

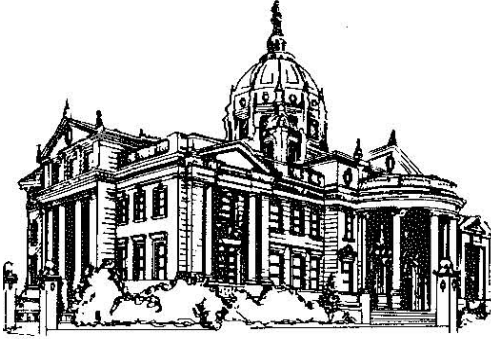
WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
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WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 101

THURSDAY, SEPTEMBER 24, 2020

No. 10



*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.

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- Signature and Title of Editor, Publisher, Business Manager or Owner:
s/Frank Arcuri, Editor. Date: 9/21/20
18. I certify that the statements made by the above are correct and complete.
/s/ Frank Arcuri, Editor

JUDGES & COURT/MOTIONS SCHEDULE

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

Judge	Motions Court Schedule
Emery, Katherine (PJ) CR#1	Tu, Th 9:30a. Judge of the Term, Civil: 1st-15th each month Contested motions Tu, Th 9:30am; mail original motion to chambers, staff will contact atty to schedule date. No emails accepted. Mail consented to motions (original only) to chambers; once signed, motion will be filed in Prothonotary's office by Judge's staff; Pro. will mail copy of order to atty presenting the motion.
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). "Until further order , 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 & DA's Office for acknowledgment of objection or consent." No motions Sept 28-Oct 2.
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: Oct., Dec. During the judicial emergency , all motions shall be sent to the following email addresses (See website for motions format/add'l info): lori.hoag@washingtoncourts.us and jen-nifer.houpt@washingtoncourts.us .
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 billie.jo.pustovrh@washingtoncourts.us and daryl.holt@washingtoncourts.us re motions scheduling. All Dependency Hearings and Delinquency matters will be held via MSTeams — special accommodations contact Court in advance of hearing.

COURT CALENDARS

Orphans' Court Audits: Sep 24, Nov 12
 Next Sheriff's Sales:..... Oct 2, Nov 6, Dec 4

Per Administrative Order 2020-1 24 W.M. 2020 the local judicial emergency has been extended through Dec. 31, 2020. For a copy of this and other orders: www.pacourts.us/ujs-coronavirus-information.

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Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] The Kentucky Judicial Conduct Commission has recommended that a Kentucky judge be removed from office for a pattern of misconduct that included the firing of an employee so she could hire her pastor, with whom she had a romantic relationship, saving a photo of the former pastor's genitals in a hidden folder of her cell phone as well as a romantic message from him.; [2] A federal judge in Kentucky ruled that Louisville, Kentucky can't enforce its fairness ordinance against a Christian photographer for refusing to photograph a same-sex wedding on the grounds that the ordinance violates the photographer's freedom of religion and speech.; [3] In a 2-1 decision, the United States Court of Appeals for the Ninth Circuit overturned California's ban on large-capacity gun magazines that hold more than 10 rounds of ammunition noting that the law penalizes and bans magazines that come standard with most hand guns that are staples of self-defense which substantially burdens the right to armed self-defense in violation of the Second Amendment. A dissenting district judge, sitting by designation, asserted that the majority opinion conflicts with Ninth Circuit precedent and with decisions of every other circuit to address the issue. At present, nine states and the District of Columbia have laws banning high-capacity magazines.; [4] A Florida Appeals Court has ruled that a settlement offer of \$10,000 representing one-tenth of the intended amount of \$100,000 can be rescinded after it was sent to an insurer by a lawyer's paralegal which insurer subsequently issued the check. The appeals court held that the trial judge should have permitted withdrawal of the offer for two reasons. First, the error was "due to a unilateral mistake" as the paralegal was to send a \$10,000 offer to the plaintiff's own carrier for UM/UIM coverage and because the insurer had already made offers to settle in excess of \$10,000. Secondly, the plaintiff had not authorized an offer to settle for the lower amount.; [5] Tennessee has enacted a law that makes it a felony punishable by up to six years in prison to illegally camp on state property and which also imposes a mandatory minimum sentence of 45 days in jail for those who are convicted of aggravated rioting. Critics say the law is aimed at protestors camping overnight in front of the Capital.; [6] The Golden State Killer has been sentenced to life in prison without the possibility of parole after confessing to 13 murders and 13 related rapes. The 74-year-old former police officer was responsible for a spate of murders and rapes that began in the 1970's, terrorizing women and girls in Sacramento and Southern California.

WARMAN ABSTRACT & RESEARCH LLC JOHN F. WARMAN

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johnfranciswarman@gmail.com

COMMERCIAL / RESIDENTIAL / CURRENT OWNER / MINERAL TITLE

A DECADE OF EXPERIENCE E&O INSURED WILL TRAVEL
LOCAL TO FAYETTE COUNTY ACCEPTING NEW CLIENTS

**IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION
Nos. 2020-1 24 W.M. 2020**

IN RE: 27th JUDICIAL DISTRICT DECLARATION OF JUDICIAL EMERGENCY

DECLARATION OF JUDICIAL EMERGENCY

Consistent with the Order of the Supreme Court of Pennsylvania dated May 27, 2020, this Court having originally declared a judicial emergency in the 27th Judicial District beginning on March 16, 2020, and having previously extended such emergency through the close of business on September 7, 2020, I now DECLARE that the judicial emergency be extended through December 31, 2020. An Administrative Order consistent with this Declaration shall be filed at the above-captioned docket numbers; until such time, however, the Administrative Order dated July 1, 2020, shall remain in full force and effect. The suspension of Rule 600(C) shall continue until December 31, 2020, due to the limited availability of jury trials, and to the extent consistent with constitutional limitations.

Date: September 4, 2020

President Judge Katherine B. Emery
September 4, 2020

**IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION
Nos. 2020-1 24 W.M. 2020**

IN RE: 27th JUDICIAL DISTRICT DECLARATION OF JUDICIAL EMERGENCY

ADMINISTRATIVE ORDER

AND NOW, this 14th day of September, 2020, the Court declared a judicial emergency in the 27th Judicial District of Pennsylvania, effective March 16, 2020, and having previously extended the local judicial emergency through September 7, 2020, the Court **AUTHORIZES** a renewed, limited declaration of emergency to safeguard the health and safety of court personnel, court users, and members of the public through the exercise of emergency powers under Pennsylvania Rule of Judicial Administration 1952(B)(2). It is hereby **ORDERED** and **DECREED** that the local judicial emergency for Washington County shall be extended through December 31, 2020. All provisions of this Order apply through December 31, 2020.

I. Public Access to Court Facilities

- a. All judicial facilities will be open to the public for matters as specified below in this Order.
- b. All individuals entering a judicial facility **SHALL** comply with the following, or be denied access and/or removed:
 - i. Submit to a temperature check and screening. No individual may enter a judicial facility with a fever of over 100.0°, or if exposure to or symptoms of COVID-19 are indicated;
 - ii. Wear an appropriate mask or face covering that fits snugly around the face and leaves unexposed the nose and mouth of the individual, unless the individual has a documented medical condition or is 2 years of age or younger. It is specifically directed that

staff shall wear a mask or face covering in all common areas, if interacting with a member of the public, or in situations where social distancing is not possible; and

- iii. Comply with social distancing guidelines, as well as any signage posted in or on judicial facilities or instructions from a judge, judicial officer, the district court administrator, deputy sheriff, constable at a magisterial district court, or court employee. Elected officials of court-related offices that are located within the same building as a judicial facility shall ensure compliance with this Order within their respective offices and by their employees.
- c. Any person excluded or removed for health concerns shall be provided with information (telephone number or email address) to enable them to initiate, participate in, or complete necessary essential court business/functions during the judicial emergency.

II. Methods for Conducting Proceedings

- a. Whenever appropriate and feasible, court proceedings shall be conducted by Advanced Communication Technology (“ACT”), primarily through Microsoft Teams, Polycom, or audio device. Statewide rules that restrict, directly or indirectly, the use of advanced communication technologies are **SUSPENDED** for the duration of the judicial emergency.
- b. Remote matters, held using ACT, shall be conducted with the same decorum as in-person matters.
- c. When it is determined that conducting court proceedings through ACT is not appropriate or feasible, court proceedings shall be held utilizing protocols and policies relating to the use of masks or other personal protective equipment, social distancing, and other guidance specified in Section I of this Order.
 - i. For in-person proceedings, the Court shall make efforts to minimize the number of people present for these in-person matters, including allowing particular attorneys or witnesses to appear remotely.
- d. In order to prevent overcrowding, court appearances and hearing times shall be staggered. Attorneys and parties are strongly encouraged to bring only essential witnesses and persons to in-person court proceedings. Attorneys should encourage their clients to refrain from having non-participants accompany them to court proceedings.
- e. All persons participating in a court proceeding, including but not limited to, judges and judicial officers, attorneys, court employees, jurors, witnesses, and spectators, are required to wear a mask or face covering for the entire proceeding, unless behind a protective barrier. A presiding judicial officer may permit an individual to remove a mask to take testimony or where the presence of a mask would affect the ability to judge credibility, as long there is adherence to social distancing guidelines. A clear face shield may be substituted for a mask or face covering.

III. Motions Court and Argument Court

- a. For the duration of the judicial emergency or until further Order of Court, common pleas judges are encouraged to conduct motions court

remotely using ACT; however, motions may be heard in-person at the discretion of the presiding judge if all parties are in agreement.

- b. Common pleas judges shall provide information detailing their respective operating procedures for motions practice during the judicial emergency on the Court's website at www.washingtoncourts.us.
- c. For the duration of the judicial emergency or until further Order of Court, argument court for civil cases shall be conducted remotely using ACT.

IV. Criminal Rule of Procedure 600 and Other Time Calculations and Deadlines

- a. Statewide rules pertaining to the rule-based right of criminal defendants to a prompt trial continue to be suspended for the duration of the judicial emergency due to the *limited* availability of jury trials. Said delays shall be considered court delays and shall constitute excludable time for purposes of the application of Rule 600, subject to constitutional limitations.
- b. Except as otherwise set forth in this Order, the suspension of time calculations due to the judicial emergency that began on March 16, 2020, ended at the close of business on June 1, 2020. Individual judges are vested with substantial discretion to determine whether a failure to meet a deadline was directly the result of, or affected by, the judicial emergency, and may take any action deemed appropriate to address the situation.

V. Transportation of Incarcerated Individuals

- a. Proceedings, except for jury trials, involving incarcerated individuals will be scheduled using ACT to avoid transportation by a deputy sheriff or constable.
- b. Where the presence of a juvenile is required at a court hearing, ACT shall be considered before issuing an order to transport. Any juvenile that is transported shall wear a mask at all times.
- c. The Sheriff, or his deputies, may refuse to transport an individual who is visibly ill, exhibiting symptoms of COVID-19, or who refuses to wear a mask, and shall immediately notify the assigned judge.

VI. Magisterial District Courts

- a. All magisterial district courts are open for designated court proceedings as set forth in this order.
- b. Preliminary hearings with incarcerated defendants shall be conducted remotely using ACT. Other parties, witnesses, and affiants may participate in hearings in-person.
- c. Other proceedings may be held remotely using ACT at the discretion of the magisterial district judge. For proceedings that take place in-person, the magisterial district judge may limit entry into the judicial facility to parties and other case participants. At all times, magisterial district courts shall be subject to the provisions of Section II, above.
- d. Magisterial District Courts may:
 - i. Modify their hours of operation, including times when in-person

payments and filings may be accepted in order to permit for screening of the public; provided however, that any modification must be submitted to the District Court Administrator for approval by the President Judge. A notice of any modification of hours shall be posted on the door of the affected magisterial district court and displayed at www.washingtoncourts.us.

- ii. Use a constable to provide security and conduct COVID-19 screening. It is preferred, but not necessary, that the constable be certified to carry a firearm by the Pennsylvania Commission on Crime and Delinquency. The District Court Administrator is authorized to set the rate of pay for constables providing security and COVID-19 screening services.

VII. Jury Trials and Arbitration Hearings

- a. Jury trials have been available on a reduced trial term calendar since June 8, 2020. Common pleas judges shall schedule jury trials in consultation with Court Administration. A separate order will establish the jury trial schedule for calendar year 2021.
- b. Local Rules of Civil Procedure 220.3, 221, and 223 are **SUSPENDED** for the duration of the judicial emergency. Common pleas judges are vested with substantial discretion in conducting jury selection.
- c. Arbitration hearings shall commence on a limited basis beginning in October 2020. However, due to facility limitations, arbitration hearings will be conducted remotely using ACT. The District Court Administrator is authorized to amend the notice of arbitration hearing to reflect that proceedings will be conducted remotely.

VIII. Enforcement and Publication

- a. The Sheriff of Washington County, or his designee, is authorized to enforce this Order.
- b. The District Court Administrator is directed to post a copy of this Order on all entry doors of the Washington County Courthouse and all magisterial district courts, and to post a copy on the Court's website at www.washingtoncourts.us. A copy of this Order shall also be transmitted to the Washington County Bar Association for distribution to its members. Notification by email may satisfy the requirements of this Order.

BY THE COURT
Katherine B. Emery, President Judge

IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION
Nos. 2020-1
24 W.M. 2020

IN RE: 27th JUDICIAL DISTRICT TEMPORARY PROCEDURES REGARDING
CERTAIN RESIDENTIAL LANDLORD TENANT ACTIONS

ADMINISTRATIVE ORDER

AND NOW, this 15th day of September 2020, pursuant to Pa. R.J.A. No. 1952 (B)(2), this Court having declared a judicial emergency in the 27th Judicial District of Pennsylvania through December 31, 2020, and the Centers for Disease Control and Prevention (“CDC”) having issued an Order on September 4, 2020, temporarily halting certain evictions nationwide to prevent the further spread of COVID-19, it is hereby **ORDERED, ADJUDGED, and DECREED** that residential landlord tenant actions will be accepted for filing within the 27th Judicial District pursuant to the applicable statutes and rules governing those actions, subject to the restrictions in this Order and the CDC Order.

The magisterial district court or Court of Common Pleas must determine whether the CDC Order applies to the landlord tenant action filed. Prior to accepting a new residential landlord tenant action for filing, the Court shall require a landlord to provide a signed affidavit stating whether they have received a Declaration Form from a tenant pursuant to the CDC Order.

The CDC Order does not apply if: (1) a landlord provides the signed affidavit, stating a tenant has not provided a proper Declaration Form under the CDC Order; and (2) a tenant does not provide to the Court a proper Declaration Form under the CDC Order, as described below.

The CDC Order does apply if either a landlord states in the signed affidavit that a tenant provided the Declaration Form under the CDC Order, or if a tenant provides a proper Declaration Form under the CDC Order to the Court at or before the hearing.

I. Applicable Procedures When CDC Order Does Not Apply

The procedures below apply to those residential landlord tenant actions at a magisterial district court that are based on the non-payment of rent and where the CDC Order **is not** applicable to the matter.

1. Initial hearing dates for residential landlord tenant actions filed at the magisterial district courts where the action is based solely on non-payment of rent shall be scheduled at the latest available landlord tenant court date consistent with Pa. R.C.P.M.D.J. 504 and may be scheduled up to seven (7) days beyond the time limit set forth in Rule 504 at the discretion of the magisterial district judge.
2. In such cases, if at the initial hearing the tenant provides an affidavit or testifies under oath affirming that the tenant has submitted or will submit an application for rental assistance through any available rental assistance programs, the case shall be continued to a later date. Multiple continuances may be granted as the circumstances allow.

II. Applicable Procedures When CDC Order Does Apply

The procedures in this section apply to residential landlord tenant actions at a magisterial district court or the Court of Common Pleas where the action is based on non-payment of rent and the tenant **complies** with the requirements of the CDC order.

If a landlord states in a signed affidavit that the landlord has received a Declaration form from a tenant pursuant to the CDC Order, or if the tenant complies with the requirements of the CDC Order and provides a copy of the Declaration Form required under the CDC Order to the Court at or before the hearing, or if the Court otherwise determines that the tenant has provided such a Declaration Form to the landlord:

1. In cases at the magisterial district court, the action may be accepted for filing, but the case shall be stayed until **after** the expiration of the CDC Order;
2. In cases at the Court of Common Pleas, the action may be accepted for filing, but the case shall be stayed until **after** the expiration of the CDC Order;
3. A Writ or Order of Possession shall not be issued and any previously issued Writ or Order of Possession shall be considered stayed and shall not be executed until after the expiration of the CDC Order;
4. In the Court of Common Pleas, all motions related to residential landlord tenant actions are temporarily reassigned to Judge Michael Lucas.

Information regarding the CDC Order and a downloadable Declaration Form for use by a tenant can be found at [https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html](https://www.cdc.gov/coronavirus/2019-ncov/covid-<u>eviction-declaration.html</u>). Information about the Pennsylvania Housing Finance Agency's rent relief program can be found here: <http://phfa.org/pacares/rent.aspx>; a listing of contacts by county is at the following link: [https://www.phfa.org/forms/pacares/rental/rrp-county-contact-list.pdf](https://www.phfa.org/forms/pacares/rental/<u>rrp-county-contact-list.pdf</u>). Local information about rental assistance and other services, such as the "Rent Relief Program," "Homeless Assistance Program," and "Emergency Shelter Grant" can be obtained from Blueprints at <https://myblueprints.org>, or 877-814-0788 (toll free) and 724-225-9550. The Regional Housing Legal Services has also compiled information about the federal eviction moratorium and provides links by county to local legal aid providers: <https://www.rhls.org/coronavirus-information>.

This Order shall become effective immediately and shall remain in effect until further Order of Court.

BY THE COURT:
Katherine B. Emery, President Judge

ESTATE NOTICES

FIRST PUBLICATION

Group, Donald H.

a/k/a Donald Henry Group
Late of South Franklin 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: Eric R. Group, 395 Vaneal Rd.,
Washington, Pa 15301

Attorney: Thomas O. Vreeland, Esq., Bas-
si, Vreeland & Assoc., P.C., 62 E. Wheel-
ing St., Washington, PA 15301

_____ WCR Vol 101 Issues 10,11,12

Pangburn, Samuel S.

a/k/a Samuel Pangburn
a/k/a Sam Pangburn
a/k/a Samuel Stuart Pangburn
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Betty J. Miller, 1374 Gabby
Ave., Washington, PA 15301

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

_____ WCR Vol 100 Issues 10,11,12

Scott, Janet D.

Late of Roscoe
Washington Co., PA
File No. 63-19-0387

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: Amber D. Lutes,
2017 5th Ave., Beaver Falls, PA 15010

Attorney: Larry A. Housholder, Esq.,
1318 7th Ave., Beaver Falls, PA 15010

_____ WCR Vol 101 Issues 10,11,12

Strope, Merle Daniel

a/k/a Merle D. Strope
Late of South Strabane Twp.
Washington Co., PA
File No. 63-20-0923

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: Patsy S. Holliday,
153 Freedom Ln., Sewickley, PA 15143

Attorney: James P. Shields, Esq., Elder
Law Offices of Shields and Boris, 1150
Old Pond Rd., Bridgeville, PA 15017

_____ WCR Vol 101 Issues 10,11,12

Taft, Boles Lee

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: Jeffrey D. Taft c/o

Attorney: Angela D. Kusturiss, Esq.,
Kusturiss, Wolf & Kusturiss, 12 N. Jeffer-
son Ave., Canonsburg, PA 15317

_____ WCR Vol 101 Issues 10,11,12

White, Frances E.

a/k/a Frances White
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 Tonsetic, 511 Pleasant Valley Rd., Washington, PA 15301

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

WCR Vol 101 Issues 10,11,12

SECOND PUBLICATION**Bevec, Betty Jane**

Late of Cecil Twp.
Washington Co., PA

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

Administrator: Anthony G. Bevec, 1011 Highland Dr., Canonsburg, PA 15317

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

WCR Vol 101 Issues 9,10,11

Bober, David J.

a/k/a David John Bober
Late of Canonsburg Borough
Washington Co., PA

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

Co-Executors: Cynthia Ann Bober, 818 N. Quincy St., Apt. 810, Arlington, VA 22203, Timothy Michael Bober, 111 S. Highland Ave., Apt. 621, Pittsburgh, PA 15206,

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

WCR Vol 101 Issues 9,10,11

Brigger, Leonard L.

a/k/a Leonard Leroy Brigger
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: Linda L. Krause, 17106 Saddle Mountain Ln., Humble, TX 77346

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

WCR Vol 101 Issues 9,10,11

DeFurio, Carmon H.

Late of South Strabane Twp.
Washington Co., PA

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

Executor: Barbara A. DeFurio, 1414 Willowbrook Dr., Washington, PA 15301

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

WCR Vol 101 Issues 9,10,11

Godfrey, Sr., Willard A.

Late of Stockdale 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: Willard A. Godfrey, Jr., 701 Grant St., N. Belle Vernon, PA 15012

Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., P.O. Box 1, Charleroi, PA 15022

WCR Vol 101 Issues 9,10,11

Jones, John L.

a/k/a John Lee Jones, Jr.
Late of Fallowfield Twp.
Washington Co., PA
File No. 63-20-0968

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: Kelley M. Blaner, 2013 Marjorie Ln., Moon Twp., PA 15108

Attorney: Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Ste. 207, Pittsburgh, PA 15234

WCR Vol 101 Issues 9,10,11

Macik, Sr., William H.

a/k/a William Howard Macik
a/k/a William Macik
Late of Hopewell Twp.
Washington Co., PA
File No. 63-20-0954

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: David A. Macik; 2383 Brush Run Rd., Washington, PA 15301,

William H. Macik, Jr.; 291 Reed Rd., Avella, PA 15312,

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

WCR Vol 101 Issues 9,10,11

McCulloch, Jill M.

Late of Cecil Twp.
Washington Co., PA
File No. 63-20-0972

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: Patrick McCulloch, 307 Buckingham Dr., Venetia, PA 15367

Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301 and Christopher L. Blackwell, Esq., Blackwell and Associates, 6 S. Main St., Ste. 321, Washington, PA 15301

WCR Vol 101 Issues 9,10,11

Muse, Frances A.

Late of McMurray
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: Richard F. Muse, Jr., 142 Longvue Dr., McMurray, PA 15317

WCR Vol 101 Issues 9,10,11

Wasnik, Chester A.

a/k/a Chester Aaron Wasnik
Late of Cecil Twp.
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attor-

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

Executrix: Lisa M. Battistone, 78 Windcrest Dr., Cecil, PA 15321-1213
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 101 Issues 9,10,11

Weremy, Charles

Late of California Borough
 Washington Co., PA
 File No. 63-20-0854

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: Theresa Holman, 420 4th St., California, PA 15419
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 101 Issues 9,10,11

White, Denise Marie

a/k/a Denise M. White
 a/k/a Denise White
 Late of Finleyville
 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: Shannon Njederriter, 3488 B. Frye Ave., Finleyville, PA 15332
Attorney: E. J. Julian, Esq., 71 N. Main St., Washington, PA 15301

WCR Vol 101 Issues 9,10,11

THIRD PUBLICATION

Barkey, Mary Ann

Late of Monongahela
 Washington Co., PA
 File No. 63-20-0668

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

Executor & Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 101 Issues 8,9,10

Campbell, Alice

Late of Borough of Burgettstown
 Washington Co., PA
 File No. 63-20-0957

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: Benita Jane Campbell, 23 Hindman Ave., Burgettstown, PA 15021
Attorney: Daniel P. Gustine, Esq., Peacock Keller, LLP, 95 W. Beau St., Washington, PA 15301

WCR Vol 101 Issues 8,9,10

Fields, Howard Russell

a/k/a Howard R. Fields
 a/k/a Howard Fields
 Late of Fallowfield Twp.
 Washington Co., PA
 File No. 63-20-0880

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: Pamela Fields, 1673 Grange Rd., Charleroi, PA 15022

WCR Vol 101 Issues 8,9,10

Johnson, Claretta Elaine

a/k/a Claretta E. Johnson
Late of Washington
Washington Co., PA
File No. 63-20-0946

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: Sharon Battistone, 4037 Sir James Drive, McDonald, PA 15057

Attorney: Jana Phillis Grimm, Esq.,
Step toe & Johnson PLLC, 11 Grandview Cir., Ste. 200, Canonsburg, PA 15317

WCR Vol 101 Issues 8,9,10

Seibert, Donald H.

a/k/a Donald Harold Seibert
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kelly L. Young, 927 Michigan Ave., Washington, PA 15301

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

WCR Vol 101 Issues 8,9,10

Smith, Robert Morgan

a/k/a Robert M. Smith
Late of South Strabane Twp.
Washington Co., PA
File No. 63-20-0845

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: Suzanne D. Smith, 441 Woodstock Ln., Wilmington, DE 19808

Attorney: James P. Shields, Esq., Law Offices of Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

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TRUST NOTICE

The Withrow Family Trust Dated July 10, 2008, Donald E. Withrow, Settlor, Late of Nottingham Township, Washington County, Penna.

Notice is hereby given to all persons having claims against the same to present them for payment, duly authenticated; and to those indebted hereto, to make immediate payment to:

Donald C. Withrow, Successor Trustee
79 Withrow Road
Eighty Four, PA 15330

Cary D. Jones, Esquire
Marriner, Jones & Fitch
6 South Main Street, Suite 600
Washington, PA 15301

WCR Vol 101 Issues 8,9,10

REAL ESTATE NOTICES

NOTICE OF ACTION IN QUIET TITLE
IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
WASHINGTON COUNTY
No. C-63-CV-2020-2369

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.

LINDA SCHMIDT, in her capacity as Heir of JUDITH D. KUSCH, Deceased
 DENNIS MCKEAN, in his capacity as Heir of JUDITH D. KUSCH, Deceased
 ALLEN MCKEAN, in his capacity as Heir of JUDITH D. KUSCH, Deceased
 JAMES MCKEAN, in his capacity as Heir of JUDITH D. KUSCH, Deceased
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH D. KUSCH, DECEASED
 CHEMICAL BANK NATIONAL ASSOCIATION
 Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH D. KUSCH, DECEASED

You are hereby notified that on \$comp-FiledLong, Plaintiff, 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 AC-CUBANC MORTGAGE, filed a Quiet Title 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-2020-2369. Wherein Plaintiff seeks to satisfy a lien on the property located at 88 KUSCH ROAD, A/K/A 88 KURSCH ROAD, SCENERY HILL, PA 15360-1013 and confirm 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 AC-CUBANC MORTGAGE is the holder of a

first priority mortgage on the Property.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

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 NOTICE 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.

Notice to Defend:
 WASHINGTON COUNTY
 SOUTHWESTERN PA LEGAL
 AID SOCIETY
 14 WEST CHERRY STREET
 Washington, PA 15301
 Telephone (724) 225-6170

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

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**IN THE COURT OF COMMON
PLEAS OF BUTLER COUNTY,
PENNSYLVANIA
CIVIL DIVISION
A.D. No. 2020 - 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 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.

ORDER OF COURT

AND NOW, this 22nd day of September, 2020, an Affidavit of Service of the Complaint with Notice to Defend having been filed and no Answer having been made by the Defendant for a period in excess of twenty-five (25) days, upon consideration of the Motion by Plaintiff and pursuant to Pa. R.C.P. 1066, **IT IS HEREBY ORDERED** that a judgment by default be entered against the Defendants, Mary Ann Kalamaras, Executrix of the Estate of Bar-

bara 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, Feed My People and Bible Institute of the Air, their successors and assigns, directing that the Defendants be permanently enjoined and restrained from asserting any claim or interest in or to the following described real property or any part thereof:

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.

Unless the Defendants shall file an Action in Ejectment against the Plaintiff, or otherwise take legal action to protect their interests within thirty (30) days of the date of publication of this Order once in the Butler Eagle, once in the Butler County Legal Journal, once in the Observer-Reporter, and once in the Washington County Reports, the Prothonotary shall, upon Praecipe of the Plaintiff, enter a final judgment against the Defendants.

BY THE COURT:
Judge S. Michael Yeager

_____ WCR Vol 101 Issue 10

NAME CHANGE NOTICES

NOTICE IS HEREBY GIVEN that on the 15th day of September, 2020, a Petition for Change of Name, filed by Petitioner, **Rebecca Berdine**, was filed in the Washington County Court, praying for a decree to change his/her name to **Rebecca Janowski**.

The Court has fixed Friday, November 6, 2020, at 9:00 o'clock a.m., in Courtroom Number 5 Washington County Courthouse, Washington, Pa., as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

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IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2020-5111

IN RE: THE PETITION OF
ZACKARY R. BAIRD, PETITIONER
FOR CHANGE OF NAME TO
ZACKARY R. MARINI.

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on the 15th day of September, 2020, the Petition for Change of Name, filed by Petitioner, **ZACKARY RYAN BAIRD**, was filed in the above-named Court, praying for a decree to change his name to **ZACKARY RYAN MARINI**. The Court has fixed 6th, of November, 2020 at 9:00 am., in Courtroom 5, Washington County Courthouse, One South Main Street, Washington, PA, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

Barbara J. Shah, Esquire
Attorney for Petitioner

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CORPORATION NOTICES**FICTITIOUS NAME**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 29, 2020 for **Korean Warranty Solutions** at 15 Hemlock St. Box #313 Ellsworth, PA 15331. The name and address of each individual interested in the business is Wendy J Keelean at 15 Hemlock St. Box #313 Ellsworth, PA 15331. This was filed in accordance with 54 Pa.C.S. 311.

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INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on July 29, 2020, with respect to a non-profit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is **Hand of Hope**.

Blake J. Birchmeier, Esquire
Peacock Keller, LLP
95 West Beau Street, Suite 600
Washington, PA 15301

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MISCELLANEOUS NOTICE**ADMINISTRATIVE SUSPENSION**

Notice is hereby given that the following Washington County attorneys have been Administratively Suspended by order of the Supreme Court of Pennsylvania dated August 12, 2020, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$225.00. The Order became effective September 11, 2020.

Fergus, Scott H.
Green, Nancy A.
McCormick, William Jon

Susan E. Price, Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

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Lisa M. Dougan, Esq.

John P. Shaffer, Esq.

Thomas E. Crowley, Esq.

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