

WASHINGTON COUNTY REPORTS

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No. 1

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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

JUDGES & COURT/MOTIONS SCHEDULE

Complete motions info at www.washingtoncourts.us

Judge	Motions Court Schedule.
DiSalle, John (PJ) CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans’ Court (copy of motion to be served prior to Audit Atty). “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.”
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Criminal (Jan, Mar, May, Jul, Sep, Nov) Call staff to schedule the presentation of the motion. Motions will be heard in person. However, if counsel wishes to be present via an advanced communication device (ACD), please call staff to make arrangements. Further, opposing counsel must be notified that ACD will be used.
Costanzo, Valarie CR#3	Judge of the Term, Criminal (Aug, Oct, Dec) Motions on Tu, Thurs at 9:15am Until further notice, all motions shall be handled remotely via email to chambers. Motions shall be emailed to lori.hoag@ and jen-nifer.haupt@washingtoncourts.us . Motions instructions and courtroom procedures at http://www.washingtoncourts.us/194/Valarie-Costanzo . The moving party must strictly comply with procedures before court staff will forward the motion to Judge Costanzo. Pre-pandemic procedures will resume August 1.
Lucas, Michael CR#5	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-21st of each month
Neuman, Brandon CR#4	Motions on Tu 9:15a (pro se & attys; motions due by noon on Fri) and Wed 9:15a (attys; motions due by noon on Mon). Starting Tues., June 1, all motions will be heard in person.
McDonald, Traci CR#7	W, Th 9:30 am All hearings are being handled virtually. Motions will be heard by phone. Uncontested motions must indicate all parties consent and include a scheduling order. Contested motions must include email addresses for all parties on the notice of presentation. Motions can be emailed to: billie.jo.pustovrh@washingtoncourts.us and court.crier@washingtoncourts.us
Emery, Katherine (SJ) CR#6	Judge of the Term, Civil: 22nd to end of each month. <u>Uncontested Motions</u> —Original sent to chambers for signature; Judge’s staff will file signed original, Pro will distribute copies. <u>Contested Motions</u> to be heard Tu, Th 9:30p by phone or at a time convenient to the parties. Upon request, a motion will be heard in person. Contested motion (original or filed copy) shall be sent to chambers for scheduling. Court will notify Movant of the date: movant shall notify all counsel/parties. <u>Emergency motions</u> may be dropped off to chambers at any time for scheduling.

COURT CALENDARS

Orphans’ Court Audit Jul 23, Sep 17, Nov 5
 Next Sheriff’s Sales: Aug 6, Sep 10, Oct. 1

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Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] U.S. Supreme Court Justice Clarence Thomas, in a dissent, argued that the high court should have agreed to hear an appeal by a West Point cadet to repeal a doctrine that has protected the military from tort lawsuits by service members outside combat. Thomas said the doctrine established in 1950, was a policy judgment by the Supreme Court that is not based on the wording of the Federal Torts Claims Act. The law has a narrow carve-out that only protects the government from suits “arising out of - - - combative activities - - - during time of war. The “Jane Doe” petitioner was a student at the U.S. Military Academy at West Point, who said she was raped by a fellow cadet. Her suit alleged that West Point’s sexual assault policies were inadequate. A Federal Appeals Court held that those claims were barred by sovereign immunity. [2] In a November ruling recently made public, the presiding judge of the Foreign Intelligence Surveillance Court allowed a warrantless surveillance program operated by the National Security Agency to continue for another year. [3] “Second Look” legislation has been introduced in 25 states that would authorize a re-evaluation of lengthy prison sentences, according to a report recently released by the Sentencing Project. More than 200,000 people were serving life sentences in U.S. prisons last year - more people than were in prison serving any sentence in 1970, according to the report. Nearly half of the lifers were Black, and nearly one-third were older than age 55. According to the report, momentum for revisiting long sentences has building because of “remarkably low recidivism rates that follow long sentences and the notable accomplishments of some amidst the constraints of incarceration.” [4] The U.S. Supreme Court recently agreed to consider whether habeas courts can consider evidence outside the state court record when a defendant claims that they received ineffective assistance at trial and after conviction. The Supreme Court previously ruled in 2012 in the case of *Martinez v. Ryan* that ineffective assistance by an appellate lawyer can excuse a failure to raise an ineffective trial counsel claim. The cert petition filed by Arizona in *Shinn v. Ramirez*, claims that federal law bars development of evidence in a review on the merits of ineffective assistance claim. A brief filed by Public Defender’s in the case claims that the evidence would necessarily have to be introduced, and the state’s “real complaint is with this Court’s decision in *Martinez v. Ryan*.”

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

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ESTATE NOTICES

FIRST PUBLICATION

Brooks, Carole M.

Late of Washington Co., PA
File No. 63-21-1159

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: Robert E. Brooks c/o,
Attorney: Fred C. Jug, Jr., Esq., Brandt, Milnes & Rea, 310 Grant St., Ste. 1109, Pittsburgh, PA 15219

WCR Vol 102 Issues 1,2,3

Dobrowolski, Edward

a/k/a Edward Dobrowolski Jr.
Late of Robinson Twp.
Washington Co., PA
File No. 63-21-01062

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 Mercier, 8683 Noblestown Rd., McDonald, PA 15057
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 102 Issues 1

Haresign, Nancy D.

Late of Canonsburg
Washington Co., PA

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

Administrator: Gayle E. Haresign c/o,
Attorney: John D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Dr., Foster Plaza 5, Ste. 400, Pittsburgh, PA 15220

WCR Vol 102 Issues 1,2,3

Kostelich, Anna Mae

Late of Cecil Twp.
Washington Co., PA
File No. 63-21-1185

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: Rose Marie Mozes, 22 Sycamore St., P.O. Box 94, Muse, PA 15350
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 102 Issues 1,2,3

Lawrence, Michael Raymond

a/k/a Michael R. Lawrence
Late of Nottingham Twp.
Washington Co., PA
File No. 63-OC-2021-01087

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: Richard Lawrence, 17914 West Ashurst St., Goodyear, AZ 85338

WCR Vol 102 Issues 1,2,3

Mowl, Cecelia E.

Late of Vestaburg, East Bethlehem
Washington Co., PA
File No. 63-21-0926

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 Mayton, P.O. Box 51,
Vestaburg, PA 15368

WCR Vol 102 Issues 1,2,3

Opel, Robert W.

a/k/a Robert Webster Opel
Late of Brownsville
Washington Co., PA
File No. 63-21-01126

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: Robert A. Opel, 22 Main St.,
Brownsville, PA 15417

Attorney: Alexander T. McElroy, Esq.,
Lenington, Gratton & Assoc. LLP, 125
Technology Dr., Ste. 207, Canonsburg,
PA 15317

WCR Vol 102 Issues 1,2,3

Pattison, Theresa Joan

Late of South Strabane Twp.
Washington Co., PA
File No. 63-21-0287

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 Clore, 135 Lagonda Rd.,
Washington, PA 15301

Attorney: Michael C. Cruny, Esq.,
Sweat Law Offices, 375 Valleybrook Rd.,
Ste. 112, McMurray, PA 15317

WCR Vol 102 Issues 1,2,3

Purk, Beverly D.

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

Administratrix: Beth L. Anderson c/o

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

WCR Vol 102 Issues 1,2,3

Scott, Frances Louise

a/k/a Frances L. Scott
a/k/a Frances Scott
Late of Borough of McDonald
Washington Co., PA
File No. 63-21-1193

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: Leigh D. Moss, 126 Fannie St.,
McDonald, PA 15057

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

WCR Vol 102 Issues 1,2,3

Shoup, Marion Ann

a/k/a Marion A. Shoup
a/k/a Marion Shoup
Late of Washington, South Strabane Twp.
Washington Co., PA
File No. 63-21-1224

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: Paul Winters, 2109 Golf Course Dr., Washington, PA 15301

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

WCR Vol 102 Issues 1,2,3

Sprando, Rose M. Verno

Late of Smith Twp.
Washington Co., PA
File No. 63-21-0974

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: Gene Sprando, Jr., 19 Lincoln Ave., Burgettstown, PA 15021

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

WCR Vol 102 Issues 1,2,3

SECOND PUBLICATION

Anderson, Ellen Frances

a/k/a E. Frances Anderson
a/k/a E. F. Anderson
Late of City 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: John A. Anderson, 314 Franklin Farms Rd., Washington, PA 15301; Susan R. Ralston, 2230 Beech St., Virginia Beach, VA 23451,

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

WCR V. 101 Issue 52, V. 102 Issues 1,2

Baily, Elinor H.

a/k/a Elinor Baily
Late of City of Washington
Washington Co., PA
File No. 63-21-2168

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: Mr. Charles R. Baily, 820 E. Beau St., Apt. 5J, Washington, PA 15301

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR V. 101 Issue 52, V. 102 Issues 1,2

Brotemarkle, Sally Elizabeth Toe

Late of Washington
Washington Co., PA
File No. 63-21-1164

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: Colleen B. Toe, 91 Crossroads Rd., Washington, PA 15301

Attorney: Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317

WCR V. 101 Issue 52, V. 102 Issues 1,2

Cypher, Jerad Jude

Late of East Washington
Washington Co., PA
File No. 63-21-1190

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: Jerome T. Cypher, 17 Wilmont Ave., Washington, PA 15301

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

WCR V. 101 Issue 52, V. 102 Issues 1,2

Mayton, Helen H.

a/k/a Helen Hays Mayton
Late of Nottingham 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: Daniel Scarmazzi, 527 Forrest Ave., Houston, PA 15342

Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR V. 101 Issue 52, V. 102 Issues 1,2

McClain, John N. R.

Late of South Strabane
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: Carol A. McClain, 1099 E. National Pike, Washington, PA 15301

WCR V. 101 Issue 52, V. 102 Issues 1,2

Naccarato, Brian L.

Late of Charleroi 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-Administrators or attorney, and all persons indebted to the

decedent to make payment to the Co-Administrators without delay.

Co-Administrators: Jasmine Naccarato, 16 Overhill Dr., Monessen, PA 15062; Jeremy J. Naccarato, 615 Indiana St., Monessen, PA 15062,

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

WCR V. 101 Issue 52, V. 102 Issues 1,2

Pollana, John R.

a/k/a John Richard Pollana
Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-21-0446

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: Cindy Rush, 140 Eastpointe Dr., Washington, PA 15301

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Road, Ste. 112, McMurray, PA 15317

WCR V. 101 Issue 52, V. 102 Issues 1,2

Six, Virginia R.

Late of North Franklin Twp.
Washington Co., PA
File No. 63-21-1209

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: Carl E. Rush, P.O. Box 388, Rogersville, PA 15359

Attorney: Kirk A. King, 77 South Washington St., Waynesburg, PA 15370

WCR V. 101 Issue 52, V. 102 Issues 1,2

Weaver, Shirley L.

a/k/a Shirley Lou Weaver
Late of West Alexander
Washington Co., PA

File No. 63-21-1157

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: Sheryl L. Smith, 501 Waynesburg Road, West Alexander PA 15376

Attorney: Blake J. Birchmeier, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR V. 101 Issue 52, V. 102 Issues 1,2

Weightman, Dale G.

Late of California
Washington Co., PA
File No. 63-21-01219

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: Edward Weightman, Sr., 590 Low Hill Rd., Brownsville, PA 15417

Attorney: M.E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215

WCR V. 101 Issue 52, V. 102 Issues 1,2

THIRD PUBLICATION

Bennett, Verina L.

Late of Blaine Twp.
Washington Co., PA

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

Executor: Charles Yater, 455 Taylorstown Ridge Rd., Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq., Bas-

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Bloom, Ellis Dale

Late of California
Washington Co., PA

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

Administratrix: Ellisa J. Bloom-Hammond, 846 Layton Road, Perryopolis, PA 15473

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Chambers, Chris

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

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

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

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Darney, Emily Bernice

Late of Vestaburg
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to the

decedent to make payment to the Co-Executors without delay.

Co-Executors: Jason A. Darney, 30 Sokols Hill Rd., Fredricktown, PA 15333, William P. Darney, Box 652, Fredricktown, PA 15333

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Despot, Garnet Pearl

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

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

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

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Fusco, Carol Ann

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

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

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Molinaro, Jr., Anthony C.

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

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

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

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Sekora, Ann

a/k/a Anne R. Sekora
Late of Centerville Borough
Washington Co., PA

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

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

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Tustin, Donald E.

a/k/a Donald Eugene Tustin
Late of Burgettstown
Washington Co., PA

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

Executors: Casey Kern & Kelly Rotzinger c/o

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS
Washington COUNTY
CIVIL ACTION -
LAW ACTION OF
MORTGAGE FORECLOSURE
Term No. C-63-CV-2020-5177

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE

Plaintiff

vs.

Allen Mckean in his capacity as Heir of Judith D. Kusch, DENNIS MCKEAN in his capacity as Heir of Judith D. Kusch, JAMES MCKEAN in his capacity as Heir of Judith D. Kusch, Linda Schmidt in her capacity as Heir of Judith D. Kusch & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH D.

KUSCH, DECEASED

Mortgagor and Real Owner
Defendant

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH D. KUSCH, DECEASED, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 88 Kusch Road Scenery Hill, PA 153601.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff PNC

Withers, Michael Allen

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

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

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

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

Wolkowicz, Howard

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

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

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

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS ACCUBANC MORTGAGE, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. C-63-CV-2020-5177 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 88 Kusch Road Scenery Hill, PA 15360 whereupon your property will be sold by the Sheriff of Washington.

NOTICE

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

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

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

WASHINGTON COUNTY
BAR ASSOCIATION
119 South College Street
Washington, PA 15301
724-225-6710

SOUTHWESTERN PA
LEGAL AID SOCIETY
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

WCR Vol 102 Issue 1

LEGAL NOTICE OF DEEMED APPROVAL

NOTICE IS HEREBY GIVEN that Preliminary Land Development Application, Master Plan for Land Development, Four (4) Modifications, Preliminary Subdivision, and Preliminary Site Plan submitted by Traditions of America, L.P. (collectively, the "Preliminary Land Development Application") has been "**DEEMED APPROVED**" by the Board of Supervisors of the Township of North Strabane based upon the Board's violation of: (1) the Pennsylvania Municipalities Code, specifically, Section 508(1) and 508(3) – failure to issue a written decision and mail it to the applicant within fifteen (15) days following the decision, (2) and the North Strabane Township Land Development and Subdivision Ordinance, specifically, Chapter 22, Sections 302(5) and 302(6) – failure to issue a written decision and mail it to the applicant within fifteen (15) days following the decision. (See Washington County Court of Common Pleas Case No. 2021-4442).

The Preliminary Land Development Application was submitted on May 12, 2021. The Board of Supervisors rendered a decision at the public meeting held on June 22, 2021. As of July 14, 2021, there has been no written decision issued by the

Board of Supervisors and mailed to Traditions of America, L.P. and thus there has been no final action taken regarding it. Therefore, the Preliminary Land Development Application has been **DEEMED APPROVED** as submitted.

The properties that are the subject of this **DEEMED APPROVAL** are all those certain lots or parcels of land better known in the Washington County Office Parcel ID Nos. 520-009-00-00-0063-00, 520-011-00-00-0008-00, 520-011-01-02-0004-00, 520-009-00-00-0050-04, 520-009-00-00-0050-06, and 520-009-00-00-0050-00, and are located generally along Brehm Road, Mansfield Road, and Hatfield Lane respectively, each of which are located in the Township of North Strabane, Washington County, Pennsylvania. The subject properties are zoned "R-2". The Preliminary Land Development Application is available for review during regular business hours at the offices of the Township of North Strabane, 1929 Route 519 South, Canonsburg, Pennsylvania 15317.

Jonathan M. Kamin, Esquire
Goldberg, Kamin & Garvin, LLP
 1806 Frick Building
 437 Grant Street
 Pittsburgh, PA 15219
 (412) 281-1119
 Attorney for Traditions of America, L.P.
 July 14, 2021

WCR Vol 102 Issues 1,2

CORPORATION NOTICES

NOTICE

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 on June 21st, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **WILLOW SPRING ACRES LLC**. The proposed registered office in this Commonwealth is: 205 Thomas Road, Bentleyville, PA 15314.

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

WCR Vol 102 Issue 1

DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all creditors and claimants of **JOHN A. DEFILIPPO CONSTRUCTION CO.**, a Pennsylvania corporation, that it will file with the Department of State of the Commonwealth of Pennsylvania, Articles of Dissolution and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of 15 Pa. C.S. §1975(b) or §5975(b).

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

WCR Vol 102 Issue 1

NAME CHANGE NOTICES**CHANGE OF NAME NOTICE**

Notice is hereby given that on the date of May 21, 2021 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division at Docket No. 21-3205 by the Petitioner **Brendan Taylor Delaney Bolger** for a change of name to Eden Harper Rae Ellis. The Court has fixed the date of July 23, 2021 at 9:00 A.M. in Courtroom No. 5, in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all person interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 102 Issue 1

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2021-3828 In re: Petition of **Rylee Ann Romasco**, a minor, by the petitioner, Teri Lyn Smitsky natural parent or guardian, for change of name to Rylee Ann Havelka

To all person interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of 13th of August, 2021 and time of 9:00 a.m. in Courtroom #5 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 102 Issue 1

TPR NOTICES**PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: TRYSTON ACE BRYANT a/k/a
TRYSTON BRYANT a/k/a TRSYTON
BRYANT, TAYSHAWN DAVID BE-
DILLION a/k/a TAYSHAWN BEDIL-
LION, & TALAYAH ALEXIS-
MARCILLE THOMPSON a/k/a
TALAYAH THOMPSON

DOB: 9/17/2011, 6/13/2015, & 7/15/2016

CHILDREN OF: CASSANDRA BRY-
ANT A/K/A CASSANDRA L. BRYANT
A/K/A CASSANDRA LYNN BRYANT
A/K/A CASSIE BRYANT A/K/A
KATHLEEN A. BRYANT A/K/A SAN-
DRA BRYANT A/K/A CASSANDRA
RYANT; FATHER, SEAN MARTIN A/
K/A SEAN M. MARTIN A/K/A SEAN
MICHAEL MARTIN A/K/A S. MAR-
TIN A/K/A SEAN P. MARTIN A/K/A
SHAWN MARTIN; SHAWN BEDIL-
LION A/K/A SHAWN D. BEDILLION
A/K/A SHAWN DAVID BEDILLION A/
K/A SHAWN D. DEDILLION A/K/A
SHAUN DEDILLION; LARRY
THOMPSON A/K/A LARRY EDWARD
THOMPSON A/K/A LARRY EDWARD
THOMPSON II A/K/A LARRY
THOMPSON II A/K/A LARRY
EDWARD THOMPSON III A/K/A
LARRY THOMPSON 2 A/K/A LARRY
E. THOMPSON 2; AND ANY
UNKNOWN FATHER

NO: 63-21-0669, 63-21-0670,
& 63-21-0671

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Cassandra Bryant a/k/a Cassandra L. Bryant a/k/a Cassandra Lynn Bryant a/k/a Cassie Bryant a/k/a Kathleen A. Bryant a/k/a Sandra Bryant a/k/a Cassandra Ryant; Father, Sean Martin a/k/a Sean M. Martin a/k/a Sean Michael Martin a/k/a S. Martin a/k/a Sean P. Martin a/k/a Shawn Martin and any Unknown Father for Tryston Ace Bryant a/k/a Tryston Bryant a/k/a Trsyton

Bryant will be presented to the Orphans' Court of Washington County, Pennsylvania.

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Cassandra Bryant a/k/a Cassandra L. Bryant a/k/a Cassandra Lynn Bryant a/k/a Cassie Bryant a/k/a Kathleen A. Bryant a/k/a Sandra Bryant a/k/a Cassandra Ryant; Father, Shawn Bedillion a/k/a Shawn D. Bedillion a/k/a Shawn David Bedillion a/k/a Shawn D. Dedillion a/k/a Shaun Dedillion and any Unknown Father for Tayshawn David Bedillion a/k/a Tayshawn Bedillion will be presented to the Orphans' Court of Washington County, Pennsylvania.

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Cassandra Bryant a/k/a Cassandra L. Bryant a/k/a Cassandra Lynn Bryant a/k/a Cassie Bryant a/k/a Kathleen A. Bryant a/k/a Sandra Bryant a/k/a Cassandra Ryant; Father, Larry Thompson a/k/a Larry Edward Thompson a/k/a Larry Edward Thompson II a/k/a Larry Thompson II a/k/a Larry Edward Thompson III a/k/a Larry Thompson 2 a/k/a Larry E. Thompson 2 for Talayah Alexis-Marcille Thompson a/k/a Talayah Thompson will be presented to the Orphans' Court of Washington County, Pennsylvania.

Any person wishing to assert their parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 2, 2021 at 10:00 a.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.

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

WCR Vol 102 Issue 1

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION

IN RE: EVELYNN HEBERLIG A/K/A
EVELYNN VIOLETTE HEBERLIG

DOB: 03/1/2019

CHILD OF: BRIANNA HEBERLIG A/K/
A BRIANNA LYNN HEBERLIG A/K/A
BRIANNA L. HEBERLIG

NO: 63-21-0688

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Brianna Heberlig a/k/a Brianna Lynn Heberlig a/k/a Brianna L. Heberlig and Petition to Confirm Consent to Adoption and Terminate Parental Rights of Father, Wayne Bates a/k/a Wayne Alexander Bates a/k/a Wayne A. Bates for Evelyn Heberlig a/k/a Evelyn Violette Heberlig will be presented to the Orphans' Court of Washington County, Pennsylvania.

Any person wishing to assert their parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 16, 2021 at 10:00 a.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.
Kiera Goolsby, Caseworker

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

WCR Vol 102 Issue 1

MISCELLANEOUS NOTICE

STATE OF WISCONSIN
CIRCUIT COURT
Case No. 20-CV-5374
MILWAUKEE COUNTY
Case Code: 30201

SECURA INSURANCE, A MUTUAL
INSURANCE COMPANY, Plaintiff,
and
ALEKSANDER MISKOV, Involuntary
Plaintiff,

v.
HOME DEPOT U.S.A., INC.,
Defendant and
Third-Party Plaintiff,

v.
KAIZEN TRANSPORT, LLC,
Third-Party Defendant.

THIRD-PARTY SUMMONS

TO: Kaizen Transport, LLC
c/o Shawn Salyer, Registered Agent
32018 Anita Dr.
Westland, MI 48185

You are hereby notified that the Third-Party Plaintiff named above has filed a lawsuit or other legal action against you. The Third-Party Complaint, which is attached, states the nature and basis of the legal action.

Within forty-five (45) days of receiving this Summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Third-Party Complaint. The Court may reject or disregard an answer that does not follow the require-

ments of the statutes. The answer must be delivered to the Court, whose address is: Milwaukee County Circuit Court, 901 North Ninth Street, Milwaukee, Wisconsin, 53233, and to Third-Party Plaintiff's attorneys, John J. Laffey and Klay A. Baynar, Laffey, Leitner & Goode LLC, 325 East Chicago Street, Suite 200, Milwaukee, Wisconsin, 53202. You may have an attorney help or represent you.

If you do not provide a proper answer within forty-five (45) days, the Court may grant a judgment against you for the award of money or other legal action requested in the Third-Party Complaint, and you may lose your right to object to anything that is or may be incorrect in the Third-Party Complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 21st day of May, 2021.

LAFFEY, LEITNER & GOODE LLC
Attorneys for Defendant Home Depot U.S.A., Inc.

John J. Laffey
State Bar No. 1010885
Klay A. Baynar
State Bar No. 1118017

P.O. ADDRESS:
325 E. Chicago Street, Suite 200
Milwaukee, WI 53202
(414) 312-7003
(414) 755-7089 (fax)
jlaffey@llgmke.com
kbaynar@llgmke.com

WCR Vol 102 Issues 1,2,3

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Are you overwhelmed by the stress of law practice or struggling with anxiety, grief, or symptoms of depression? Perhaps you are concerned about your increased use of medication (or other drugs) or alcohol to 'take the edge off'? You are not alone.

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www.lclpa.org**

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johnfranciswarman@gmail.com

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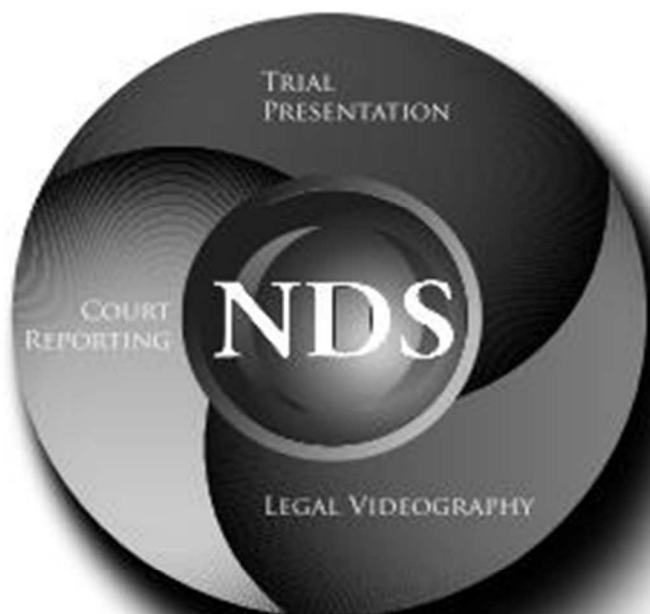
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John P. Shaffer, Esq.

Thomas E. Crowley, Esq.

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