

WASHINGTON COUNTY REPORTS

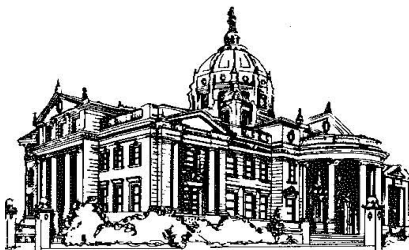
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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

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

ESTATE NOTICES

FIRST PUBLICATION

Ault, Jerry

a/k/a Jerry W. Ault
Late of Washington
Washington Co., PA

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

Co-Executors: Rachele Morgan, J. Michael Ault c/o

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

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Basle, Vicki M.

a/k/a Vicki Basle
a/k/a V. Basle
Late of Canonsburg
Washington Co., PA
File No. 63-21-1714

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: Lori Roadman, 496 Narigon Run Rd., Claysville, PA 15323

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

WCR Vol 102 Issues 16,17,18

Bright, Floyd G.

a/k/a Floyd Graydon Bright
a/k/a Floyd Grayden Bright
Late of South Strabane Twp.
Washington Co., PA
File No. 63-21-1822

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: Lisa Ann Aquilino, 300 Challenor St., Washington, PA 15301

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

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Brown, Elmer H.

a/k/a Elmer Henry Brown
Late of McDonald
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: William A. Brown, 154 Herbst Rd., Coraopolis, PA 15108

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Chase, Robert A.

Late of Washington
Washington Co., PA
File No. 63-15-00870

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: Brenda Abbott, 14 Hastings Rd., Fredricktown, PA 15333

Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

_____ WCR Vol 102 Issues 16,17,18

Hardway, Mary M.

a/k/a Mary M. Dermont
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Jonathan Dermont, 436 Constitution St., Perryopolis, PA 15473, Justin Dermont, 314 Anton St., Monongahela, PA 15063,

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

_____ WCR Vol 102 Issues 16,17,18

Helfer, Albert J.

Late of McMurray
Washington Co., PA
File No. 63-21-01828

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: Alan J. Helfer, 338 Deerfield Dr., Canonsburg, PA 15317

Attorney: John M. Hartzell, Jr., Esq., Houston Harbaugh, 3 Gateway Ctr., 401 Liberty Ave., 22nd Flr., Pittsburgh, PA 15222-1005

_____ WCR Vol 102 Issues 16,17,18

Hutson, William James

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

Executrix: Beth A. Graham c/o

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

_____ WCR Vol 102 Issues 16,17,18

Pasierbek, Donna Darlene

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

Administrator, DBN: Peter Pasierbek, 945 W. Wylie Ave., Washington, PA 15301

Attorney: Jennifer M. Merx, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101

_____ WCR Vol 102 Issues 16,17,18

Pollock, Nancy Lou

a/k/a Nancy L. Pollock
Late of Findleyville, Union Twp.
Washington Co., PA
File No. 63-21-1839

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: Bonnie Sue Kazior, 13 Veronica Dr., Finleyville, PA 15332

_____ WCR Vol 102 Issues 16,17,18

Robinson, William Allen

a/k/a William A. Robinson
 a/k/a William Robinson
 a/k/a Bill Robinson
 Late of Burgettstown Borough
 Washington Co., PA
 File No. 63-21-1853

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: Susan G. Cook, 1508 Main St., Burgettstown, PA 15021

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Streator, Joyce E.

a/k/a Joyce Eileen Streator
 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Wyatt Streator, 75 Orchard Terrace, Washington, PA 15301; Wayne Streator, 173 Markwood Dr., Canonsburg, PA 15317,

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

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Toward, Mary Pat

Late of Cecil Twp.
 Washington Co., PA
 File No. 63-21-1796

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: James C. Toward, 202 Profio Rd., McDonald, PA 15057

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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Welch, Richard G.

a/k/a Richard Glen Welch
 a/k/a Richard Welch
 Late of South Strabane Twp.
 Washington Co., PA
 File No. 63-21-1862

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: Matthew Reed Welch, 404 Camino Al Mar, Watsonville, CA 95076

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

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SECOND PUBLICATION**Ammell, Linda Ann**

a/k/a Linda Ammell
 Late of Cecil 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: Kimberly Barnhart, P.O. Box 364, 104 Dickson St., Midway, PA 15061

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

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Beatty, John K.
a/k/a John Keith Beatty
Late of Blane 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: Gavin R. Beatty, 699 Taylorstown Ridge Rd., Avella, PA 15312
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

_____ WCR Vol 102 Issues 15.16.17

Belvis, Jessie Irene
Late of Fredricktown
Washington Co., PA
File No. 63-21-1821

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 J. Belvis, 1399 Morey Rd., Fredricktown, PA 15333
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

_____ WCR Vol 102 Issues 15.16.17

Brady, Dorothy Dulany
a/k/a Dorothy D. Brady
Late of Washington
Washington Co., PA
File No. 63-21-01798

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

Executor: Patricia Brady-Fugitt, 1283 Daniels Run Rd., Scenery Hill, PA 15360
Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Fl., Washington, PA 15301

_____ WCR Vol 102 Issues 15.16.17

Bucenell, Richard P.
Late of Marianna Borough
Washington Co., PA
File No. 63-21-1516

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: Carolyn Hendricks, 1351 Headlee Ave., Morgantown, WV 26505
Attorney: Edward J. Morascyzk, Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

_____ WCR Vol 102 Issues 15.16.17

Choate, Craig D.
a/k/a Craig Dexter Choate
Late of McMurray
Washington Co., PA
File No. 63-21-1739

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: Susan Kasko c/o
Attorney: Jonathan M. Schmerling, Esq., Denton Cohen & Grigsby, P.C. Attorneys, 625 Liberty Ave., 7th Fl., Pittsburgh, PA 15222-3152

_____ WCR Vol 102 Issues 15.16.17

Dane, Jr., Roger E.
a/k/a Roger Elwood Dane, Jr.
Late of City of Washington
Washington Co., PA
File No.: 63-21-1787

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: Sarah Dane, 59 W. Hallam Ave., Washington, PA 15301

Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 E. Maiden St., Washington, PA 15301

_____ WCR Vol 102 Issues 15,16,17

Franko, Jr., John C.

a/k/a John C. Franko

a/k/a John Charles Franko, Jr.

a/k/a John Franko

Late of Canonsburg
Washington Co., PA
File No. 63-21-1733

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: John Scott Franko and Hope S. Slay c/o

Attorney: Kelly J. Dollins, Esq., Yablonski, Costello & Leckie, P.C., 116 N. Main St., Washington, PA 15301

_____ WCR Vol 102 Issues 15,16,17

Grozdan, Thelma I.

a/k/a Thelma Irene Grozdan

Late of Hanover Twp.

Washington Co., PA
File No. 63-21-01711

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: Lisa A. Haspel c/o

Attorney: Deborah A. Liotus, Esq., 564 Forbes Ave., Ste. 1008, Pittsburgh, PA 15219

_____ WCR Vol 102 Issues 15,16,17

Hampe, Ruth Elizabeth

Late of Washington

Washington Co., PA

File No. 63-21-01544

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: Cynthia H. Riggle, 59 Seik Rd., Washington, PA 15301

Attorney: Christine N. Nash, Esq., 1024 Route 519, Suite 400, Eighty Four, PA 15330

_____ WCR Vol 102 Issues 15,16,17

Hughes Jr., Stanley Sherman

a/k/a Stanley S. Hughes Jr.

Late of Fallowfield 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: Robin Rice, 318 Knob Rd., Brownsville, PA 15417

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

_____ WCR Vol 102 Issues 15,16,17

Kiskadden, Lindsay Ann

Late of Canonsburg

Washington Co., PA

File No. 63-21-1774

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: Karen Wilson,
1833 Hale Rd., Venus, PA 16364

Attorney: M. Jacob Mihalov, Esq.,
Mihalov Law, 31 N. Main St., Ste. 103,
Washington, PA 15301

WCR Vol 102 Issues 15,16,17

Marshman, Joyce Marie

a/k/a Joyce M. Marshman
Late of New Eagle
Washington Co., PA
File No. 63-21-1652

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: Phillip J. Marshman,
232 Caryl Dr., Pittsburgh, PA 15236

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

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Mathia, Merle T.

a/k/a Merle Thomas Mathia
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Shawn T. Mathia c/o
Attorney: Frank C. Roney, Jr., Esq.,
382 W. Chestnut St., Ste. 102,
Washington, PA 15301

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Moore, Thomas E.

a/k/a Thomas Edward Moore
a/k/a Thomas Moore
Late of West Alexander
Washington Co., PA
File No. 63-21-1834

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

Executor: Timothy Moore, 237 Erskine
Road, West Alexander, PA 15376

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

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Riggle, Jr., Donald K.

Late of Bentleyville
Washington Co., PA
File No. 63-21-1581

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: Lance Kearns, 7191 Oak Dr.,
Holland, OH 44514

WCR Vol 102 Issues 15,16,17

Scalzi, Erin E.

a/k/a Erin Calvert Scalzi
a/k/a Erin Elissa Scalzi
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Camerin Scalzi,
301 W. Maiden St., Apt. 4,
Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq.,
Greenelee Derrico Posa, LLC, 60 E. Beau
St., Washington, PA 15301

_____ WCR Vol 102 Issues 15,16,17

THIRD PUBLICATION

Andrews, Rose A.
Late of California Borough
Washington Co., PA
File No. 63-20-0680

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: Launa C. Andrews,
345 Union St., California, PA 15417
Attorney: Peter J. Daley, II, Esq.,
33 Market St., Brownsville, PA 15417

_____ WCR Vol 102 Issues 14,15,16

Carman, Elsie M.
a/k/a Elsie Carman
Late of West Alexander
Washington Co., PA
File No. 63-21-1677

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: C. Michael Carman a/k/a
Charles Michael Carman c/o
Attorney: Robert K. Schweitzer, Esq.,
Julian Gray Assoc., 954 Greentree Rd.,
Pittsburgh, PA 15220

_____ WCR Vol 102 Issues 14,15,16

Gato, Mary Constance
a/k/a M. Constance Gato
Late of Robinson Twp.
Washington Co., PA
File No. 63-21-1766

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: Janish L. Pysh, 3173 Santiago
Rd., Imperial, PA 15126

Attorney: Michele Conti, 986 Brodhead
Rd., Moon Twp., PA 15108

_____ WCR Vol 102 Issues 14,15,16

Grozdan, Thelma I.
a/k/a Thelma Irene Grozdan
Late of Hanover Twp.
Washington Co., PA
File No. 63-21-01711

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: Lisa A. Haspel c/o
Attorney: Deborah A. Liotus, Esq.,
564 Forbes Ave., Ste. 1008,
Pittsburgh, PA 15219

_____ WCR Vol 102 Issues 14,15,16

Hull, Janet D.
Late of Canton Twp.
Washington Co., PA
File No. 63-21-1642

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: William R. Hull, 2805 Stepper St., Hampton Cove, AL 35763

Attorney: Arthur M. Wilson, Esq., Wilson Law Office, P.C., 189 Hackney Station Rd., Amity, PA 15311

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Knestrick, Randy L.

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

Co-Administrators: Cheryl M. Knestrick, 5135 Lassiter Mill Rd., Asheboro NC 27205, Kevin Lee Knestrick, 603 6th St., Marianna, PA 15345,

Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Koci, Lois Ruth

Late of Washington
Washington Co., PA
File No. 63-21-1751

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: Jacqueline L. Bieda, 122 Summer Ln., McDonald, PA 15057

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McFaddin, Sr., Robert F.

a/k/a Robert Franklyn McFaddin
a/k/a Mac McFaddin
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Robert Franklyn McFaddin, Jr., William John McFaddin & Troy Allen Baldwin, 109 Dawn Dr., Mt. Holly, NJ 08060

Attorney: Thomas P. Agrafiotis, Esq., Melenyzer & Agrafiotis, 411 Washington Ave., Charleroi, PA 15022

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McGrew, Anthony P.

a/k/a Anthony Phillip McGrew
Late of Borough of Houston
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: Kathleen M. McGrew, 22 E. McNutt St., Houston, PA 15342

Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre, Monessen, PA 15062

WCR Vol 102 Issues 14,15,16

CORPORATION NOTICE

Notice is hereby given of the filing of an application for Registration of Fictitious Names as follows: The fictitious name is: **Jaxtin Handyman Services LLC**

The address of the principal office or principal place of business to be carried on is: 175 Oak Springs Road, Claysville, PA 15323

The name and address of the person who is party to the registration is:

Bryan Ewing, 175 Oak Springs Road, Claysville, PA 15323

An application for a fictitious name was filed on October 21, 2021 in the Department of State, under the Fictitious Names Act, 54 Pa. C.S.A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1309.

Lukas B. Gatten, Esquire

Logan & Gatten Law Offices

54 N. Richhill Street

Waynesburg, PA 15370

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REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

THOMAS A. ROBINSON FAMILY LIMITED PARTNERSHIP d/b/a ROBINSON FAMILY LIMITED PARTNERSHIP, Plaintiff, v. MARLENE A.

CRITCHFIELD a/k/a MARLENE ANN DAVIS, JOANNE E. JONES, DONNA R. LEECH, BOYD C. ROACH JR., VIVIANNE REFOSCO a/k/a VIVIANNE REFOSCO a/k/a VIOLET REFOSCO, CARLEEN JUDD, THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF HAZEL REED ROACH, THE UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS OF GWEN CAMPBELL ROACH, and EVELINE H. ROACH AND HER UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS, Defendants.

CIVIL DIVISION No. 2021-1741 - Notice on Behalf of Plaintiff

Counsel of Record for Plaintiff: Christopher Passodelis, Jr. PA I.D. #56361 STEPTOE & JOHNSON PLLC 500 Grant Street, Ste 4940 Pittsburgh, PA 15219 (T) 412-504-8010

COMPLAINT IN ACTION TO QUIET TITLE IMPORTANT NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

LAWYER REFERRAL SERVICE

119 South College Street,
Washington, PA 15301
(724) 225-6710

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

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IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2021-6131

RICHARD J. BURKE and CYNTHIA L.
BURKE, Trustees of the BURKE
FAMILY TRUST, Plaintiff,

v.

MATTHEW RUSSO, in his capacity as
heir of Melissa L. Weiss, MEREDITH
HAMMETT, in her capacity as heir of
Melissa L. Weiss, and the UNKNOWN
HEIRS, DEVISEES, PERSONAL
REPRESENTATIVES, SUCCESSORS
AND ASSIGNS AND ALL PERSONS
OR ENTITIES CLAIMING ANY
RIGHT, LIEN, TITLE OR INTEREST
FROM OR UNDER MELISSA L.
WEISS, DECEASED AGAINST THAT
CERTAIN LOT OR PIECE OF
GROUND HEREINAFTER DE-
SCRIBED IN THE COMPLAINT,
Defendants.

TO: THE UNKNOWN HEIRS, DEVI-
SEES, PERSONAL REPRESENTA-
TIVES, SUCCESSORS AND ASSIGNS
AND ALL PERSONS OR ENTITIES
CLAIMING ANY RIGHT, LIEN, TI-
TLE, OR INTEREST FROM OR UN-
DER MELISSA L. WEISS, DECEASED
OR OTHERWISE AGAINST THAT
CERTAIN LOT OR PIECE OF
GROUND HEREINAFTER DE-
SCRIBED IN THE COMPLAINT SITU-
ATE AT 114 ROTH STREET, HOU-
STON, PENNSYLVANIA AND BEAR-
ING TAX PARCEL I.D. NO. 170-016-08
-06-0010-00.

NOTICE

You have been sued in court. If you wish
to defend against the claims set forth in
the following pages, you must act 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 de-
fense 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 com-
plaint or for any other claim or relief re-
quested by the Plaintiff. You may lose
money or property or other rights im-
portant to you.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER,
GO TO OR TELEPHONE THE OF-
FICE SET FORTH BELOW. THIS
OFFICE CAN PROVIDE INFOR-
MATION ABOUT HIRING A LAW-
YER. 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 SERVICE TO ELIGIBLE PER-
SONS AT A REDUCED FEE OR NO
FEE.**

SOUTHWESTERN PA
LEGAL AID SOCIETY
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
(724) 225-6170

LAWYER REFERRAL SERVICE
119 SOUTH COLLEGE STREET
WASHINGTON, PA 15301
(724) 225-6710

Frank Arcuri
Attorney for Plaintiff
Law Office of Frank Arcuri
125 South College Street
Washington, Pennsylvania 15301
(724) 223-4191

WCR Vol 102 Issue 16

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, December 3, 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)

CALIFORNIA

WELLS FARGO BANK, N.A.
vs
LAURA FAIETA

DOCKET #: 2019-7400
JUDGEMENT: \$70,929.53

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

Address: 101 PENNSYLVANIA AVENUE, CALIFORNIA, PA 15419
Tax #: 080-020-00-05-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

CANONSBURG

HSBC BANK USA, NATIONAL ASSOCIATION, ET AL

vs
THE UNKNOWN HEIRS OF THE ESTATE OF HELEN D. STASIK

DOCKET #: 2020-7480
JUDGEMENT: \$99,345.33

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

Address: 605 FRANKLIN AVENUE, CANONSBURG, PA 15317
Tax #: 090-008-00-02-0003-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856) 810-5815

WCR Vol 102 Issues 16,17,18

CANTON

**U.S. BANK TRUST, N.A. AS
TRUSTEE OF THE IGLOO
SERIES III TRUST**

vs

RAYMOND W. SPROWLS

DOCKET #: 2021-1757

JUDGEMENT: \$30,748.05

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

Address: 1184 WILMINGTON STREET,
WASHINGTON, PA 15301

Tax #: 120-011-07-04-0040-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 102 Issues 16,17,18

DONORA

**NEWREZ LLC F/K/A NEW PENN
FINANCIAL, LLC D/B/A SHELL-
POINT MORTGAGE SERVICING**

vs

GENE JEFFRIES

DOCKET #: 2020-6603

JUDGEMENT: \$101,421.26

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

Address: 320 2ND STREET, DONORA,
PA 15033

Tax #: 240-027-00-03-0012-00 & 240-027-
-00-03-0014-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

DONEGAL

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**SARAH B. BUDNER AND NATHAN
RUMBAUGH**

DOCKET #: 2019-1468

JUDGEMENT: \$100,262.02

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

Address: 151 MAIN STREET, WEST
ALEXANDER, PA 15376

Tax #: 230-031-00-00-0001-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

EAST WASHINGTON

**U.S. BANK, NATIONAL
ASSOCIATION, ET AL**

vs

**HOLLY BLODGETT A/K/A HOLLY
A. BLODGETT AND WILLIAM
BLODGETT A/K/A WILLIAM G.
BLODGETT**

DOCKET #: 2021-1980

JUDGEMENT: \$154,702.70

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

Address: 362 EAST BEAU STREET,
WASHINGTON, PA 15301

Tax #: 290-006-00-01-0006-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

FINLEYVILLE

**U.S. BANK NATIONAL
ASSOCIATION, as Trustee for the
Pennsylvania Housing Finance Agency**
vs
**APRIL L. WILSON AND DANIEL M.
WILSON**

**DOCKET #: 2019-3619
JUDGEMENT: \$91,935.45**

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

Address: 3625 WASHINGTON AVE-
NUE, FINLEYVILLE, PA 15332

Tax #: 330-005-00-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

SOUTH STRABANE

**U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL**
vs
LINDA L. BURT AND JACK A. BURT

**DOCKET #: 2019-416
JUDGEMENT: \$139,597.21**

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

Address: 195 VANCE STATION ROAD,
WASHINGTON, PA 15301

Tax #: 600-006-02-00-0029-01

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

NEW EAGLE

**NATIONSTAR MORTGAGE, LLC
d/b/a MR. COOPER as Successor by
merger to Pacific Union Financial,
LLC**

vs
J.P. SLIMICK

**DOCKET #: 2018-2317
JUDGEMENT: \$264,478.49**

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

Address: 135 5TH AVENUE, NEW EA-
GLE, PA 15067

Tax #: 480-021-00-00-0012-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010

WCR Vol 102 Issues 16,17,18

SOUTH STRABANE (Cont'd)

WELLS FARGO BANK, N.A.
vs
**JUDITH ANN GARRETT AND
BRADLEY G. GARRETT**

**DOCKET #: 2018-1830
JUDGEMENT: \$68,051.38**

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

Address: 740 EAST MAIDEN STREET,
WASHINGTON, PA 15301

Tax #: 750-033-00-00-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18