

# WASHINGTON COUNTY REPORTS

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No. 4



*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.**

## JUDGES & COURT/MOTIONS SCHEDULE

**Complete motions info during judicial emergency at  
www.washingtoncourts.us**

Judge	Ctrm	Motions Court Schedule
Emery, Katherine (PJ)	CR#1	Tu, W, Th 9:15a. Judge of the Term, Civil: 1st-15th of each month
DiSalle, John	CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans' Court (copy of motion to be served beforehand to Audit Atty) <b>"Until further order</b> , all motions, incl. Criminal & Orphans' Court, shall be handled remotely via email or fax sent to chambers. It is filing party's responsibility to notify all necessary parties that a motion is being filed and to state whether motion is contested. Contested motions shall include a scheduling order. Any Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & D.A.'s Office for acknowledgment of objection or consent."
Gilman, Gary	CR#4	Tu, Th 9:15a. Judge of the Term, Criminal: Sep., Nov.
Costanzo, Valarie	CR#3	Tu, Th 9:15a. Judge of the Term, Criminal: Aug., Oct., Dec. <b>During the judicial emergency</b> , all motions shall be sent to the following email addresses (See website for motions format/add'l info): <a href="mailto:lori.hoag@washingtoncourts.us">lori.hoag@washingtoncourts.us</a> and <a href="mailto:jennifer.houpt@washingtoncourts.us">jennifer.houpt@washingtoncourts.us</a> .
Lucas, Michael	CR#5	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 16th-end of each month
Neuman, Brandon	CR#6	Motions on Tu (pro se & attys; motions due by noon on Fri) and Wed (attys; motions due by noon on Mon). Starting 7/6, all motions will be heard by phone. For all motions, sign-up outside office. No motions accepted via email or mail.
McDonald, Traci	CR#7	W, Th 9:15a. Contact Daryl Holt, Judicial Secretary at <a href="mailto:daryl.holt@washingtoncourts.us">daryl.holt@washingtoncourts.us</a> re motions scheduling. All Dependency Hearings and Delinquency matters will be held via Microsoft Teams — special accommodations contact Court in advance of hearing.

## COURT CALENDARS

Trial Term—Civil Jury Selection: ..... Aug 17, 24  
Orphans' Court Audits: ..... Sep 24, Nov 12  
Next Sheriff's Sales: ..... Sep 4, Oct 2, Nov 6, Dec 4

**NOTE: Per Administrative Order 2020-1 24 W.M. 2020 filed July 1  
the local judicial emergency has been extended through September 7, 2020.**

**For a copy of this and other orders: [www.pacourts.us/ujs-coronavirus-information](http://www.pacourts.us/ujs-coronavirus-information).**

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## Obiter Dictum

From the *ABA Journal Daily Newsletter*:

[1] In a 7-2 decision, the U.S. Supreme Court has upheld the Trump administration rules that allow employers to nix contraceptive coverage for employees based on religious or conscience objections under the Affordable Care Act. According to the majority opinion, authored by Justice Thomas, the “only question we face today is what the plain language of the statute authorizes. And the plain language of the statute clearly allows the departments [U.S. Departments of Health and Human Services, Labor and the Treasury] to create the preventative care standards as well as the religious and moral exemptions.”; [2] In another 7-2 decision, the U.S. Supreme Court ruled that courts cannot review job bias claims filed by two Catholic schoolteachers with faith duties who sued for alleged job discrimination - one based upon age and the other upon violations of the Americans with Disabilities Act. According to the majority opinion, authored by Justice Alito, courts cannot intervene in employment disputes involving teachers at religious schools who “are entrusted with the responsibility of instructing students in the faith” concluding that the schools were protected from suit by the First Amendment’s religion clause.; [3] In an opinion authored by Justice Gorsuch, the U.S. Supreme Court ruled that a large part of eastern central Oklahoma, comprising three million acres and which includes most of the City of Tulsa, is an American Indian reservation, a decision that calls into question hundreds of state court convictions. The case arose from a pro se petitioner, convicted in state court of sex crimes against a child, who alleged that he was tried and convicted in the wrong court system because the crime happened on land that is still an American Indian reservation. In the majority opinion, Justice Gorsuch noted that U.S. treaties gave the Creek Nation a permanent home in Oklahoma in exchange for ceding all of their land east of the Mississippi River and framed the issue as “whether the lands these treaties promised remains an Indian reservation for purposes of federal law” ultimately concluding that because “Congress has not said otherwise, we hold the government to its word.” A dissent by Chief Justice Roberts, joined by Justices Thomas, Alito and Kavanaugh, warned of the far-reaching implications of the decision including not only the inability of the state to prosecute serious crimes but ultimately the uncertainty for the state’s continuing authority over the area that touches Indian affairs, ranging from zoning and taxation to family and environmental law.

## WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2020

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## WCBA ONLINE CLE COURSES AXOMEDUCATION.COM

For 2020, Pennsylvania attorneys are permitted to take all 12 of their required CLE credits via “online” sources. The following is a list of all courses WCBA has currently posted online at Axom Education  
**[courses.axomeducation.com/pages/washington](https://courses.axomeducation.com/pages/washington)**

Providing Notice of Oil & Gas Lease Termination (1s)  
 COVID-19 & Employment Law (1s)  
 Business Interruption Insurance and COVID-19 (1s)  
 Coronavirus & Your Mental Health: A Lawyer’s Guide to Coping with Isolation, Anxiety, and Fear in Uncertain Times (1e)  
 Oil & Gas Unitization After Act 85 & Briggs (1s)  
 New PA Sentencing Guidelines (2s)

### From the Winter Bench Bar, 2020:

Mediation Basics & Beyond (1s)  
 Sexual Harassment Training (1e)  
 Domestic Relations Rule Making Process & 2020 Update (1s)  
 Understanding & Resolving Conflicts of Interest (1e)  
 Post Production Costs in a Low Price Environment (1s)  
 Tough Issues Administering Small Estates (1s)  
 Mobile Home Park Management (1s)  
 2020 Family Law Update (1s)  
 Ten Pro Bono Tips (1e)  
 Hot Topics in Municipal Law (1s)  
 Low Speed Rear Impacts (1s)  
 Appellate Practice: Petitions for Allowance of Appeals (1s)  
 Modern Legal: Digitally Transforming the Legal Function (1s)  
 Auto Law Update: Gallagher v GEICO (1s)  
 PA Power Play (1s)

### From Summer Bench Bar, 2019:

You Never Give Me Your Money: Fab Four Tunes,  
 Rotten Apple Corps & the Legal Breakup of the Greatest Band Ever (1s)  
 Clearing the Smoke: A Review of PA Medical Marijuana (1s)  
 Hot Topics in PA Animal Law (1s)

### From Winter Bench Bar, 2019:

Best Practices in Legal Research (1s)  
 Internal Investigations Ethics (1s)  
 Ethical Quandries in Dealing with the Psychiatrically Ill (2e)  
 Employment Law: New Wage & Hour Issues (1s)  
 How to Hack a Hacker: Protecting Client Data (1s)  
 Guardianship Issues & 2019 Update (1s)  
 Jury Selection: Civil & Criminal Trials (1s)  
 Oil & Gas: Royalties & Post Production Costs (1s)  
 Oil & Gas: Briggs & the Law of Capture (1s)  
 Ethical Rainmaking: Building a Million Dollar Book of Business (1e)  
 Ignition Interlocks & DUI Update (1s)  
 Faultlines & Eruptions: Legal Ethics (2e)  
 Basics of Construction Law (1s)  
 SORNA Update 2019 (1s)  
 Support & APL Rules Update 2019 (1s)

# Washington County Bar Association **SUMMER BENCH BAR via Zoom** **THURS., AUG. 27 AND FRI., AUG. 28**

**Register/pay online at [www.washcobar.org](http://www.washcobar.org)**

**WCBA Members: 7 CLEs for \$70 or ala carte at \$10/credit hour!**  
**(limited # of "live" credits available; call 724-225-6710 for details)**  
**Non-Members: \$30/credit hour**

## **Thursday, August 27:**

10am-11am (1s), "Everything You Always Wanted to Know About Real Estate Taxes But Were Afraid to Ask" presented by Blane Black, Raffaele Casale, Jim McCune, Kerrianne Donovan

Noon-2pm (2s), "PA Supreme Court & Legislative Updates" to be presented by Corrie Wood, Esq.; Fred Cabell, PBA Legislative Director, and Dave Schwager, PBA President

3-4pm (1e), "Civility in the Profession," Anne John, immediate past PBA President and Amy Coco. **7.5% USI Professional Liability Insurance discount for eligible attendees. Thank you to USI Affinity for sponsoring this seminar!**

## **Friday, August 28:**

Noon-2pm (2e), "The New Science of Racial Disparity: What Lawyers Need to Know" presented by David Harris, Professor of Law, University of Pittsburgh, a leading national authority on racial profiling, author of "Profiles in Injustice" (2002) and "A City Divided: Race, Fear, and the Law in Police Confrontations," (2020), and "Criminal Injustice" podcast host.

3:15-4:15 (1s), "Judges Roundtable" with judges of the Washington County Court of Common Pleas.

4:15-4:45. "Happy Half Hour" will immediately follow the Judges Roundtable and feature fun and prizes

## ESTATE NOTICES

### FIRST PUBLICATION

**Brizzi, James V.**

Late of Donora  
Washington Co., PA  
File No. 63-20-0833

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: Ronald J. Brizzi,  
4159 Springhill Lane N.W.,  
Kennesaw, GA 30144

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

WCR Vol 101 Issues 4,5,6

**Cerciello, Shirley M.**

Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-20-0836

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: Larry N. Cerciello,  
44 Gashel Rd., Claysville, PA 15323

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

WCR Vol 101 Issues 4,5,6

**DeRosa, Frank**

Late of Washington Co., PA  
File No. 63-20-0614

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: Kathi DeRosa, 49 Hoon St.,  
Monongahela, PA 15063

Attorney: Ted Tishman, Esq., Leech  
Tishman Fuscaldto & Lampl, LLC,  
525 William Penn Place, 28th Fl.,  
Pittsburgh, PA 15219

WCR Vol 101 Issues 4,5,6

**Finney, Madeline A.**

a/k/a Madeline Finney  
a/k/a Madge Finney  
a/k/a Madeline B. Finney  
Late of Bentleyville Borough  
Washington Co., PA  
File No. 63-20-0844

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: Ted M. Finney, 173 E. Edgewood Dr., McMurray, PA 15317

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

WCR Vol 101 Issues 4,5,6

**Herbst, Virginia E.**

a/k/a Virginia Elizabeth Herbst  
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Margaret H. Hess, 211 Fort  
Cherry Rd., McDonald, PA 15057; Clar-

ence Ray Durham, 343 Durham Camp Rd., Winnfield, LA 71483,  
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 101 Issues 4,5,6

**James, Charles R.**

a/k/a Charles Reynolds James  
Late of Donora  
Washington Co., PA  
File No. 63-20-0740

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: Brenda Dow James, 639 Allen Ave., Donora, PA 15033  
Attorney: J. Dustin Barr, 300 N. Market St., Ligonier, PA 15658

WCR Vol 101 Issues 4,5,6

**Kitsko, Kristi Lynn**

a/k/a Krisiti L. Kitsko a/k/a  
Kristi L. Behanna  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-20-0858

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: Katie Beth Topolewski, 125 Airdale Rd., Bryn Mawr, PA 19010  
Attorney: Susan Mondik Key, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 101 Issues 4,5,6

**Kouche, Jr., Frank Anthony**

a/k/a Frank A. Kouche  
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: Gail L. Kouche c/o  
Attorney: Angela D. Kusturiss, Esq., Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 101 Issues 4,5,6

**McCallum, Marguerite G.**

Late of 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: Lori G. McCallum, 262 Hooks Ln., Canonsburg, PA 15317  
Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

WCR Vol 101 Issues 4,5,6

**Mucci, Ruth E.**

a/k/a Ruth Elizabeth Mucci  
Late of Monongahela  
Washington Co., PA  
File No. 63-20-0704

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: Richard J. Mucci, 16 Meadow St., Monongahela, PA 15063  
Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

WCR Vol 101 Issues 4,5,6

**Perkins, William Thomas**

a/k/a William T. Perkins  
Late of Hanover Twp.  
Washington Co., PA  
File No. 63-20-0580

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: Rachel A. Perkins and Holly DiVecchio c/o

Attorney: Ruschell and Associates, LLC,  
P.O. Box 577, Midway, PA 15060

\_\_\_\_\_ WCR Vol 101 Issues 4,5,6

**Popp, Rose P.**

Late of Finleyville  
Washington Co., PA  
File No. 63-20-0835

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: Georgia Lee Reihner,  
1448 Main St., Bentleyville, PA 15314

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

\_\_\_\_\_ WCR Vol 101 Issues 4,5,6

**Rencheck, Dorothy M.**

Late of Slovan  
Washington Co., PA  
File No. 63-20-0566

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: Deborah Peterson, 13 Esterville Dr., Burgettstown, PA 15021  
Attorney: Mary Chmura Conn, Esq.,  
Tershel & Assoc., 55 S. Main St.,  
Washington, PA 15301

\_\_\_\_\_ WCR Vol 101 Issues 4,5,6

**Rivera, Jr., Adrian**

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

Administratrix: Maxine Rivera, 2205 S. Rocky Mountain Dr., Effort, PA 18330

Attorney: Russell J. Bopp, Esq., Marcus & Mack, P.C., 57 S. 6th St., Indiana, PA 15701

\_\_\_\_\_ WCR Vol 101 Issues 4,5,6

**Stockdale, Jean R.**

Late of Peters Twp.  
Washington Co., PA

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

Executrix: Carolyn Elizabeth Kerr,  
126 Roscommon Place, McMurray,  
PA 15317

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

\_\_\_\_\_ WCR Vol 101 Issues 4,5,6

**Stopenski, Mary**

Late of Midway  
Washington Co., PA  
File No. 63-20-0516

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: David J. Stopenski, 219 Smithfield St., Canonsburg, PA 15317

Attorney: Andrew G. Sykes, Esq.,  
615 Washington Rd., Ste. 304,  
Pittsburgh, PA 15228

WCR Vol 101 Issues 4,5,6

### **Weinberg, Theresa**

a/k/a Theresa Perry-Weinberg  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-20-00797

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: Samuel Medile c/o

Attorney: Lorna McGeorge, Esq., Denton  
Cohen & Grigsby P.C., 625 Liberty Ave.,  
7th Flr, Pittsburgh, PA 15222-3152

WCR Vol 101 Issues 4,5,6

### **TRUSTEE'S NOTICE**

**No. 63-20-0856**

**Fritch, Arlin G.**

Arlin G. Fritch Revocable Living Trust dated September 20, 2012. Arlin G. Fritch, late of Smith Township, Washington County, Pennsylvania died May 6, 2020.

All persons having claims against the trust are requested to make known the same to undersigned or his attorney and all persons indebted to the decedent are requested to make payment to the undersigned without delay.

Martin Fitch  
30 Gardner Rd., Apt. 6G  
Brookline MA 02445

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

WCR Vol 101 Issues 4,5,6

## **SECOND PUBLICATION**

### **Boyce, John Norman**

a/k/a J. Norman Boyce  
a/k/a Norman Boyce  
Late of Hopewell 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: Wanda V. Boyce,  
79 Elm Rd., Avella, PA 15312

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

WCR Vol 100 Issues 3,4,5

### **Cimino, Louise C.**

a/k/a Louise Christina Cimino  
Late of Chartiers 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 Executrices or attorney, and all persons indebted to the decedent to make payment to the Executrices without delay.

Executrices: Louise M. Cimino,  
108 Fourth St., Houston, PA 15342;  
Terry Green, 1673 State Route 980,  
Canonsburg, PA 15317,

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

WCR Vol 101 Issues 3,4,5

**Davenport, David Dean**

Late of Amity  
Washington Co., PA  
File No. 63-20-0767

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: Ellen Marie Davenport c/o  
Attorney: Brett A. Clancy, Esq.,  
90 W. Chestnut St., Ste. 608,  
Washington, PA 15301

WCR Vol 100 Issues 3,4,5

**Davis, Joel W.**

a/k/a Joel Watterson Davis  
Late of Nottingham Twp.  
Washington Co., PA  
File No. 63-20-0781

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. Davis, 359 Munn-  
town Rd., Eighty Four, PA 15330  
Attorney: Richard J. Amrhein, Esq.,  
Peacock Keller, LLP, 95 W. Beau St.,  
Ste. 600, Washington, PA 15301

WCR Vol 100 Issues 3,4,5

**Dellinger, Larkin A.**

Late of Washington  
Washington Co., PA  
File No. 63-20-0800

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

delay.

Administrator DBNCTA/Attorney:  
Dennis M. Makel, Esq., 98 E. Maiden St.,  
Washington, PA 15301

WCR Vol 100 Issues 3,4,5

**Dellinger, Mary Jane**

Late of Washington  
Washington Co., PA  
File No. 63-20-0789

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

Administrator DBNCTA/Attorney:  
Dennis M. Makel, Esq., 98 E. Maiden St.,  
Washington, PA 15301

WCR Vol 101 Issues 3,4,5

**Devore, Stella M.**

Late of Nottingham Twp.  
Washington Co., PA  
File No. 63-20-0306

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: George R. Devore c/o  
Attorney: Albert C. Odermatt, Esq.,  
429 Fourth Ave., Ste. 2105, Pittsburgh,  
PA 15219

WCR Vol 101 Issues 3,4,5

**Dodds, Nadene H.**

a/k/a Nadene H. Campbell Dodds  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-20-0773

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: Bonetta D. Winters,  
320 Interlude Ln., Oakland, MD 21550  
Attorney: Susan M. Key, Esq., Peacock  
Keller, LLP, 95 W. Beau St., Ste. 600,  
Washington, PA 15301

WCR Vol 101 Issues 3,4,5

**Flowers, Ronald William**

a/k/a Ronald W. Flowers  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Dane Flowers,  
230 Dodd Dr., Washington, PA 15301  
Attorney: E.J. Julian, Esq., Julian Law  
Firm, 71 N. Main St., Washington, PA  
15301

WCR Vol 101 Issues 3,4,5

**Green, Marjorie M.**

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

Co-Executors: Thomas H. Green,  
150 W. Beau St., Washington, PA 15301;  
Jeffrey A. Green, 1050 N. Taylor St.,  
#502, Arlington, VA 22201,  
Attorney: J. Lynn DeHaven, Esq.,  
Goldfarb, Posner, Beck, DeHaven &  
Drewitz, 62 E. Wheeling St., Ste. 101,  
Washington, PA 15301

WCR Vol 101 Issues 3,4,5

**Harbaugh, Jean A.**

Late of Washington Co., PA  
File No. 63-20-0770

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: Mark Harbaugh c/o  
Attorney: E. Robert Pecori, III, Esq.,  
Pecori and Pecori, 7051 Steubenville  
Pike, Ste. 7, Oakdale, PA 15071

WCR Vol 101 Issues 3,4,5

**Livada, Dorothy**

Late of Burgettstown  
Washington Co., PA  
File No. 63-20-0798

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: Shain Livada, 320 Ohio River  
Blvd. #F2, Sewickley, PA 15143  
Attorney: Gregory P. Diulus, Esq.,  
4898 Campbells Run Rd. #3, Pittsburgh,  
PA 15205

WCR Vol 101 Issues 3,4,5

**McCartan, Daniel P.**

a/k/a Daniel Patrick McCartan  
a/k/a Daniel McCartan  
Late of Finleyville  
Washington Co., PA  
File No. 63-20-0690

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:** Molly Jean McCartan  
a/k/a Molly J. Yeckel, 1275 Willowbrook  
Rd., Rostraver Twp., PA 15012

**Attorney:** John Eric Bumbaugh, Esq.,  
10526 Old Trail Rd., Ste. 1,  
North Huntingdon, PA 15642

WCR Vol 101 Issues 3,4,5

**McClaine, Amelia Mary Gonda**

a/k/a Amelia Mary McClaine  
Late of City of Washington  
Washington Co., PA  
File No. 63-20-0806

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 Francis McClaine, 519  
Hollydale Dr., Bethel Park, PA 15102

**Attorney:** James A. Clayton, Esq.,  
2600 Boyce Plaza Rd., Ste. 100,  
Pittsburgh, PA 15241

WCR Vol 101 Issues 3,4,5

**Olds, Willie Mae**

Late of Union Twp.  
Washington Co., PA  
File No. 63-20-0582

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

**Administrators:** Juanita A. Brown,  
724 Churchill Ave., Penn Hills, PA  
15235; Fred Olds, 8115 Chashe St.,  
Verona, PA 15147,

**Attorney:** Timothy R. Berggren, Esq.,  
Law Offices of Timothy R. Berggren,  
Esq., 6 S. Main St., Ste. 210,  
Washington, PA 15301

WCR Vol 101 Issues 3,4,5

**Pace, Gail S.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-20-0730

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:** William J. Calvano, 401 N.  
Stockton Ave., Wenonah, NJ 08090

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

WCR Vol 101 Issues 3,4,5

**Palmer IV, William T.**

a/k/a William T. Palmer  
Late of West Pike Run 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:** William T. Palmer V,  
161 Pacific Blvd., Monessen, PA 15062

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

WCR Vol 101 Issues 3,4,5

**Pastirik, John D.** a/k/a Jack Pastirik  
a/k/a Jack D. Pastirik a/k/a John Pastirik  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-20-0756

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: Kimberly Klonowski,  
517 Danfield Dr., Clover, SC 29710

WCR Vol 101 Issues 3,4,5

**Pensinger, Viola C.**

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

Executor: Dennis Duskey, 324 Pinevue Dr., Monroeville, PA 15146

Attorney: Kathleen Smith-Delach, Esq.,  
Phillips, Phillips & Smith-Delach, P.C.,  
29 E. Beau St., Washington, PA 15301

WCR Vol 101 Issues 3,4,5

**Santmeyer, Ralph S.**

Late of Somerset Twp.  
Washington Co., PA  
File No. 63-20-00811

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: Jill S. Ostetrico and Vicki M. Giarrusso, c/o 1125 Broad Ave., Belle Vernon, PA 15012

Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 101 Issues 3,4,5

**Saxby, Richard Donald**

Late of East Bethlehem 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: Richard D. Saxby, Jr. c/o

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

WCR Vol 101 Issues 3,4,5

**Sebolt, John Ralph**

a/k/a John R. Sebolt  
Late of Nottingham Twp.  
Washington Co., PA  
File No. 63-20-0774

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: Joseph Andrew Sebolt, 2773  
Manchester Ave., North Lawrence, OH  
44666

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

WCR Vol 101 Issues 3,4,5

**Thompson, Glen L.**

Late of Deemston Borough  
Washington Co., PA  
File No. 63-20-0701

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: Teresa Salamone, P.O. Box 71,  
Fredricktown, PA 15333

Attorney: Lisa J. Buday, Esq.,  
P.O. Box 488, California, PA 15419

WCR Vol 101 Issues 3,4,5

**Williamson, Gertrude B.**

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

Executor: William F. Behrendt,  
10 Friendship Dr., Charleroi, PA 15022  
Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 101 Issues 3,4,5

**Yankech, Lawrence John**

Late of California  
Washington Co., PA  
File No. 63-20-0574

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: Linda I. Novak,  
674 Liberty St., California, PA 15419  
Attorney: Lisa J. Buday, Esq.,  
P.O. Box 488, California, PA 15419

WCR Vol 101 Issues 3,4,5

**Zets, Zorka**

Late of Fredricktown  
Washington Co., PA  
File No. 63-20-0782

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/Attorney: Samuel F. Zets, Esq.,  
One Oxford Ctr., Ste. 830, Pittsburgh, PA  
15219

WCR Vol 101 Issues 3,4,5

**Zipko, Reginald**

a/k/a Reginald Arthur Zipko  
Late of Beallsville  
Washington Co., PA  
File No. 63-20-0783

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: Lawrence W. Walter,  
605 Clay Ave., Jeannette, PA 15644  
Attorney: Richard J. Amrhein, Esq.,  
Peacock Keller, LLP, 95 W. Beau St.,  
Ste. 600, Washington, PA 15301

WCR Vol 101 Issues 3,4,5

**THIRD PUBLICATION****Burwink, Lois Ifft**

a/k/a Lois I. Burwink  
Late of Canonsburg  
Washington Co., PA  
File No. 63-20-0771

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: John W. Burwink, Jr. c/o  
Attorney: Joseph Cafaro, Jr., Esq., 205  
McKnight Park Dr., Pittsburgh, PA  
15237

WCR Vol 101 Issues 2,3,4

**Clark, John Earl**

a/k/a John E. Clark a/k/a Sonny Clark  
Late of Scenery Hill,  
North Bethlehem Twp.  
Washington Co., PA  
File No. 63-20-0490

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: Celeste A. Henry, 1933 NW Penny Ln., McMinnville, OR 97128

WCR Vol 101 Issues 2,3,4

**Finch, Jonathan Dean**

Late of Burgettstown  
Washington Co., PA  
File No. 63-20-0784

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: Timothy A. Finch,  
80 N. Kings Creek Rd.,  
Burgettstown, PA 15021

Attorney: Matthew V. Rudzki, Esq.,  
Jones, Greg, Creehan & Gerace, LLP,  
411 Seventh Ave., Ste. 1200,  
Pittsburgh, PA 15219

WCR Vol 101 Issues 2,3,4

**Georgetti, Shirley L.**

a/k/a Shirley Georgetti  
Late of Independence Twp.  
Washington Co., PA  
File No. 63-20-0717

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: Eugene Georgetti; 300 Arabian Ln., Washington, PA 15301; Cynthia Georgetti, 230 Ritchie Ave., Weirton WV 26062

Attorney: Michael Cruny, Esq.,  
375 Valleybrook Rd., Ste. 112,  
McMurray, PA 15317

WCR Vol 101 Issues 2,3,4

**Johnson, Verteree**

a/k/a Verteree Cole Johnson  
Late of East Bethlehem Twp.  
Washington Co., PA  
File No. 63-20-0769

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

Co-Executrices: Juanita Brown;  
710 Glenn St., Canonsburg, PA 15317;  
Christina Rutan; 18 Locust St.,  
P.O. Box 146, Clarksville, PA 15322,  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,  
6 S. Main St., Ste. 614,  
Washington, PA 15301

WCR Vol 101 Issues 2,3,4

**Johnson, Jr., Lewis F.**

Late of Smith 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: Jason Johnson,  
9 Main St., Southview, PA 15361  
Attorney: James P. Shields, Esq., Elder  
Law Offices of Shields and Boris, 1150  
Old Pond Rd., Bridgeville, PA 15017

WCR Vol 101 Issues 2,3,4

**Jury, Jacqueline Sue**

a/k/a Jacqueline S. Jury  
Late of Finleyville  
Washington Co., PA  
File No. 63-20-0698

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 Hizer, 129 Lutes Rd., Finleyville, PA 15332

Attorney: James R. Antoniono, Esq., 11 N. Main St., Greensburg, PA 15601

WCR Vol 101 Issues 2,3,4

**McBride, Rosemary**

a/k/a Rosemary L. McBride  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Gregory H. McBride c/o

Attorney: Elisabeth H. Wagers, Esq., Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 101 Issues 2,3,4

**McHale, Steven F.**

a/k/a Stephen F. Mchale  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-20-0697

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: Gary Mchale, 790 Lindsay Rd., Carnegie, PA 15106

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

WCR Vol 101 Issues 2,3,4

**Stoneking, Edna L.**

a/k/a Edna Stoneking  
Late of City of Washington  
Washington Co., PA  
File No. 63-20-0729

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

Co-Executrices: Charlene A. Iskey; 1249 Donnan Ave., Apt. C3, Washington, PA 15301; Ann C. Taylor, 796 S. Central Ave., Canonsburg, PA 15317,

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

WCR Vol 101 Issues 2,3,4

## CORPORATION NOTICES

### FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, on July 17, 2020, for the conduct of a business in Washington County, Pennsylvania.

The assumed or fictitious name, style or designation: **HOLD ON LET GO MEDIA.** The address of the principal place of business: 222 Wayne St., P.O. Box 126, Claysville, PA 15323. The name(s) and/or address(es) of all persons owning or interested in said business: Michael N. Brownlee, 222 Wayne St., P.O. Box 126, Claysville, PA 15323.

WCR Vol 101 Issue 4

### ARTICLES OF INCORPORATION

Notice is hereby given that **Articles of Incorporation** have been filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988, as amended. The name of the corporation is **CRPS Holdings, Inc.**

WCR Vol 101 Issue 4



**REAL ESTATE NOTICES****IN THE COURT OF COMMON  
PLEAS OF BUTLER COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
A.D. No. 2010-10359**

HIGHFIELD COMMUNITY  
ASSOCIATION  
Plaintiff,  
vs.

MARY ANN KALAMARAS, Executrix of the Estate of Barbara Balazs, and her heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them; ELIZABETH BALAZS, STEVE BALAZS, JOSEPH BALAZS, and their heirs, unknown heirs, executors, administrators, personal representatives, successors, assigns, and all persons claiming under them; THE CHRISTIAN JEW FOUNDATION; CHRISTIAN APPALACHIAN PROJECT; FEED MY PEOPLE; BREAD AND WATER FOR AFRICA, a/k/a CHRISTIAN RELIEF SERVICES; THE 15,000 CLUB/JERRY FALWELL MINISTRIES; EVANGELISTIC FAITH MISSIONS; BIBLE INSTITUTE OF THE AIR; VOICE OF AMERICA, a/k/a VOICE OF AMERICANISM, now UNITED COMMUNITY CHURCH; CHOSEN PEOPLE MINISTRIES, INC.; CONCERNED WOMEN FOR AMERICA; INTERNATIONAL CHRISTIAN RELIEF; BILLY GRAHAM EVANGELISTIC ASSOCIATION; AMERICAN EVANGELISTIC ASSOCIATION / INTERNATIONAL PRISON MINISTRY; BACK TO THE BIBLE; RADIO BIBLE CLASS, now OUR DAILY BREAD MINISTRIES; GLAD TIDINGS; GOD'S NEWS BEHIND THE NEWS; GOSPEL ALLIANCE CHURCH, and their successors and assigns,  
Defendants.

**NOTICE OF QUIET TITLE ACTION**

You are hereby notified that the Plaintiff has filed a Complaint to Quiet Title on April 15, 2020, against you at the above

number and term. The parcel which is the subject of this action is located in Butler Township, Butler County, Pennsylvania, and is bounded and described as follows:

ALL those two certain lots of ground situate in Butler Township, Butler County, Pennsylvania, known and described as follows:

BEING Lot Nos. 280 and 281 in the Butler Land Investment & Improvement Company's Plan, bounded on the North by Highfield Road; on the East by Lot No. 179; on the South by Arlington Way; and on the West by Lot No. 282, same being thirty-three (33) feet each on the Highfield Road, and One Hundred Seventy-two (172) feet in depth to Arlington Way.

BEING designated as Tax Parcel No. 055 -28-G280-0000.

You are hereby notified to plead to the above-referenced Complaint on or before twenty (20) days from the date of this publication or a judgment by default will be taken against you and unless within thirty (30) days from the entry of said judgment by default you commence an action in ejectment against the Plaintiff, a Final Decree may be entered against you, forever barring you from asserting any right, title, interest or claim in said property inconsistent with the claim of Plaintiff.

**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 PAPER TO  
YOUR LAWYER AT ONCE. IF YOU  
DO NOT HAVE A LAWYER, GO TO  
OR TELEPHONE THE OFFICE SET**

FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Kelly Ferrari, Prothonotary  
Butler County Courthouse  
300 South Main Street  
P.O. Box 1208  
Butler, PA 16003-1208  
(724) 284-5214

Butler County Bar Association  
240 South Main Street  
Butler, PA 16001  
(724) 841-0130

Thomas J. May, Esquire  
Attorney for Plaintiff  
DILLON McCANDLESS KING  
COULTER & GRAHAM L.L.P.  
128 West Cunningham Street  
Butler, PA 16001

WCR Vol 101 Issue 4

**IN THE UNITED STATES  
BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF  
PENNSYLVANIA**

**IN RE: ARTHUR W. WAUGAMAN  
KATHLEEN A. WAUGAMAN  
BANKRUPTCY  
NUMBER: 19-22262 GLT**

**NOTICE OF SALE TO CREDITORS  
AND OTHER PARTIES  
IN INTEREST**

Notice is hereby given that Christopher M. Frye, Attorney for the Debtors, has filed a Motion to Sell Real Property Free and Clear of all Liens, Judgments and Encumbrances.

The Debtors, Arthur and Kathleen Waugaman, have received an offer of

\$20,000.00 for their real property being known as approximately 7.3 acres of vacant land located at 544 Rural Valley Road, Claysville, PA 15323 with parcel number 060-002-00-00-0021-00 in Washington County free and clear of all liens and encumbrances.

A telephonic bankruptcy court hearing will be held on August 26, 2020 at 10:30 AM for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited, and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtors' attorney, Christopher M. Frye, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

WCR Vol 101 Issue 4

**IN THE UNITED STATES  
BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF  
PENNSYLVANIA**

**IN RE: Case No. 18-23268-CMB  
Chapter 13**

**Document No.**

**Related to Doc. No. 124**

**Hearing Date: 08/26/20 10:00 a.m.**

**Response Date: 08/12/20**

**William A. Manfredi, Lillian L.  
Manfredi, Debtors,**

**William A. Manfredi, Lillian L.  
Manfredi, Movants,**

**vs.**

**PNC Bank, N.A.; Washington County  
Tax Claim Bureau; South Strabane  
Township; Trinity School District;  
Pennsylvania Department of Revenue;  
Internal Revenue Service; and Ronda  
J. Winnecour, Chapter 13 Trustee,  
Respondents.**

**NOTICE OF SALE**

**NOTICE IS GIVEN THAT Wil-  
liam and Lillian L. Manfredi have filed a**

Motion to Approve Agreement for the Sale of Real Property Free and Clear of all Liens and Encumbrances located at 156 Floral Hill Drive, South Strabane Township, County of Washington, Pennsylvania for the sum of \$243,000.00.

**TERMS OF SALE ARE:** The sale is an "As Is" sale; the successful bidder must post a hand money deposit of \$2,500.00 and close within 15 days of Court approval.

A telephonic hearing will be held on **August 26, 2020, at 10:00 a.m. before Judge Böhm in Court Room B, 54th Floor, US Steel Tower, 600 Grant Street, Pittsburgh, Pennsylvania 15219.** All attorneys and parties may only appear telephonically and must comply with Judge Böhm's Modified Telephonic Procedures which can be found at <http://www.pawb.uscourts.gov/content/judge-carlota-m-bohm>. While under the current COVID-19 circumstances it is not encouraged, the general public may personally appear. Only ten minutes is being provided on the calendar. No witnesses will be heard. If there is an issue of fact, an evidentiary hearing will be scheduled by the Court for a later date. **Pro se Parties may participate by phone at no charge** by contacting CourtCall at [www.courtcall.com](http://www.courtcall.com) or at (866) 582-6878 no later than 24 hours prior to the scheduled hearing.

Any Response shall be filed with the Clerk of the Bankruptcy Court at 5414 U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219, not later than August 11 2020. The Court may entertain higher offers at the hearing, at which time objections to said sale will be heard, higher offers may be received and a confirmation hearing will be held. The sale information may be viewed on the Bankruptcy Court website EASI system.

If more information is needed, contact Francis E. Corbett, Esquire, at Mitchell Building - 707, 304 Ross Street, Pittsburgh, PA, 15219-2202, (412) 456-1882, [fcorbett@fcorbettlaw.com](mailto:fcorbett@fcorbettlaw.com).

## MISCELLANEOUS NOTICES

### PUBLIC NOTICE

**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
IN RE: SHAWN LASCHINSKY, JR.  
D.O.B. May 19, 2013  
CHILD OF: SHAWN LASCHINSKY,  
SR. and ANY UNKNOWN FATHER  
NO: 63-20-0739**

Take notice that a Petition for Involuntary Termination of Parental Rights of Shawn Laschinsky, Sr. and any unknown father of Shawn Laschinsky, Jr. will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 3, 2020 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.

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

WCR Vol 101 Issue 4

**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO. 2020-1609**

EAST MAIDEN REALTY, LLC  
PLAINTIFF  
vs

TIFFANY McKEAN, JESSICA LYONS,  
d/b/a TWISTERS  
DEFENDANTS

**NOTICE OF FILING OF  
WRIT OF SUMMONS**

TO: Jessica Lyons  
410 Brad Avenue  
Washington, PA 15301

You are hereby notified that the Plaintiff, East Maiden Realty, LLC, has filed a writ of summons against you and may subsequently file a Complaint. 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 any relief then requested by the Plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH 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

Date: July 22, 2020

Christopher J. Blackwell, Esquire  
Attorney for Plaintiff  
6 South Main Street, Suite 321  
Washington PA 15301  
(724) 225-4005

WCR Vol 101 Issue 4

**IN THE COURT OF COMMON  
PLEAS OF FAYETTE COUNTY,  
PENNSYLVANIA  
No. 18 Adopt 2020.**

Adoption of Nelson David Simmons, Jr.  
TO CARISSA VUONO:

A petition has been filed asking the court to put an end to all rights you have to your child, Nelson David Simmons, Jr. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom No. 1 of the Fayette County Courthouse on September 17, 2020, at 1:30 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 a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

PENNSYLVANIA LAWYER  
REFERRAL SERVICE  
100 SOUTH STREET  
HARRISBURG, PA 17108  
TELEPHONE: 800-692-7375

WCR Vol 101 Issue 4

## 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, September 4, 2020 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 St., Suite 303, Washington, PA)

### CENTERVILLE

BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A. as Trustee for  
Mortgage Assets Management Series I  
Vs  
SANDRA ROUX Known heir of DE-  
LORES BOGUS, Deceased, ET AL

DOCKET # 2019-2425  
JUDGEMENT: \$84,321.80

In the Commonwealth of Pennsylvania,  
Washington County, Centerville Bor-  
ough

Address: 230 Centerville Lane, Browns-  
ville, PA 15417; Tax# 151-016-00-00-  
0025-01

Improvements: Residential Dwelling

Attorney: SHAPIRO & DeNARDO,  
LLC (610) 278-6800

WCR Vol 100 Issues 3,4,5

### WASHINGTON

THE BANK OF NEW YORK  
MELLON f/k/a the Bank of New  
York as successor in interest to JP  
Morgan Chase Bank, N.A., as Trustee  
for Centex Home Equity Loan Trust  
2005-A  
Vs

MAY JO PARICK HATFIELD AND  
CHRISTOPHER HATFIELD

DOCKET # 2019-8231  
JUDGEMENT: \$70,951.89

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

Address: 473 3rd STREET, WASH-  
INGTON, PA 15301; Tax#: 770-005-  
00-02-022-00

Improvements: Residential Dwelling

Attorney: SHAPIRO & DeNARDO,  
LLC (610) 278-6800

WCR Vol 100 Issues 3,4,5

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## WARMAN ABSTRACT & RESEARCH LLC JOHN F. WARMAN

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[johnfranciswarman@gmail.com](mailto:johnfranciswarman@gmail.com)

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