

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
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Serving the Legal Community of Washington County

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

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

ESTATE NOTICES

The Register of Wills has granted letters testamentary or of administration in the following estates. Notice is hereby given to all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement to the Executors or Administrators or their attorneys.

FIRST PUBLICATION

BELL, PHYLLIS, late of Peters Township, Washington Co., PA; Executors: Barre Bell, 117 Eastwood Court, Indiana, PA 15701, Brian Bell, 370 County Club Road, Washington, PA 15301; Attorney: Robert F. Manzi, Jr., 832 Philadelphia Street, Indiana, PA 15701

BERTOLOTTI, WILLIAM, late of Atlasburg, Washington Co., PA; Executor: John Kover, P.O. Box 144, Atlasburg PA 15004; Attorney: Robert N. Clarke, Robert N. Clarke & Associates, 15 West Beau Street, Washington, PA 15301

CAMPBELL, LARRY DEAN, a/k/a **LARRY D. CAMPBELL AKA LARRY CAMPBELL**, late of McDonald, Washington Co., PA; Executrix: Tammy Czarnecki, 72 Long Creek Dr., Stevensville MD 21666

COLLINS, SHIRLEY F., a/k/a **SHIRLEY FINCH COLLINS**, late of Peters Township, Washington Co., PA; Executor: Michael P. Collins, 101 Bridal Lane, Oakdale PA 15071

FARR, MARJORIE A., late of Carroll Township, Washington Co., PA; Executors: Susan S. Farr, 203 Hartwell Road, Silver Springs MD 20901, Robert A. Farr, 100 Mason Drive, Newark DE 19711; Attorney: Mark J. Shire, SHIRE LAW FIRM, 1711 Grand Boulevard, Park Centre, Monessen PA 15062

FAWCETT, SR., JOHN M., late of Carroll Township, Washington Co., PA; Executor: John M. Fawcett, Jr., 1221 South Eads Street, Apt. 315, Arlington VA 22202; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., POB 144, 111 Fallowfield Avenue, Charleroi PA 15022

KEPKA, JANET EILEEN, late of North Franklin Township, Washington Co., PA; Executrix: Deborah Jean Cook, 117 Meadow Drive, Beaver Falls PA 15010; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington Trust Bldg, Washington PA 15301

KLEIN, PATRICIA, a/k/a **PATRICIA W. KLEIN**, late of Roscoe Borough, Washington Co., PA; Executor: Kelly Klein, 136 Bow Street, PO Box 356, Stockdale, PA 15483; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

KWIATKOWSKI, GLORIA J., late of Hickory, Washington Co., PA; Executor: Gary C. Hartman, 104 Camelot Circle, Coraopolis PA 15108; Attorney: Max C. Feldman, Law Office of Max C. Feldman, 1322 Fifth Avenue, Coraopolis PA 15108

LUONGO, ROSE, late of South Strabane Township, Washington Co., PA; Executrix: Lois G. Illar, 6512 Ventura Drive, Pittsburgh PA 15236; Attorney: Arthur M. Wilson, Wilson Law Office PC, 189 Hackney Station Road, Washington PA 15301

MATYUF, WILLIAM C., late of Canonsburg, Washington Co., PA; Executrix: Susan Carol Lesko, 136 Piatt Estates, Washington PA 15301; Attorney: Joseph M. Zupancic, Joseph M. Zupancic, P.C., POB 1331, McMurray, PA 15317

PESZKO, MAUREEN D., a/k/a **MAUREEN DONNA PESZKO**, late of Venetia, Washington Co., PA. No. 63-19-0349. Executor: Teresa M. Peszko; Attorney: Daniel M. Flynn, Michael D. Flynn & Associates, P.C., 2770 South Park Road, Bethel Park PA 15102-3839

PISANO, BRUNO, late of North Strabane Township, Washington Co., PA; Executrix: Kate E. Dolak, 64 Oregon Trail, Pittsburgh PA 15234; Attorney: Shannon L. Crew, Houston Harbaugh P.C., Three Three Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh PA 15222-1005

SHERRY, JOHN S., late of North Strabane Township, Washington Co., PA; Executrix: Joan P. Sherry, 113 Stonegate Drive, McMurray PA 15317

SMORADA, LINDA JOANN, late of Washington, Washington Co., PA; Executrix: Joyce Eileen McDonald Streator, 1006 North Main Street, Washington, PA 15301; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

SNODGRASS, BERTHA M., late of Somerset Township, Washington Co., PA; Executors: Rowena R. Moore, 174 Somerset Drive, Eighty Four PA 15330, Barbara A. Sellaro, 682 Vanceville Road, Eighty Four PA 15330; Attorney: J. Lynn DeHaven, **GOLDBERG, POSNER, BECK, DEHAVEN & DREWITZ**, 62 East Wheeling Street, Suite 101, Washington PA 15301

YANCHAK, HELEN M., a/k/a **HELEN YANCHAK A/K/A HELEN J. YANCHAK**, late of Chartiers Township, Washington Co., PA; Executors: Dennis Yanchak, 601 Marquesa Trail, Georgetown, TX 78633, Carol Geissler, 282 Weatherburn Ct., Powell, OH 43065, ; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling Street, Washington PA 15301

SECOND PUBLICATION

ABBOTT, LINDA J., late of Monongahela, Washington Co., PA; Executrix: Kimberly Abbott, c/o Attorney: Lane M. Turturice, Esquire, Turturice & Associates, LLC, 135 S. College Street, Washington, PA 15301.

ALTON, SHANE LAURIE, a/k/a **SHANE L. ALTON AKA SHANE ALTON**, late of Fallowfield Township, Washington Co., PA; Administratrix: Amanda Alton, c/o Attorney: Albert P. Caruso, Esq., Goldblum Sablowsky, The Waterfront, 285 East Waterfront Drive, Suite 160, Homestead, PA 15120.

ANTILL, PERRY DUANE, a/k/a **PERRY D. ANTILL AKA PERRY ANTILL (NO. 63-18-0225)**, late of Non-Resident, Washington Co., PA; Ancillary Executors: Brenda Antill, 1300 Kentucky Highway 1469, POB 399, Virgie, KY 41572, Greg Antill, 307 Valley Edge Drive, Minneola, FL 34715, ; Attorney: James B. Courtney, 142 North Court Avenue, POB 1315, Somerset, PA 15501-0315.

ERNST, DOROTHY, late of McMurray, Washington Co., PA; Executrix: Mary Spegal, 886 Boulder Drive, Bethel Park, PA 15102.

FERGUSON, WILDA B., a/k/a **WILDA BARTON FERGUSON**, late of Union Township, Washington Co., PA; Executrix: Donna May Evans Thwaite, 107 Foxchase Drive, Canonsburg, PA 15317; Attorney: Susan Mondik Key, Peacock Keller LLP, 70 East Beau Street, Washington, PA 15301.

HANNEGAN, DONALD W., late of McMurray, Washington Co., PA; Executor: Kevin P. Hannegan, 109 Lampliter Lane, McMurray, PA 15317; Attorney: Keith H. West, Chalk Hill PLC, 301 Grant Street, 14th Floor, Pittsburgh, PA 15219.

JULIAN, SHIRLEY ANN, late of Buffalo Township, Washington Co., PA; Executrix: Bobbie Jo Durbin, 2930 Green Valley Road, Claysville, PA 15323.

KOSTOLANSKY, JR., JOSEPH P., late of Donora Borough, Washington Co., PA; Executor/Attorney: Thomas Kostolansky, 617 McKean Avenue, Donora, PA 15033.

LENGERER, BARBARA JOAN, late of Venetia, Washington Co., PA; Executor: Thomas Paul Lengerer, 168 Maple Drive, Beaver, PA 15009; Attorney: Benjamin W. Urso, Zacharia Brown PC, 111 W. McMurray Road, McMurray, PA 15317.

RUCKERT, TERRY L., a/k/a **TERRY LEE RUCKERT**, late of South Strabane Township, Washington Co., PA; Executrix: Patricia Cook, 1040 Beech Street, Washington, PA 15301; Attorney: Belinda Dunmire Attwood, Law Offices of Belinda Dunmire Attwood, 6 South Main Street, Suite 500, Washington, PA 15301.

SHELL, THOMAS A., late of South Strabane Township, Washington Co., PA; Administratrix: Mary A. Shell, c/o Attorney: Frank C. Roney, Jr., 382 West

Chestnut Street, Suite 102, Washington, PA 15301.

SOPCAK, JOSEPH JOHN, a/k/a **JOSEPH J. SOPCAK**, late of Washington, Washington Co., PA; Executrix: Judith K. Sopcak, c/o Attorney: Matthew T. Kikta, and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220.

WARREN, WILLIAM R., a/k/a **WILLIAM ROBERT WARREN**, late of New Eagle, Washington Co., PA; Executrix: Mary Ann Derosa, 1562 Fourth Street, Monongahela, PA 15063; Attorney: James W. Haines, Jr., 1202 West Main Street, Monongahela, PA 15063.

THIRD PUBLICATION

BALACH, ANNA M., a/k/a **ANNA MARIA BALACH**, late of Scenery Hill, Washington Co., PA; Executor: Matthew R. Balach, c/o Frank C. Roney, Jr., Esquire; Edward C. Morascyzk, Esquire, 382 W. Chestnut Street, Suite 102 Washington PA 15301; Attorney: Frank C. Roney, Jr., Edward C. Morascyzk, 382 W. Chestnut Street, Suite 102, Washington PA 15301

CRAIG, EDWIN M., late of Canton Township, Washington Co., PA; Executors: Janice Cooper, Darryl Craig, 1551 E. Roy Furman Highway, Carmichaels PA 15320; Attorney: Henry Lee Moore, Suite 310 Keystone Commons, 35 West Pittsburgh St., Greensburg PA 15601

DAVIS, JR., JAMES W., a/k/a **JIM DAVIS** a/k/a **JWD JR.**, late of Washington, Washington Co., PA; Administratrix: Michelle R. Davis, 2418 Durbin Street, Pittsburgh PA 15205

FARLEY, TIMOTHY J., late of McMurray, Washington Co., PA; Executor: Bic L. Farley, 112 Kathy Ann Ct., McMurray PA 15317; Attorney: Tammy Singleton-English, 1725 Washington Road, Suite 301, Pittsburgh PA 15241-1207

FLICK, ESTHER KIRCHNER, a/k/a **ESTHER MATONAK KIRCHNER FLICK**, late of Union Township, Washington Co., PA; Executrix: Ginger McCall, 1130 Klarr Ct. NW, Salem OR 97304; Attorney: Stephen J. Taczak, 23 East Beau Street, Washington PA 15301

HANLIN, DOLORES T., late of Slovan, Washington Co., PA; Executrix: Deborah Eckrote, 4816 Michaux Drive, Virginia Beach VA 23464; Attorney: Stephanie A. Boris, Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville PA 15017

HANLIN, FRANCIS X., late of Slovan, Washington Co., PA; Executrix: Deborah Eckrote, 4816 Michaux Drive, Virginia Beach VA 23464; Attorney: Stephanie A. Boris, Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville PA 15017

HOLMES, CHERYL, late of Monongahela, Washington Co., PA; Executor: Hilary Brown, c/o Lane M. Turturice, Esq., 135 S. College Street, Washington PA 15301; Attorney: Lane M. Turturice, Turturice & Associates, LLC, 135 S. College Street, Washington PA 15301

MILLER, DEBRA E., a/k/a **DEBRA ELLEN WEAVER MILLER**, late of Houston, Washington Co., PA; Executor: Fred E. Miller, 714 Scenic Drive, Houston PA 15342; Attorney: Timothy R. Berggren, Law Offices of Timothy R. Berggren, Washington Trust Bldg., 6 S Main St., Suite 210, Washington PA 15301

MYERS, GREGORY R., late of Avella, Washington Co., PA; Executrix: Deborah L. Myers, 193 Greenbrier Road, Acme PA 15610; Attorney: Thomas M. Butz, Smith Butz, 125 Technology Drive, Suite 202, Canonsburg PA 15317

RANKIN, MYRA M., late of South Franklin Township, Washington Co., PA; Executrix: Theresa Cooper, 527 Jolly School Road, Washington PA 15301; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Suite 102, Washington PA 15301

SEVERYN, BRADLEY JON, a/k/a **BRADLEY J. SEVERYN AKA BRADLEY J. SEVERYN DMD**, late of Chartiers Township, Washington Co., PA; Executor: Gregory M. Severyn, 8214 Marquis Drive, Pittsburgh PA 15237; Attorney: Stephanie M. Sewak, 90 W. Chestnut Street, Suite 606, Washington PA 15301

SHIVES, DOLORES, late of Peters Township, Washington Co., PA; Executrix: Lisa Rae Grubbs, 104 Woods Lane, McMurray PA 15317; Attorney: Anna B. Butson, Sommer Law Group, P.C., 6 Market Square, Pittsburgh PA 15222

SMITH, ROBERT, a/k/a **ROBERT ELMER SMITH** a/k/a **ROBERT E. SMITH**, late of Claysville, Washington Co., PA; Executors: Sherry B. Fabrizi, 357 Windigrove Drive, Apt. 815, Waynesboro VA 22980, Katherine McClintic, 302 S. Patterson Street, State College PA 16801

TOLAND, LORI LYNN, late of Washington, Washington Co., PA; Administratrix: Sandra L. Toland, 51 Daley Drive, Washington PA 15301; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Suite 102, Washington PA 15301

CORPORATION NOTICES

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania for a limited liability company established under the provisions of the Business Corporation Law for **BAT 24, LLC**.

William R. Miller, Esquire
Post Office Box 385
Hickory PA 15340 2)36-1

NAME CHANGE

MISCELLANEOUS NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2019-1213

IN THE MATTER OF PETITION FOR
CHANGE OF NAME
OF MARGARET M. CHURNEY

NOTICE

Notice is hereby given that, on March 12, 2019, the petition of Margaret M. Churney was filed in the above named court requesting an order to change the name of MARGARET M. CHURNEY to **JOY BRINGER CHURNEY**.

The court has fixed April 26, 2019 at 9:00 a.m. in Courtroom No. 5 of the Washington County Courthouse, Main Street, Washington PA 15301 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

BY THE COURT:

/s/ Michael Lucas, J. 4)36-1

NAME CHANGE

Notice is hereby given that on the 15th day of March, 2019, a Petition for Change of Name, filed by Robert DeGrosky, was filed in the Washington County Court, praying for a decree to change his name to **Robbie DeGrosky**.

The Court has fixed **April 26, 2019 at 9:00 a.m. in Courtroom No. 5**, 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.

David Bayard Wolf, Esquire
Kusturiss, Wolf & Kusturiss
12 North Jefferson Avenue
Canonsburg, PA 15317

4)36-1

NAME CHANGE

Notice is hereby given that, on March 18, 2019, the petition for a name change was filed in the Court of Common Pleas of Washington County requesting an order to change the name of Sheila L Durbin-Phillips to **Sheila L Phillips**.

The court has fixed May 24, 2019 at 9am in Courtroom No.5 of the Washington County Courthouse, Main Street, Washington PA 15301 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

4)36-1

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION
NOS: 63-19-0090

IN RE: DAVID DAVIDSON
D.O.B. 05/22/2017
CHILD OF: ANY UNKNOWN FATHER

Take notice that a Petition for Involuntary Termination of Parental Rights of any unknown father of David Davidson will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on April 12, 2019 at 3:30 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

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

4)36-1

REAL ESTATE NOTICES

Court of Common Pleas
Civil Division
Washington County, Pennsylvania
NO: 2017-3245
Notice of Action in Mortgage Foreclosure

JPMorgan Chase Bank, National Association, Plaintiff vs. Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joseph D. Maiolini, Jr., deceased, Vanessa Mendicino, Known Heir of Joseph D. Maiolini, Jr., deceased and Joseph R. Maiolini, Known Heir of Joseph D. Maiolini, Jr., deceased, Defendants

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Joseph D. Maiolini, Jr., deceased, Defendant(s), whose last known address is 211 Luella Avenue, Charleroi, PA 15022.

Your house (real estate) at 211 Luella Avenue, Charleroi, PA 15022, 160-028-00-01-0033-00, is scheduled to be sold at Sheriff's Sale on 6/7/19, at 10:00 AM, at Washington County Sherriff's Office, Courthouse Sq., 100 W. Beau St., Ste. 101, Washington, PA 15301, to enforce the court judgment of \$21,943.56, obtained by JPMorgan Chase Bank, National Association against you. - NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to JPMorgan Chase Bank, National Association, the amount of the

judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. 2. You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. 3. You may be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 5. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. 6. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 7. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724.228.6840. 8. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 9. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 10. You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed

with the Sheriff within ten (10) days after the date of filing of said schedule. 11. You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale. **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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Washington County Lawyer Referral Service, 119 S. College St., Washington, PA 15301, 724.255.6710, washcobar.org. PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr. Ste. 150, King of Prussia, PA 19406 610.278.6800.

6)36-1

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

Civil Action No. 2019-1365

UNLIMITED FUNDING
SOLUTIONS, LLC, Plaintiff
V.

JULIA ZAKEN, individually and her
heirs, unknown devisees, personal
representatives, executors, administrators,
successors and assigns and any all
persons or entities having or claiming to
have any right, lien, title, interest in or
claim against the certain lot or piece of
ground described in the Complaint,
Defendants.

TO: Julia Zaken, individually and her
heirs, unknown devisees, personal
representatives, executors, administrators,
successors and assigns and any and all
persons or entities having or claiming to
have any right, lien, title, interest in or
claim against the certain lot or piece of
ground described in the Complaint.

NOTICE OF QUIET TITLE ACTION

You are notified that the Plaintiff has
filed a Complaint to Quiet Title on March
20, 2019, against you at the above
number and term. The parcel which is
the subject of this action is located in
Cecil Township, Washington County,
Pennsylvania, and is bounded and
described as follows:

ALL that certain lot of ground situate in
Cecil Township, Washington County,
Pennsylvania, more fully bounded and
described as follows: Washington County
Tax Assessment I.D. No. 140-011-01-06-
0006-00, as more particularly described
in a deed recorded in the Recorder's
Office of Washington County,
Pennsylvania, at Deed Book Volume 713,
Page 600, the description in said deed
being incorporated herein as if fully set
forth.

NOTICE

You have been sued in court. If you wish
to defend against the claims set forth in
the Complaint, you must take action
within twenty (20) days from the date of
this publication by entering a written
appearance personally or by an attorney
and by 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 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 INFORMATION ABOUT
HIRING A LAWYER. IF YOU
CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL SERVICE
TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

The Lawyer Referral Service
19 South College Street
Washington, Pennsylvania 15301
724-225-6710

Southwestern PA Legal Aid Society
10 West Cherry Avenue
Washington, Pennsylvania 15301

Frank Arcuri, Esquire
Attorney for Plaintiff
Law Office of Frank Arcuri
125 South College Street
Washington, Pennsylvania 15301

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
Civil Action No. 2019-1364

WOODROW WELSCH,
an individual, Plaintiff
V.

DAVID J. POWELL, individually and his heirs, unknown devisees, personal representatives, executors, administrators, successors and assigns and any and all persons or entities having or claiming to have any right, lien, title, interest in or claim against the certain lot or piece of ground described in the Complaint.

NOTICE OF QUIET TITLE ACTION

You are notified that the Plaintiff has filed a Complaint to Quiet Title on March 20, 2019, against you at the above number and term. The parcel which is the subject of this action is located in Peters Township, Washington County, Pennsylvania, and is bounded and described as follows:

ALL that certain lot of ground situate in the Village of Thompsonville, Peters Township, Washington County, Pennsylvania, more fully bounded and described as follows: Washington County Tax Assessment I.D. No. 540-007-08-03-0007-00, as more particularly described in a deed recorded in the Recorder's Office of Washington County, Pennsylvania, at Deed Book Volume 1344, Page 1064, the description in said deed being incorporated herein as if fully set forth.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the Complaint, you must take action within twenty (20) days from the date of this publication by entering a written

appearance personally or by an attorney and by 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 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 INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

The Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
724-225-6710

Southwestern PA Legal Aid Society
10 West Cherry Avenue
Washington Pennsylvania 15301
724-225-6170

Frank Arcuri, Esquire
Attorney for Plaintiff
Law Office of Frank Arcuri
125 South College Street
Washington, Pennsylvania 15301

6)36-1