of McMurray
Washington Co., PA
File No. 63-21-1988

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: Erika Cecere c/o

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

WCR Vol 102 Issues 23,24,25

REAL ESTATE NOTICE

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

NO: 2021-176

**TOWD POINT MORTGAGE TRUST
2018-3, U.S. BANK NATIONAL AS-
SOCIATION, AS INDENTURE TRUS-
TEE vs. KIM MARIE TROTH STUY-
VESANT, AS SURVIVING HEIR OF
JOANN LAMBERT, DECEASED,
BERNARD L. TROTH, AS SURVIV-
ING HEIR OF JOANN LAMBERT,
DECEASED, UNKNOWN SURVIV-
ING HEIRS OF JOANN LAMBERT,
DECEASED,**

NOTICE**TO THE DEFENDANTS:**

You are hereby notified Towd Point Mortgage Trust 2018-3, U.S. Bank National Association, as Indenture Trustee, has filed a Complaint in Mortgage Foreclosure with regard to 16 Deer Run Lane, Coal Center, PA 15423, endorsed with a Notice to Defend, against you at No. 2021-176 in the Civil Division of the Court of Common Pleas of Washington County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Washington County Sheriff.

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
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 HIR-
ING 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 LE-
GAL SERVICES TO ELIGIBLE PER-
SONS AT A REDUCED FEE OR NO
FEE.

Washington County
Lawyer Referral Service
Southwestern Pennsylvania
Legal Aid Services
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

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

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO
& FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454,
(215) 855-9521

WCR Vol 102 Issue 25

CORPORATION NOTICES

MKH OZ Fund Inc. has been incorpo-
rated under the provisions of the Pennsylv-
ania Business Corporation Law of 1988.

Keenan Holmes, Esquire
198 Sutherland Drive
Venetia, PA 15367

WCR Vol 102 Issue 25

NOTICE IS HEREBY GIVEN, pursuant to the provisions of Act of Assembly No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, an application for the conduct of a business in Washington County, Pennsylvania under the assumed or fictitious name, style or designation of Name: **Sportsman's Warehouse #219**, with its principal place of business at: 120 Quinn Road, North Fayette Township, PA 15275. The names and addresses of all persons or entities owning or interested in said business are: Sportsman's Warehouse, Inc., 1475 W. 9000 S, Ste A, West Jordan, UT 84088. The registration was filed on 7/7/21.

_____ WCR Vol 102 Issue 25

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

_____ WCR Vol 102 Issue 25,26

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

WCR Vol 102 Issues 25,26,27

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

WCR Vol 102 Issues 25,26,27

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 Town-
ship;

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

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO AR-
GENTIERI 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 KOCHAL-
SKI 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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