

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY  
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 101

THURSDAY, JANUARY 21, 2021

No. 27



*Serving the  
Legal Community  
of Washington County*

## TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar.....	2
Obiter Dictum .....	3
WCBA Online CLE .....	4
Estate Notices .....	5
Corporation Notices .....	11
Real Estate Notice.....	11
Name Change Notices.....	12
Miscellaneous Notice.....	12
Sheriff Sales for February 5, 2021 .....	13

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

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

**ESTATE NOTICES****FIRST PUBLICATION****Adams, Sylvia B.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-20-1470

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: Allison Hegarty, 4835 William Stone Heights, Colorado Springs, CO 80906; and Jennifer Adams, 427 E. Luray Ave., Alexandria VA 22301  
Attorney: Matthew T. Kikta, Esq., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 101 Issues 27,28,29

**Adams, John W.**

Late of Cecil Twp.  
Washington Co., PA  
File No. C-063-OC-2020-1036

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: Carole J. Adams, P.O. Box 294, Muse, PA 15350

Attorney: Joseph M. Loy, Esq.,  
5824 Library Rd., Bethel Park, PA 15102

WCR Vol 101 Issues 27,28,29

**Campbell, Charles D.**

a/k/a Charles Daniel Campbell  
a/k/a Charles Daniel Campbell, Jr.  
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: Catherin M. Campbell, 110 High Pointe Dr., Washington, PA 15301  
Attorney: Brandon K. Meyer, Esq., 76 N. Richhill St., Waynesburg, PA 15370

WCR Vol 101 Issues 27,28,29

**Costello, Paul**

Late of Finleyville  
Washington Co., PA  
File No. 63-21-0023

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 Ritsko, 80 Burnsville Ridge Rd., West Finley, PA 15377  
Attorney: Kathryn A. VanDeveer, Esq., SutterWilliams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

WCR Vol 101 Issues 27,28,29

**Craig, James L.**

a/k/a James Lester Craig  
Late of N. 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: Jeffrey A. Craig, 459 Lewis Mountain Rd., New Market, AL 35761  
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 101 Issues 27,28,29

**Crawford, George M.**

Late of McDonald  
Washington Co., PA

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

Executor: Troy Crawford a/k/a Troy M. Crawford, 82 Plum Run Rd., Canonsburg, PA 15317

Attorney: Emmanuel S. Anthou, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 101 Issues 27,28,29

**Ermlick, Mary Elizabeth**

a/k/a Betty Ermlick  
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: Scott F. Ermlick, 136 Winfield Circle, Greensburg, PA 15601

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

WCR Vol 101 Issues 27,28,29

**Gillingham, Jr., William H.**

Late of Speers  
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: Chastity Edner, 1226

Braun Rd., Bethel Park, PA 15102

Attorney: Leigh Lyons, Esq., 1105 Arrowhead Dr., Washington, PA 15301

WCR Vol 101 Issues 27,28,29

**Guthrie, Susan K.**

a/k/a Susan Kay Guthrie  
a/k/a Susan K. Vitai  
Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-21-0073

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 Vitai, 20 Hazlett Ln., Washington, PA 15301

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

WCR Vol 101 Issues 27,28,29

**Hrutkay, Joseph**

a/k/a Joseph R. Hrutkay, Jr.  
Late of Claysville  
Washington Co., PA  
File No. 63-21-0050

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: Greg Myers, N29W6323 Lincoln Blvd., Apt. 209, Cedarburg, WI 53012

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 27,28,29

**McGrew, Thomas J.**

Late of Charleroi  
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: Robert L. McGrew, IV,  
404 Marion St., New Eagle, PA 15067  
Attorney: Bradley M. Bassi, Esq., Bassi,  
Vreeland & Assoc., P.C., P.O. Box 144,  
111 Fallowfield Ave., Charleroi, PA  
15022

---

WCR Vol 101 Issues 27,28,29

**Pilkington, Yolanda**

a/k/a Lillian H. Pilkington  
a/k/a Lillian Pilkington  
Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-19-0506

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

Administratrix CTA: Bonnie Downing,  
847 Western Ave., Washington, PA  
15301

Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,  
6 S. Main St., Ste. 614, Washington,  
PA 15301

---

WCR Vol 101 Issues 27,28,29

**Russell, Constance Marie**

a/k/a Constance M. Russell  
Late of Monongahela  
Washington Co., PA  
File No. 63-20-1491

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: Jennifer R. Satler and Vincent  
L. Russell c/o

Attorney: LeeAnn A. Fulena, Esq., Robb  
Leonard Mulvihill, BNY Mellon Ctr.,  
500 Grant St., Ste. 2300, Pittsburgh,  
PA 15219

---

WCR Vol 101 Issues 27,28,29

**Tobin, Roberta J.**

Late of McDonald Borough  
Washington Co., PA  
File No. 63-21-0046

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: Jennifer A. Pollack a/k/a  
Jennifer A. Tobin, 183 Maple Hurst Dr.,  
Aliquippa, PA 15001

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

---

WCR Vol 101 Issues 27,28,29

**Tracanna, Jr., Frank**

a/k/a Frank Tracanna  
Late of Washington  
Washington Co., PA  
File No. 63-20-1429

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: Karen S. Dailey, 251 Westover  
Dr., New Cumberland, PA 17070

---

WCR Vol 101 Issues 27,28,29

**Vaglia, Robin S.**

a/k/a Robin Sue Vaglia  
Late of W. Bethlehem Twp.  
Washington Co., PA  
File No. 63-21-0003

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: Barry Vaglia, 356 Spring Valley Rd., Scenery Hill, PA 15360

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

WCR Vol 101 Issues 27,28,29

**SECOND PUBLICATION****Bauer, Betty H.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-0019

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 Bauer, 149 Foxchase Dr., Canonsburg, PA 15317

Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 101 Issues 26,27,28

**Hayes, Patricia W.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-20-1511

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 P. Hayes; 939 N. Sheridan Ave., Pittsburgh, PA 15206, Mary Carla Hayes; 230 Robinhood Ln., McMurray, PA 15317,

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

WCR Vol 101 Issues 26,27,28

**Kennedy, Lloyd L.**

a/k/a Lloyd Louis Kennedy  
Late of Cross Creek Twp.  
Washington Co., PA  
File No. 63-20-1548

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: Marie C. Smitsky, 170 Strobe Rd., Burgettstown, PA 15021

Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 101 Issues 26,27,28

**Kirn, Sr., Edward P.**

a/k/a Edward Paul Kirn  
a/k/a Edward Paul Kirn, Sr.  
Late of Amwell 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: Edward P. Kirn, Jr., 201 Winfield Ave., Bentleyville, PA 15314

WCR Vol 101 Issues 26,27,28

**Polaski, Judith A.**

a/k/a Judith Amy Polaski  
Late of Monongahela  
Washington Co., PA  
File No. 63-20-1465

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

Executrix: Beth A. Tesznar, 110 Donner Ave., Monessen, PA 15062

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

\_\_\_\_\_ WCR Vol 101 Issues 26,27,28

## **THIRD PUBLICATION**

**Barnes, Audrey S.**

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: James L. Barnes c/o

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

\_\_\_\_\_ WCR Vol 101 Issues 25,26,27

**Berger, Virginia K.**

a/k/a Virginia Berger  
Late of Amwell 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: Teri L. Kiger c/o

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

\_\_\_\_\_ WCR Vol 101 Issues 25,26,27

**Birmingham, Thomas Robert**

Late of Finleyville  
Washington Co., PA  
File No. 63-20-1359

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

Executor: Patricia Birmingham c/o

Attorney: Tracy L. Zihmer, Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 101 Issues 25,26,27

**Burns, Harriett Kathern**

a/k/a H. Kathern Burns  
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: Carl E. Rush, 103 Municipal Dr., Rogersville, PA 15359

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

\_\_\_\_\_ WCR Vol 101 Issues 25,26,27

**Cowan, Sandra Lee**

Late of Canonsburg  
Washington Co., PA  
File No. 63-20-1505

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

Executor: Ann Knaus, 264 Verbeke St.,

Harrisburg, PA 17102

Attorney: Timothy R. Berggren, Esq.,  
Law Offices of Timothy R. Berggren,  
Esq., 22 E. Beau St., Washington, PA  
15301

WCR Vol 101 Issues 25,26,27

**Cunningham, Robert D.**

Late of Fredricktown  
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: Theresa A. Mitchell c/o

Attorney: David Bayard Wolf, Esq.,  
Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 101 Issues 25,26,27

**Kime, Robert**

Late of Richeyville  
Washington Co., PA  
File No. 63-20-1316

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: Robin Poole, 250 Richland Dr.,  
Pittsburgh, PA 15235

Attorney: Susan Foster-Blank, Esq.,  
1634 East National Pike, Scenery Hill, PA  
15360

WCR Vol 101 Issues 25,26,27

**Nagy, Charles E.**

Late of Finleyville  
Washington Co., PA  
File No. 63-20-1521

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: Robin Barker, 212 Lea St.,  
Munhall, PA 15120

Attorney: Timothy R. Berggren, Esq.,  
Law Offices of Timothy R. Berggren,  
Esq., 22 E. Beau St., Washington, PA  
15301

WCR Vol 101 Issues 25,26,27

**Sloan, Gregg Williams**

a/k/a Gregg Sloan  
Late of Centerville Borough  
Washington Co., PA

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

Administratrix: Elizabeth Sloan c/o

Attorney: Webster & Webster, 51 E.  
South St., Uniontown, PA 15401

WCR Vol 101 Issues 25,26,27

**Zollars, Katherine D.**

Late of Burgettstown  
Washington Co., PA  
File No. 63-20-0485

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: David M. Zollars,  
1303 Main St., Burgettstown, PA 15021

Attorney: Stephen H. Lebovitz, Esq.,  
Lebovitz & Lebovitz, P.A., 2018 Monongahela Ave., Pittsburgh, PA 15218

WCR Vol 101 Issues 25,26,27

## CORPORATION NOTICES

### FICTITIOUS NAME REGISTRATION

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 November 02, 2020 for **Organized Cleaning Dames** at 164 Lincoln Street Cokeburg, PA 15324. The name and address of each individual interested in the business is Christina Etter at 164 Lincoln Street Cokeburg, PA 15324. This was filed in accordance with 54 PaC.S. 311.

WCR Vol 101 Issues 27

### FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **Chloe & Me Candles, 205 West Main St Apt 11, Monongahela, PA 15063** has been filed in the Department of State at Harrisburg, PA, File Date 11/29/2020 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **Staci Jones, 1928 Route 2023 MONONGAHELA, PA 15063.**

WCR Vol 101 Issues 27

### FICTITIOUS NAME REGISTRATION

Daniel C. Conlon, Esquire  
Tucker Arensberg, P.C., Attorneys  
1500 One PPG Place  
Pittsburgh, PA 15222  
(412) 566-1212

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of **CFS SETTLEMENT SERVICES** with its principal office at 101 McKean Avenue, Charleroi, Pennsylvania 15022. The name and address of the person who is

party to the registration is: Challenge, Inc., 101 McKean Avenue, Charleroi, Pennsylvania 15022.

WCR Vol 101 Issues 27

### 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 December 3, 2020, with respect to a nonprofit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is **iMab.**

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

WCR Vol 101 Issues 27

## REAL ESTATE NOTICE

### NOTICE OF ACTION TO QUIET TITLE

In accordance with Pennsylvania Rule of Civil Procedure 1066, Walter D. MacFann states: An action to Quiet Title was filed on or about November 12, 2020 at No. 2020-6488 in connection with property known as Parcel No. 700-012-03-03-0012 -00 formerly owned by Diallis York.

As per an Order of Court dated December 16, 2020 all further service of legal process in connection with this matter shall be effectuated upon Defendants by publication. Anyone with an interest in this matter is directed to contact the attorney listed below:

David P. Hvizdos, Esquire  
505 Valleybrook Road  
Suite 206  
McMurray, PA 15317

WCR Vol 101 Issues 27



**NAME CHANGE NOTICES**

NOTICE IS HEREBY GIVEN that a petition has been filed in the Court of Common Pleas of Washington County, Pennsylvania, seeking to change the name of **Cody McMillen** to Cody Ledgerton. A hearing on the Petition will be held on March 5, 2021 at 9 o'clock a.m. in Courtroom No. 5, at the Washington County Courthouse, 1 South Main Street, Washington at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

WCR Vol 101 Issue 27

NOTICE IS HEREBY GIVEN that on the date of January 12, 2021, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2020-6043 by the Petitioner **Kailee MyKelle Avery** to Kailee MyKelle Linneman. A hearing on the Petition will be held on February 26, 2021 at 9 a.m. in Courtroom No. 5, at the Washington County Courthouse, 1 South Main Street, Washington, Pennsylvania for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 101 Issue 27

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2020-175

In Re: Petition of **Maxxine Emmi Richards**, a minor, by the Petitioner, Justin A. Hartzell natural parent or guardian, for change of name to Maxxine Emmi Hartzell

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of April 23rd 2021 and time of 9:00AM in Courtroom #5 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 101 Issue 27

**MISCELLANEOUS NOTICE**

LEGAL NOTICE  
ATTENTION: HASSAN SAAD-  
ALAMRI  
CUSTODY MATTER OF  
TWO CHILDREN, A.R.A. & E.M.A  
DOB: 4/25/2010

Washington County No: 63-21-0058 and  
63-21-0059

If you are the Father of the above-mentioned children, at the instance of Washington County Court of Common Pleas you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Honorable Judge John F. DiSalle in Courtroom #2, at the Washington County Court of Common Pleas at 1 S. Main St., Washington, PA City on 11<sup>th</sup> day of March, 2021 at 10:00 a.m. and there participate in the parental termination hearing. A copy of these documents can be obtained by contacting Leigh Lyons, Esq. at 412-719-7198 or [lyonslawnow@gmail.com](mailto:lyonslawnow@gmail.com).

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested keeping your parental rights and your failure to appear may affect the Court's decision. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you.

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.

Southwestern PA Legal Services  
10 West Cherry Ave.  
Washington, PA 15301  
(724) 225-6170

Washington County Bar Association  
Lawyer Referral Service  
119 S. College St.,  
Washington, PA 15301  
(724) 225-6710

WCR Vol 101 Issues 27

**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, February 5, 2021 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau St., Suite 303, Washington, PA)

**CALIFORNIA**

**QUICKEN LOANS LLC F/K/A  
QUICKEN LOANS INC.**

**Vs**

**CHRISTINE NOEL AKA CHRISTINE  
A. NOEL**

**DOCKET #: 2019-7944  
JUDGEMENT: \$177,347.95**

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

Address: 156 QUARRY LANE, CALIFORNIA, PA 15419  
Tax #: 080-022-01-00-0016-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322

WCR Vol 101 Issues 25,26,27

**CANONSBURG**

**LOANCARE, LLC**

**Vs**

**MARTIN E. LESTANDER  
DOCKET #: 2020-2183  
JUDGEMENT: \$69,396.96**

In the Commonwealth of Pennsylvania,  
Washington County, Canonsburg Bor-

ough;

Address: 501 W COLLEGE STREET,  
CANONSBURG, PA 15317

Tax #: 100-017-00-00-0012-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

WCR Vol 101 Issues 25,26,27

**CANONSBURG**

**LENDING ONE, LLC c/o NewRez,  
LLC f/k/a New Penn Financial, LLC d/  
b/a Shellpoint Mortgage Servicing**

**Vs**

**PATTY RUTH LLC**

**DOCKET #: 2019-8094  
JUDGEMENT: \$72,701.92**

In the Commonwealth of Pennsylvania,  
Washington County, Canonsburg Bor-

ough;  
Address: 146 MURDOCK STREET,  
CANONSBURG, PA 15317

Tax #: 100-009-00-01-0022-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, 215-579-7700

WCR Vol 101 Issues 25,26,27

**CHARLEROI****EQUITY RESOURCES, INC.****Vs****DYLAN M. FRITZ AND BROOKE A. KINDER****DOCKET #: 2016-3083****JUDGEMENT: \$110,114.01**In the Commonwealth of Pennsylvania,  
Washington County, Charleroi Borough;Address: 503 CREST AVENUE, CHAR-  
LEROI, PA 15022

Tax #: 160-017-00-02-0025-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611WCR Vol 101 Issues 25,26,27**CHARTIERS****SELECT PORTFOLIO SERVICING  
INC.****Vs****TIMOTHY P. O'NEIL****DOCKET #: 2019-7947****JUDGEMENT: \$47,123.27**In the Commonwealth of Pennsylvania,  
Washington County, Chartiers Township;Address: 700 NORTH MAIN STREET,  
HOUSTON, PA 15342

Tax #: 170-007-00-00-0011-01

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND  
FEDERMAN, LLP, (215) 855-9521WCR Vol 101 Issues 25,26,27**HANOVER****DEUTSCHE BANK NATIONAL  
TRUST COMPANY, As Trustee, In  
Trust For The Registered Holders of  
Morgan Stanley ABS Capital I Inc.  
Trust 2006-HE8, Mortgage Pass-  
Through Certificates, Series 2006 HE8****Vs****MICHELLE ANN DEITRICH, ET AL****DOCKET #: 2019-7410****JUDGEMENT: \$189,727.08**In the Commonwealth of Pennsylvania,  
Washington County, Hanover Township;Address: 155 FIVE POINTS ROAD,  
BURGETTSTOWN, PA 15021

Tax #: 340-034-00-00-0002-02

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND  
FEDERMAN, LLP, (215) 855-9521WCR Vol 101 Issues 25,26,27**MONONGAHELA****U.S. BANK NATIONAL ASSOCIA-  
TION, As Indenture Trustee, for the  
Holders of the CIM Trust 2018-NR1,  
Mortgage-Backed Notes, Series 2018-  
NR1****Vs****DAVID CONSTAN COOKE, Individu-  
ally and in his capacity as Heir of VIR-  
GINIA SARA FAIR, Deceased****DOCKET #: 2019-4105****JUDGEMENT: \$71,436.16**In the Commonwealth of Pennsylvania,  
Washington County, City of Monongahe-  
la;Address: 503 FOURTH STREET, MO-  
NONGAHELA, PA 15063

Tax #: 430-014-00-03-0006-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322WCR Vol 101 Issues 25,26,27

**NORTH FRANKLIN & CANTON**

**THE TOWNSHIP OF CHARTIERS**  
**Vs**

**REGINA V. BOBIK**

**DOCKET #: 2018-2331**

**JUDGEMENT: \$11,300.00**

In the Commonwealth of Pennsylvania,  
Washington County, (straddling) North  
Franklin and Canton Townships;

Address: 230 ROOSEVELT STREET,  
WASHINGTON, PA 15301

Tax #: 510-001-04-04-0008-00

Improvements: Residential Dwelling

Attorney: LIEKAR & LIEKAR, (724)  
745-0557

WCR Vol 101 Issues 25,26,27

**UNION**

**KEYBANK, N.A. s/b/m to FIRST NI-  
AGARA BANK, N.A.**

**Vs**

**DONNA ANTIS**

**DOCKET #: 2018-1486**

**JUDGEMENT: \$87,525.45**

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

Address: 3519 ORCHARD AVENUE,  
FINLEYVILLE, PA 15332

Tax #: 640-010-03-01-0008-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322

WCR Vol 101 Issues 25,26,27

**PETERS**

**FIRST COMMONWEALTH BANK**

**Vs**

**BRIAN FERRIS a/k/a BRIAN M.**

**FERRIS AND JAMIE FERRIS a/k/a**

**JAMIE M. FERRIS**

**DOCKET #: 2020-5357**

**JUDGEMENT: \$83,971.96**

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

Address: 111 GOLDEN EAGLE  
DRIVE, VENETIA, PA 15367

Tax #: 540-001-03-00-0045-00

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C.,  
(412) 281-4333

WCR Vol 101 Issues 25,26,27