

**ESTATE NOTICES**

The Register of Wills has granted letters testamentary or of administration in the following estates. Notice is hereby given to all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement to the Executors or Administrators or their attorneys.

**FIRST PUBLICATION**

**ANDERSON, VERA L.**, a/k/a **VERA LEE ANDERSON**, late of Washington, Washington Co., PA; Administratrix: Elizabeth Gladysz, 68 Armstrong Drive, Washington, PA 15301; Attorney: John E. Egers, Jr., 71 North Main St., Washington, PA 15301

**BUTERA, RONALD LEE**, late of Washington, Washington Co., PA; Administratrix: Letitia M. Butera, 54 Valley View Drive, Washington, PA 15301; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**CARTER, RONALD SCOTT**, late of Charleroi, Washington Co., PA; Executor: Barry Howard Carter, 316 Tunbridge Road, Baltimore, MD 21212; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

**CAVADEL, GEORGE H.**, a/k/a **GEORGE HARRY CAVADEL**, late of Canonsburg, Washington Co., PA; Administrator: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

**DUNN, SANDRA LEE**, late of Washington Co., PA; Executrices: Sandra H. Rea, 145 Lone Pine Rd.,

Washington, PA 15301; Karen S. Kuzy, 145 Wren Way, Washington, PA 15301

**FERRARI, SHIRLEY J.**, late of Washington, Washington Co., PA; Executor: Jacob B. Ferrari, 990 Gabby Avenue, Washington, PA 15301; Attorney: James P. Weaver, Jr., Puskar Law Firm, 157 South Main St., Washington, PA 15301

**KENNEDY, LILLIAN G.**, a/k/a **LILLIAN KENNEDY**, late of South Strabane Township, Washington Co., PA; Executrix: Kristine Allen, 1340 Alamae Lakes Road, Washington, PA 15301; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

**KNOX, WILLIAM CHARLES**, a/k/a **WILLIAM C. KNOX**, late of Washington, Washington Co., PA; Executor: William K. Knox, c/o Higinbotham Law Office; Attorney: James E. Higinbotham, Jr., 45 East Main Street, Ste 500, Uniontown, PA 15401

**MANDUZIO, IRENE**, late of Canonsburg, Washington Co., PA; Executrix: Christine Osborne, c/o Kusturiss, Wolf & Kusturiss; Attorney: Elisabeth H. Wagers, Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

**PETREL, DOROTHY E.**, late of Burgettstown, Washington Co., PA; Executrix: Pamela Petrel, 1104 McColloch Street, Wheeling, WV 26003

**ROSE, RONALD P.**, late of Washington, Washington Co., PA; Executors: Linda Rose Lips and Randolph Rose, c/o Odermatt & Jackson; Attorney: Albert C. Odermatt, 429 Fourth Ave., Ste 2105, Pittsburgh, PA 15219

**SPENCE, JANET E.**, late of Washington, Washington Co., PA; Executrix: Sandra L. Sprock, c/o Frank C.

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

**STIEGEL, ROSE**, late of Washington, Washington Co., PA; Executor: Gary J. Stiegel, 185 Irishtown Road Ext., Venetia, PA 15367

**TEGGART, URSULA PARTLETON**, a/k/a **URSULA P. TEGGART AKA URSULA TEGGART**, late of Brownsville, Washington Co., PA; Executors: Rita S. Norman and William Bagshaw, c/o Monaghan & Monaghan, LLP; Attorney: Gary D. Monaghan, Monaghan & Monaghan, LLP, 57 East Main St., Uniontown, PA 15401

### SECOND PUBLICATION

**DUNN, JAMES DONALD**, a/k/a **JAMES D. DUNN**, late of South Strabane Township, Washington Co., PA; Administrators: James B. Dunn and Darlene E. Dunn, 160 Greta Road, Washington, PA 15301; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

**GALATI, PAUL JAMES**, a/k/a **PAUL J. GALATI**, late of North Strabane Township, Washington Co., PA; Executor: Victor J. Galati, 17 Galati Lane, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

**GARRETTSON, JAMES ADAM**, a/k/a **J. ADAM GARRETTSON** a/k/a **ADAM GARRETTSON** a/k/a **JAMES ADAM GARRETTSON**, late of Washington, Washington Co., PA; Administratrix: Jolene Marie Ulrich Garrettson, 1697 Streater Avenue, Washington, PA 15301; Attorney: Micheal D. Seymour, 1431 Potomac Avenue, Pittsburgh, PA 15216

**KLAGES, MARY S.**, a/k/a **MARY CATHERINE KLAGES**, late of

Independence Township, Washington Co., PA; Executors: Keith C. Klages and Sheila K. Dow, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., 382 W. Chestnut Street, Ste 102, Washington, PA 15301

**LaCANN, RAYMOND**, late of Canonsburg, Washington Co., PA; Administratrix: Myra Aronson, 425 15th Street, #3131, Manhattan Beach, CA 90266; Attorney: Lori Capone, 226 Ferry St., Sewickley, PA 15143

**LINES, MARGARET A.**, late of Fallowfield Township, Washington Co., PA; Administrator: Michael Schuetz, c/o Vanderman Law Office; Attorney: Kris A. Vanderman, 142 Fallowfield Avenue, Charleroi, PA 15022

**MOUNTS, GLENN W.**, late of Buffalo Township, Washington Co., PA; Executrix: Rebecca A. Blaskey, 4755 40th St. N., Arlington, VA 22207

**NAVROTSKI, ROBERT LEE**, late of Canonsburg, Washington Co., PA; Executor: Philip J. Dacey, 1509 Woodland Avenue, Glenshaw, PA 15116; Kenneth Logreco, 1012 Fourth St., Canonsburg, PA 15317

**NIEDERBERGER, PAUL J.**, late of Lawrence, Washington Co., PA; Executrix: Rita Shoemaker, 212 Tyler Court, Gibsonia, PA 15044; Attorney: Neal R. Cramer, Jubelirer, Pass & Intrieri, PC, 219 Fort Pitt Blvd., Fl 1, Pittsburgh, PA 15222

**NIES, GERALD F.**, a/k/a **DR. GERALD F. NIES**, late of North Franklin Township, Washington Co., PA; Executor: Gerald F. Nies, Jr., c/o Thomas C. Hoffman II; Attorney: Thomas C. Hoffman, II, Knox McLaughlin Gornall & Sennett, PC, 120 West Tenth Street, Erie, PA 16501

**PORTER, MARY EMMA**, late of Washington, Washington Co., PA;

Executrix: Jody Lynn Weaver, 38 Weaver Lane, Scenery Hill, PA 15360; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Ste 614, Washington, PA 15301

**SUMMERS, JOHN SAMUEL**, a/k/a **JOHN S. SUMMERS**, late of Canonsburg, Washington Co., PA; Executor: Frank O'Korn, 127 Johnston Road, McMurray, PA 15317; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main St., Washington, PA 15301

**SUNSERI, ROBERT A.**, late of Washington, Washington Co., PA; Executrix: Leslie R. Sunseri, 260 Southview Road, McDonald, PA 15057; Attorney: David J. DelFiandra, Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Fl., Pittsburgh, PA 15219

**WALLACH, JR., MARTIN**, late of California, Washington Co., PA; Executrix: Alyson Kavalukas, 1505 Walnut Street, Pittsburgh, PA 15218; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

### **THIRD PUBLICATION**

**ASHTON, JAMES A.**, late of Donegal Township, Washington Co., PA; Administratrix: Marlene Ashton, 166 Valley Road, West Alexander, PA 15376; Attorney: William H. Knestruck, 8 East Pine Avenue, Washington, PA 15301

**BEHANNA, SHAWN EDWARD**, a/k/a **SHAWN E. BEHANNA**, late of North Strabane Township, Washington Co., PA; Executrix: Jamie Marie Behanna, 349 Fieldbrook Drive, Washington, PA 15301; Attorney: Kim Ross Houser, Mears, Smith, Houser & Boyle, PC, 127 North Main St., Greensburg, PA 15601

**CHRISTOPHER, MAXINE HAGAR**, late of Washington, Washington Co., PA; Executor: Jason DeWayne Christopher, 48 Hawkins Street, Washington, PA 15301; Attorney: Clark A. Mitchell, 17 South College Street, Washington, PA 15301

**DANE, ELIZABETH ANN**, a/k/a **BETSY DANE**, late of Washington, Washington Co., PA; Executor: Roger E. Dane, Jr., 59 West Hallam Avenue, Washington, PA 15301

**GORONCY, CATHY ANN**, a/k/a **CATHY A. GORONCY** a/k/a **CATHY GORONCY**, late of North Bethlehem Township, Washington Co., PA; Administratrix: Paula Bendik, c/o Susan Foster Blank; Attorney: Susan Foster Blank, 1634 East National Pike, Scenery Hill, PA 15360

**KELLEY, RUTH E.**, late of Canton Township, Washington Co., PA; Executor: John D. Kelley, 301 Stepping Stone Road, Somerset, PA 15501

**LUTES, ALBERT R.**, late of Washington, Washington Co., PA; Executrix: Linda S. Weldon, 2987 Brodhead Road, Aliquippa, PA 15001

**MASON, LEE R.**, late of Chartiers Township, Washington Co., PA; Administrator: William H. Knestruck, 8 East Pine Avenue, Washington, PA 15301; Attorney: William H. Knestruck, Neighborhood Attorneys, 8 East Pine Avenue, Washington, PA 15301

**McCULLOUGH, SARA L.**, a/k/a **SARA JANE McCULLOUGH** a/k/a **SARA JANE LITTLE McCULLOUGH**, late of Washington, Washington Co., PA; Executor: James A. Litle, 104 West Lavender Avenue, Durham, NC 27706; Attorney: John A. Rodgers, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**PERSINGER, FRANKLIN D.**, late of Burgettstown, Washington Co., PA; Executrix: Julieann Johnston, 124 Laurel Circle, Weirton, WV 26062; Attorney: Joseph H. Fox, LLC, 125 South College Street, Washington, PA 15301

**PHILLIPS, DALE R.**, late of Scenery Hill, Washington Co., PA; Administrator: James Daumit, 2566 E. National Pike, Scenery Hill, PA 15360

**PIENKOSKY, BETTY M.**, late of Washington, Washington Co., PA; Administrator CTA: Justin Lee Pienkosky, 1030 Sycamore Street, Washington, PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling Street, Ste 101, Washington, PA 15301

**RENAUD, ERNEST P.**, a/k/a **ERNEST PAUL RENAUD** a/k/a **PAUL ERNEST RENAUD**, late of Peters Township, Washington Co., PA; Executrix: Susan Renaud Schantz, 889 Bebout Road, Venetia, PA 15367; Attorney: Eva H. Ahern, Peacock Keller, LLP, 70 East Beau St., Washington, PA 15301

**ROY, JAMES D.**, a/k/a **JAMES DAVID ROY** a/k/a **JAMES ROY**, late of Elco Borough, Washington Co., PA; Executor: David J. Roy, 17 Railroad Street, PO Box 1, Allenport, PA 15412

**SWANSON, ANN**, late of Charleroi Borough, Washington Co., PA; Administrator: Frank Swanson, 45 Locust Avenue, Charleroi, PA 15022; Attorney: Kris A. Vanderman, 142 Fallowfield Avenue, Charleroi, PA 15022

## CORPORATION NOTICES

### INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at

Harrisburg, PA on the 29th of October, 2018, with respect to a Non-profit Corporation which has been organized under the Pennsylvania Non-profit Corporation Law of 1988.

The name of the corporation is **AMERICAN LEGION CORE HOUSTON, POST 907**.

Donald B. Formoso, Esq.

Peacock Keller, LLP

70 East Beau St.

Washington, PA 15301

2)20-1

### FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **OFF LEASH K-9 TRAINING OF ERIE** with its principal place of business at 40 Hazlett Lane, Washington, PA 15301.

The name(s) and/or address(es) of all persons owning or interested in said business: II Casa DiCane, Inc.. 2)20-1

### FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **PREMIER WATERPROOFING GROUP** with its principal place of business at 2518 State Route 88, Finleyville, PA 15332.

The name(s) and/or address(es) of all persons owning or interested in said business: Jed Richard Rebar. 2)20-1

### MISCELLANEOUS NOTICE

OFFICIAL  
NOTICE OF ANNUAL MEETING  
OF POLICYHOLDERS OF  
**OLD ELIZABETH MUTUAL  
FIRE INSURANCE COMPANY**

The Annual Meeting of the policyholders of the Old Elizabeth Mutual Fire Insurance Co. will be held at King's Restaurant, Bentleyville, Pa, on January 19, 2019 at ten o'clock a.m. for the purpose of electing Directors and acting on any other pertinent Business.

Shirley A. Bedillion,  
Secretary

4)19-3

#### NAME CHANGE

Notice is hereby given that on the 26th day of November, 2018, a Petition for Change of Name, filed by Petitioner, **Nancee Lyn Ziefel-West**, was filed in the Washington County Court, praying for a decree to change her name to Nancee Lynn West. The Court has fixed January 4, 2018, at 9:00 o'clock a.m. in Courtroom , Washington County, 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. 4)20-1

#### NAME CHANGE

Notice is hereby given that on the 27th day of November, 2018, a Petition for Change of Name, filed by **Alvin Frederick Ferren**, was filed in the Washington County Court, praying for a

decree to change his name to **Fredrick Alvin Farren**. The Court has fixed January 4, 2019 at 9:00 a.m. in Courtroom No. 5, 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.

David Bayard Wolf, Esquire  
Kusturiss, Wolf & Kusturiss  
12 North Jefferson Avenue  
Canonsburg, PA 15317 4)20-1

**IN THE ORPHANS' COURT  
DIVISION OF THE COURT OF  
COMMON PLEAS OF  
WESTMORELAND COUNTY,  
PENNSYLVANIA  
No: 135 of 2018**

IN RE ADOPTION OF **Liam Samuel Pager** (Adoptee's name as on birth certificate)

ATTORNEY: Debra M. Nicholson

#### NOTICE

(Involuntary Termination)

TO: Anna Marie Kimberly, Birth Mother of Liam Samuel Pager

A petition has been filed asking the court to put an end to all rights you have to your child, Liam Samuel Pager. The court has set a hearing to consider ending your rights to your child. That hearing will be held in Courtroom # 10 on the 14th day of February, 2019, at 9:00 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 ARE ALSO NOTIFIED OF THE ACT 101 OF 2010 WHICH ALLOWS FOR AN ENFORCEABLE VOLUNTARY AGREEMENT FOR CONTINUING CONTACT OR COMMUNICATION FOLLOWING AN ADOPTION BETWEEN AN ADOPTIVE PARENT, A CHILD, A BIRTH PARENT, AND/OR A BIRTH RELATIVE OF THE CHILD, IF ALL PARTIES AGREE AND THE WRITTEN VOLUNTARY AGREEMENT IS APPROVED BY THE COURT.**

**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. 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  
WESTMORELAND BAR  
ASSOCIATION  
P.O. BOX 565  
GREENSBURG, PA 15601  
(724) 834-8490  
[www.westbar.org](http://www.westbar.org)**

Debra M. Nicholson, Esquire  
WESTMORELAND COUNTY  
CHILDREN'S BUREAU  
Courthouse Square, Suite 310  
40 N. Pennsylvania Avenue  
Greensburg, PA 15601

4)20-3

## **REAL ESTATE NOTICE**

Court of Common Pleas  
Washington County, Pennsylvania  
Civil Division  
NO: 2018-870

Notice of Action in Mortgage Foreclosure

Specialized Loan Servicing LLC, Plaintiff  
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Marilyn Martin, deceased, Dale D. Martin, Known Heir of Marilyn Martin, deceased, Darla Mayton, Known Heir of Marilyn Martin, deceased and Donald Martin, Known Heir of Marilyn Martin, deceased, Defendants

### NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Marilyn Martin, Deceased, Defendant(s), whose last known address is 21 Daisytown Road, Daisytown, PA 15427.

Your house (real estate) at 21 Daisytown Road, Daisytown, PA 15427, 700-013-00-00-0020-01, is scheduled to be sold at Sheriff's Sale on 2/1/19, at 10:00 AM, at Washington County Sherriff's Office, Courthouse Sq., 100 W. Beau St., Ste. 101, Washington, PA 15301, to enforce the court judgment of \$75,576.85, obtained by Specialized Loan Servicing LLC against you. –

**NOTICE OF OWNER'S RIGHTS - YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - To prevent this Sheriff's Sale you must take immediate action: 1. The sale will be cancelled if you pay back to Specialized Loan Servicing LLC, the amount of the judgment plus**

costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call 610.278.6800. **2.** You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. **3.** You may be able to stop the sale through other legal proceedings. **4.** You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice below on how to obtain an attorney.) - **YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE** - **5.** If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling 610.278.6800. **6.** You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. **7.** The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened you may call 724.228.6840. **8.** If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. **9.** You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. **10.** You may be entitled to a share of the money, which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff no later than thirty days after the Sheriff Sale. This schedule will state who will be receiving the money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed

with the Sheriff within ten (10) days after the date of filing of said schedule. **11.** You may also have other rights and defenses or ways of getting your house back, if you act immediately after the sale.

**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 LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Washington County Legal Services  
10 W. Cherry Ave.  
Washington, PA 15301  
724.225.6170

PURSUANT TO THE FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM IS DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Nicole B. LaBletta, Leslie J. Rase, Alison H. Tulio & Katherine M. Wolf,  
Attys. for Plaintiff,  
Shapiro & DeNardo, LLC  
3600 Horizon Dr., Ste. 15,  
King of Prussia, PA 19406  
610-278-6800 6)20-1

COURT OF COMMON PLEAS  
WASHINGTON COUNTY  
CIVIL ACTION – LAW  
Civil Action Number: 2018-5076

**Deutsche Bank National Trust Company**, as Trustee for the certificateholders of the First Franklin Mortgage Loan Trust 2006-FF3, Mortgage Pass-Through certificates series 2006-FF3, Plaintiff

vs.

Any Known and Unknown Heirs, Executors, Administrators and Devisees of the **Estate of Linda R. Watton, deceased**, Defendant(s)

To: Any Known and Unknown Heirs, Executors, Administrators and Devisees of the Estate of Linda R. Watton, deceased, Defendant(s), whose last known address is 816 John Street, Langeloth, PA 15054.

You have been sued in mortgage foreclosure on premises: 816 John Street, Langeloth, PA 15054 based on defaults since 10/1/17. You owe \$38,318.52 plus interest. NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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 and Info. Service,  
Washington County Bar Assn.,  
119 South College St.,  
Washington, PA 15301,  
724.225.6710.

Stern & Eisenberg, PC  
Attys. for Plaintiff  
1581 Main St., Ste. 200  
The Shops at Valley Sq.  
Warrington, PA 18976  
215.572.8111

6)20-1

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION-LAW  
NO. 2018-5868  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

PennyMac Loan Services, LLC, Plaintiff  
vs.

Dana Sager, Solely in Her Capacity as Heir of Kathryn J. Rowe, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kathryn J. Rowe, Deceased, Defendant(s)

To: The Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under Kathryn J. Rowe, Deceased, Defendant(s), whose last known address is 438 Chess Street, Monongahela, PA 15063.

COMPLAINT IN MORTGAGE  
FORECLOSURE

You are hereby notified that Plaintiff, PennyMac Loan Services, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County, PA,



docketed to NO. 2018-5868, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 438 Chess Street, Monongahela, PA 15063, whereupon your property would be sold by the Sheriff of Washington County.

Jill Manuel-Coughlin, Amanda L. Rauer,  
Jolanta Pekalska, Harry B. Reese &  
Matthew J. McDonnell, Attys. for  
Plaintiff, Powers Kirn & Assoc., LLC  
8 Neshaminy Interplex, Ste. 215  
Trevose, PA 19053  
215.942.2090 6)20-1

NOTICE: YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH THE 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.

Southwestern PA Legal Aid Services  
10 W. Cherry St,  
Washington, PA 15301  
724.225.617

Washington County Bar Assn.  
119 S. College St.  
Washington, PA 15301  
724.225.6710