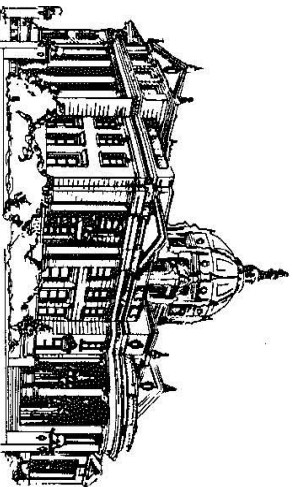


**WASHINGTON COUNTY REPORTS**

**Vol. 103, No. 47    JUNE 8, 2023**

**119 South College Street, Washington, PA 15301**

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**SERVING THE LEGAL COMMUNITY  
OF WASHINGTON COUNTY,  
PENNSYLVANIA**

# MOTIONS COURT SCHEDULE

<b>Judge</b>	<b>COMPLETE info at <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a> <b>Courthouse Closed Monday, June 19.</b></b>
DiSalle, John (PJ) CR#2	Until further order, all motions, incl. Criminal & Orphans’ Court, shall be handled remotely via email or fax to chambers. Filing party must notify all necessary parties that a motion is being filed and if motion is contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/ Pretrial Services & DA’s Office for acknowledgment of objection or consent. An advance copy of any Orphan’s Court motion shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Civil, 16th-end of the month. Copy of motion due before noon the business day prior to scheduled presentation. Motions in person., may be remote upon approval. <b>NOTE: Aug. 14 license suspension cases moved to Aug. 21; Aug. 15 Summary Appeals moved to Aug. 8. NO MOTIONS 5/31—6/14</b>
Costanzo, Valarie CR#3	Motions on Tu, Th at 9:15a. Motions in person. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> Judge of the Term, Criminal: Jun, Aug, Oct, Dec.
Lucas, Michael, CR#6	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person.
Neuman, Brandon CR#4	Tu, W, Th at 9:15a. Motions to be signed up with chambers’ Motions Inbox at least 24hrs in advance. Motions in person. Judge of the Term, Criminal: Jul, Sep, Nov.
McDonald, Traci CR#5	W, Th 9:30a. Contested Motions, in person, unless otherwise approved. Sign-up required with a paper copy of motion submitted in the Motions bin, directly outside chambers. Sign-up must be completed before noon on the business day prior to scheduled presentment. Filing party must properly notify and provide copy of motion to all necessary parties. Consent motions can be submitted in chambers according to standard operating procedures (see court website). <b>NO MOTIONS June 14-28 (emergency and consent motions to be handled by Judge Pettit).</b>
Pettit, Jesse CR#7	Motions on Tu at 9:15am (copies due by Fri noon) and W at 9:15a (copies due by Mon noon).

## COURT CALENDARS

Orphan’s Court Audits, 2023 .....	July 14
Sheriff Sale Date .....	Last Date to File w/Prothonotary
July 7, 2023 .....	April 28, 2023

**WASHINGTON COUNTY REPORTS** is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Ph 724-225-6710. [wcbaw@washcobar.org](mailto:wcbaw@washcobar.org). Washington County Reports does not edit any legal advertisement for substance or content. Legal Notices due by Noon Friday for publication the following Thursday (holidays may alter deadline).  
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**Obiter Dictum**

From the *ABA Journal Daily Newsletter*: [1] A federal judge has ordered the Saucon Valley School District in Hellertown, PA, to permit the After School Satan Club to meet in school facilities. U.S. District Judge John Gallager of the Eastern District recently ruled that the school district likely violated the 1<sup>st</sup> Amendment when it rescinded approval for club meetings at the middle school. The After School Satan Club is sponsored by the Satanic Temple. According to the lawsuit filed against the school district, the club doesn't worship Satan. Rather, it regards Satan "as a literary figure who represents a metaphorical construct of rejecting tyranny, championing the human mind and spirit, and seeking justice and egalitarianism for all." [2] The Ohio Supreme Court rejected a bid by a pregnant lawyer on bed rest to postpone a trial scheduled to begin the next day. The Court ruled against the lawyer in her emergency bid to stay the trial while the Justices considered whether to direct the trial judge to grant the continuance. The lawyer had agreed to the May 8 trial date before she was told to stay in bed because of a medical condition. The lawyer works at a law firm that focuses its practice on defending people who have been charged with sex crimes and the represented individual is charged with gross sexual imposition against a child victim. According to the emergency application, it was standard practice at the law firm for the lawyer to take the lead in Ohio criminal cases in which the victim is a child. The lawyer also noted that co-counsel was hard of hearing and incapable of taking the lead. [3] A man who walked into a homeowner's open garage and stole his leaf blower didn't commit burglary because he didn't use "force, stealth or deception" to gain entrance, according to a recent ruling of the Ohio Supreme Court, which vacated the burglary conviction and ordered the lower court to change the conviction to the lesser included offense of criminal trespass. [4] Democratic U.S. Senator Mazie Hirono of Hawaii has introduced a bill called Stop the Judge Shopping Act, which would vest in the federal courts in Washington, D.C., exclusive jurisdiction over cases that could affect national laws and policies. [5] A proposed ethics rule in Virginia would ban lawyers from making agreements with former clients that limit their right to pursue disciplinary complaints. The VA State Bar is seeking public comment on the proposal, which would be added to Rule 8.4 of the State's Professional Conduct Rules.

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

# Washington County Bar Association Calendar of CLEs & Events

**\*Register at [www.washcobar.org](http://www.washcobar.org) —> Upcoming Events**

**\*June 14 -- CLE: "The Whiskey Rebellion: Legal History, Modern Distilling, & More,"** 2-5pm, @ The Meeting House, S. Main St., Washington. 3 CLE credits, including tours of The Bradford House and the Whiskey Rebellion Visitor & Education Center, legal history of the rebellion, and current legal issues in establishing a distillery (w/ distilled-spirit tastings). PACLE (3s) \$60 WCBA Members, \$120 Non-members (limited to 30 attorneys).

**\*June 22 -- CLE: YLD "Q&A Rapid Fire: Criminal Law,"** (1s), 4-5pm, in-person (only), Pig & Fire BBQ, Washington Road (followed by YLD Q2 meeting & happy hour). Part of the WCBA Young Lawyers Division series of seminars to assist attorneys newer to the practice of law with answers to basic and not-so-basic yet burning questions in a specific area of law. Presenters: Judge Valarie Costanzo, Judge Brandon Neuman, Chris Blackwell, John Friedmann, KD Bacher; mod.: YLD Prez David Wolf. Seating is limited; open to non-YLD attorneys IF space is available.

**June 30 — CLE: "Custody Issues Roundtable,"** (1s), Noon-1pm, location tbd. Hosted by WCBA Family Law Section.

**July 11— Bar Association Business Meeting,** 5:30p, Bar Office. Details tba.

**July 20 — Annual Bar Picnic, Steak Fry & Golf Outing,** Nemaocolin Country Club, Beallsville

**July 21, 22 — "The Trial of David Bradford,"** Friday 7pm, Saturday 2pm, Washington County Courthouse. Friday's performance benefits the Bar Foundation and the Bradford House Historical Association. Tickets on Eventbrite.

**August 11-13 — Summer Bench Bar,** Gervasi Vineyard Resort and Spa, Canton, OH. Up to 8 PA CLE credits only \$260 for WCBA Members (incl. conference reg. fee, 2 lunches, hospitality suites, breaks); \$510 non-members

**Thurs., Nov. 9 — Annual Bar Banquet,** Valley Brook Country Club

## **NEED CLE?**

### **"Live" Credit Video Replays**

Get "live online" CLE credits from our extensive library of pre-recorded programs when you watch them at the Bar office. Contact us at [wcba@washcobar.org](mailto:wcba@washcobar.org) to make an appointment.

**Only \$35 per credit hour**

## NOTICE TO THE PROFESSION

**Information and applications:** [www.co.washington.pa.us/jobs.aspx](http://www.co.washington.pa.us/jobs.aspx).

### FULL TIME PUBLIC DEFENDER

The Washington County Public Defender's Office is accepting applications for a full-time Public Defender. J.D. and PA law license required, as is 5-10 years in practicing law in PA. Qualification as defense counsel in capital cases is highly preferred. Applications are due by Friday, June 23, 2023,

### CYS ATTORNEY

The Washington County Children and Youth Department is seeking applications for the position of Attorney. J.D., admission to the PA Bar and prior legal experience, including 2 to 3 years of litigation experience, are required. Prior experience with child welfare law issues is preferred. Applications will be accepted until Friday, June 16, 2023.

### CYS SUPERVISING AGENCY ATTORNEY

The Washington County Children & Youth Department is seeking an individual to work as a Supervising Agency Attorney at a starting annual salary of \$77,250.00. J.D. required and admission to the PA Bar, as well as significant prior experience as an attorney, including trial work. Applications will be accepted until Friday, June 16, 2023.

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## LAWYERS CONCERNED FOR LAWYERS PENNSYLVANIA

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

**LCL can help. Your call and all LCL Helpline services are 100% confidential. Get Help Now. 1-888-999-1941**

Approximately one in four Pennsylvania lawyers will struggle with a significant mental health or substance use (i.e. problematic alcohol or other drug use) condition during his or her career. Many of these conditions are chronic and progressive – they do not resolve on their own. They often lead to worsening health, strained relationships, and/or diminished professional competence. It is imperative for an attorney to receive the help he or she needs in order to mitigate these consequences and restore him or her to health and personal and professional well-being.

IN THE COURT OF COMMON PLEAS OF  
WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION No. 2023-1

IN RE: ADOPTION OF LOCAL RULES OF CIVIL PROCEDURE L-200.1

**ADMINISTRATIVE ORDER**

AND NOW, this 26th day of May, 2023, having received approval from the appropriate Rules Committee pursuant to Pa. R. J. A. 103(d)(4), it is hereby ORDERED, ADJUDGED, and DECREED that Washington County Local Rule of Civil Procedure L-200.1 is rescinded and the attached Local Rule L-200.1 is hereby adopted, effective thirty (30) days after publication of this ORDER in the *Pennsylvania Bulletin*.

This ORDER shall be processed in accordance with Pa. R. J. A. 103(d)(5) and (6). The District Court Administrator is directed to:

1. Distribute copies of the adopted local rules to the Legislative Reference Bureau for publication in the Pennsylvania Bulletin;
2. File one (1) copy with the Administrative Office of Pennsylvania Courts;
3. Publish the local rules on the Court's website within thirty (30) days of the effective date; and
4. Cause a copy hereof to be published in the Washington County Reports once a week for two (2) successive weeks at the expense of the County of Washington.

BY THE COURT: /s/ John F. DiSalle, P.J.  
John F. DiSalle, President Judge

**RULE L-200.1. Assignment of Cases.**

(1) The President Judge annually shall assign civil case types to the judges of the Court by Administrative Regulation. The Administrative Regulations shall be available by hard copy in the Office of the Court Administrator and at [www.washingtoncourts.us](http://www.washingtoncourts.us).

(a) The Court Administrator shall assign cases to judges according to the method that the President Judge orders from time to time.

(i) All proceedings in a case after its assignment, including trial, will be scheduled and conducted by the assigned judge unless otherwise ordered by the Court.

(b) The President Judge or the Court Administrator shall have the authority to assign or reassign a case to a judge in the interest of the efficient administration of justice.

(c) The assignment process is to facilitate administrative control and to manage the flow of cases. All judges may hear any matter that properly comes before

the Court.

(2) No one in the office of the Court Administrator may reveal to any person, other than a judge, the sequence in which cases are assigned, if such cases are assigned randomly, unless necessary to administer the case management system or as authorized by the Court.

(3) The Court may punish a person for contempt if the person causes or attempts to cause an employee of the Court to reveal the sequence in which cases are randomly assigned or to assign a case inconsistent with the direction of the Court.

(4) Recusal.

(a) A judge who intends to recuse on a matter must submit a recusal form to the President Judge.

(b) Upon approval of the recusal, the President Judge shall reassign the case to another judge in consultation with the Court Administrator.

(c) If the President Judge is the recusing judge, the commissioned judge with the greatest seniority as determined by Pa. R. J. A. 705 shall reassign the case in consultation with the Court Administrator.

(d) In the instance of a full bench recusal, the President Judge will request assignment of a judge in accordance with Pa. R. J. A. 701 (C).

(5) Related Cases. Consolidation.

(a) When a determination is made that two cases are related, the case filed later will be assigned to the judge handling the lowest numbered (earlier filed) case, unless a determination is made that the efficient administration of justice requires otherwise.

(b) When cases involving common questions of law or fact are pending before different judges, a party may file a motion to consolidate the cases. The motion shall be filed in each case which the movant seeks to consolidate. The motion must be presented to and ruled upon by the judge assigned to the lowest numbered case. If cases assigned to different judges are consolidated, all cases will be assigned to the judge having the lowest numbered cases. Nothing shall prohibit the Court from consolidating a case on its own motion.

(6) Remand. A remanded case shall be assigned to the judge who previously presided over the case unless:

(a) the remand order directs otherwise; or

(b) the President Judge reassigns the case.

## ESTATE NOTICES

### FIRST PUBLICATION

**Abbadini, Ann Popovich**

Late of Fredericktown  
Washington Co., PA  
File No. 63-23-0900

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 J. Sciroto, 729 Park St., California, PA 15419

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

WCR Vol 103 Issues 47,48,49

**Alexas, Helen**

Late of Canonsburg Borough  
Washington Co., PA  
File No. 63-23-0869

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: Cheri Kademenos, 32 Pacers Ridge Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 47,48,49

**Antonioli, Mary Ann**

Late of Canonsburg  
Washington Co., PA

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

Executor: David A. Antonioli c/o

Attorney: Natalie M. Ruschell, Esq., Ruschell & Assoc., LLC, P.O. Box 577, Midway, PA 15060

WCR Vol 103 Issues 47,48,49

**Brower, Jr., Jackson Raley**

Late of Peters Twp  
Washington Co., PA  
File No. 63-23-0739

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: Jill Brower, 7 Dorchester Rd., Apt. 510, Pittsburgh, PA 15241

Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 47,48,49

**Bryner, Edsel S.**

Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-23-0861

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: Cheryl D. McMillen a/k/a Cheryl B. McMillen, 2333 W. Pike St. Rear, Houston, PA 15342

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

WCR Vol 103 Issues 47,48,49

**Carpenter, James Alexander**

a/k/a James Carpenter  
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: R. Dennis Malone, 67 Porter Hill Rd., Washington, PA 15301

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

WCR Vol 103 Issues 47,48,49

**Dorchak, Jr., Neil David**

Late of Washington  
Washington Co., PA  
File No. 63-23-0868

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: Judith A. Stiffler, 267 Woodburn Rd., Claysville, PA 15323

Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 47,48,49

**Gregg, Nina F.**

a/k/a Nina Gregg  
Late of Washington Co., PA  
File No. 63-23-0867

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

Executor: William V. Gregg, 210 Arlington Place, Greensburg, PA 15601

Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 103 Issues 47,48,49

**Janoski, Eliza D.**

Late of Washington  
Washington Co., PA  
File No. 63-23-0866

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: John C. Janoski a/k/a Jon C. Janoski, 155 Sunset Dr., Washington, PA 15301

Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 47,48,49

**Kenzleiter, Betty G.**

Late of Lawrence  
Washington Co., PA  
File No. 63-23-0771

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

Executrix: Georgiana K. W. K. Loy, 5009 Ashley Ln., Lawrence, PA 15055

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 47,48,49

**McKinley, Margery M.**

Late of Brownsville  
Washington Co., PA  
File No. 63-23-0816

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: Karen L. McKinley, 429 W. Princess Anne Rd., Norfolk, VA 23517;

Margery L. McKinley, 119 Third St., California, PA 15419; Leslie M. McKinley, 40 Prospect Park West, Brooklyn, NY 11215

Attorney: Rebecca A. Winge, Esq., Houston Harbaugh, P.C., Three Gateway Ctr.,

401 Liberty Ave., 22nd Flr., Pittsburgh,  
PA 15222-1005

WCR Vol 103 Issues 47,48,49

**Mounts, Beverly M.**

a/k/a Beverly Mounts  
a/k/a Beverly A. Mounts  
Late of Hopewell Twp.  
Washington Co., PA  
File No. 63-21-1020

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 Randal Mounts,  
199 Oak Leaf Rd., Avella, PA 15312  
Attorney: Amanda E. McMillen, Esq.,  
1928 Ardmore Blvd., Pittsburgh, PA  
15221

WCR Vol 103 Issues 47,48,49

**Perkins, Alberta J.**

Late of Bentleyville 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jane Yvonne Matthews,  
37 Ridge Rd., Eighty Four, PA 15330  
Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 47,48,49

**Pettit, Mary M.**

a/k/a Mary Margaret Pettit  
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: Karen Windle, 8418 Pine Falls  
Dr., Houston, TX 77095

Attorney: Thomas O. Vreeland, Esq.,  
Bassi, Vreeland & Assoc., P.C., 62 E.  
Wheeling St., Washington, PA 15301  
WCR Vol 103 Issues 47,48,49

**Phillips, Michael Edward**

a/k/a Michael E. Phillips  
Late of Canonsburg  
Washington Co., PA

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

Administratrix: Sylvia Phillips c/o,  
Attorney: Angela D. Kusturiss, Esq.,  
Kusturiss Law Firm, 12 N. Jefferson Ave.,  
Canonsburg, PA 15317

WCR Vol 103 Issues 47,48,49

**Sayles, Nicholas**

a/k/a Nicholas Anthony Sayles  
Late of Washington  
Washington Co., PA  
File No. 63-23-0556

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: Nathanael Sayles c/o  
Attorney: Robert K. Schweitzer, Esq.,  
Julian Gray Assoc., 954 Greentree Rd.,  
Pittsburgh, PA 15220

WCR Vol 103 Issues 47,48,49

**Schussler, Adelyn R.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-23-0831

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 dece-

dent to make payment to the Executor without delay.

Executor: Kurt R. Schussler, 1363 Meadowbrook Dr., Canonsburg, PA 15317

Attorney: Paul A. Tershel, Esq., Tershel & Assoc., 55 S. Main St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 47,48,49

**Stone, Donna Lee**

a/k/a Donna Lee Pellegrine Stone  
a/k/a Donale M. Stone  
Late of Fredericktown  
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: Dana Stone, 7 Pirate St., Riverhead, NY 11901

Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

\_\_\_\_\_ WCR Vol 103 Issues 47,48,49

**Tinelli, Blanche**

Late of Fredericktown  
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: Amy Lynn Ehlers, 32198 Via Cordaro, Temecula, CA 92592

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

\_\_\_\_\_ WCR Vol 103 Issues 47,48,49

**SECOND PUBLICATION**

**Blayney, Carol Sue**

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

Administrator: Philip Blayney, 120 Lambert Dr., Glenshaw, PA 15116

Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 46,47,48

**Bogdan, Thomas L.**

Late of Carroll 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: Anthony Bogdan, 816 Wanner Ave., Monongahela, PA 15063

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

\_\_\_\_\_ WCR Vol 103 Issues 46,47,48

**Harris, Sr., Edgar Allen**

Late of California  
Washington Co., PA  
File No. 63-23-0782

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

Executor: Laurie Stewart, 501 Franklin Farms Rd., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 103 Issues 46,47,48

**Kohout, Clara Elizabeth**

Late of Monongahela  
Washington Co., PA

File No. 63-22-1224

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

Executor: Barry A. Kohout c/o  
Attorney: Ruschell & Assoc., LLC, P.O.  
 Box 577, Midway, PA 15060  
WCR Vol 103 Issues 46,47,48

**Kwapien, Constance**

a/k/a Constance Mae Kwapien  
 Late of California 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Shirley Zippay, 262 Zippay Rd., Charleroi, PA 15022  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022  
WCR Vol 103 Issues 46,47,48

**Latchem, Ira S.**

Late of Fallowfield Twp.  
 Washington Co., PA

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

Executrix: Samantha M. Shawley, 21 Arch Ave., Monessen, PA 15062  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022  
WCR Vol 103 Issues 46,47,48

**Mills, Raymond I.**

a/k/a Raymond Isaac Mills, Jr.  
 Late of Mt. Pleasant Twp.  
 Washington Co., PA

File No. 63-23-0792

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

Executor: Gary L. Mills, 728 Redwood Dr., McDonald, PA 15057  
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057  
WCR Vol 103 Issues 46,47,48

**Pansino, Nino 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Gina Marie Arzberger, 1007 Sweet Briar Dr., Aliquippa, PA 15001  
Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022  
WCR Vol 103 Issues 46,47,48

**Raveglia, Raymond S.**

Late of Peters Twp.  
 Washington Co., PA  
 File No. 63-23-0706

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: Dale A. Yecko & Victor R. Yecko, 4 Harvest Dr., Cranberry Twp., PA 16066  
Attorney: Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086  
WCR Vol 103 Issues 46,47,48

**Santee, Phyllis J.**  
a/k/a Phyllis Santee  
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 and Attorney or attorney, and all persons indebted to the decedent to make payment to the Executor and Attorney without delay.

Executor and Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 46,47,48

**Tuomi, William E.**  
Late of Clarksville  
Washington Co., PA  
File No. 63-23-0784

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

Executor: Constance M. Tuomi, 2130 Sandy Plains Rd., Clarksville, PA 15322  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 103 Issues 46,47,48

## **THIRD PUBLICATION**

**Bernard, Eda**  
a/k/a Edith Bernard  
Washington Co., PA  
File No. 63-23-0455

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: Carol Ann Cox, 442 Christy Rd., Eighty-Four, PA 15330  
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste.

112, McMurray, PA 15317  
WCR Vol 103 Issues 45,46,47

**Blake, Sherry Lynn**  
Late of City of Washington  
Washington Co., PA  
File No. 63-23-0766

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: Andrew Wayne Alexas, 478 E. McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 45,46,47

**Edmonds, Sr., Harry Lee**  
Late of West Bethlehem Twp.  
Washington Co., PA

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

Executrix: Sherri L. Kolson, 1319 Olympia Rd., Venice, FL 34293

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

WCR Vol 103 Issues 45,46,47

**Haeck, Jr., George John**  
a/k/a George J. Haeck  
Late of McMurray  
Washington Co., PA  
File No. 63-23-0747

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: Kathy Mulheran, 5211 Lew St., Finleyville, PA 15332

Attorney: Charles B. Hadad, Esq., 501  
Smith Dr., Ste. 3, Cranberry Twp., PA  
16066

WCR Vol 103 Issues 45,46,47

**Harmon, Marlene M.**

Late of Charleroi Borough  
Washington Co., PA

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

Executor: Michael R. Harmon, 117  
Lynnwood Ave., Belle Vernon, PA  
15012

Attorney: Richard C. Mudrick, 300 Fal-  
lowfield Ave., Charleroi, PA 15022  
WCR Vol 103 Issues 45,46,47

**Henry, Sr., James F.**

a/k/a James F. Henry  
a/k/a James Francis Henry, Sr.,  
a/k/a James Henry  
Late of McDonald  
Washington Co., PA  
File No. 63-22-1854

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: Jennifer L. Brezinski c/o  
Attorney: Peter K. Darragh, Esq., P.O.  
Box 435, Hickory, PA 15340  
WCR Vol 103 Issues 45,46,47

**Kief, Randy Wayne**

Late of Houston  
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: Charles Alexander Kief c/o  
Attorney: Frank C. Roney, Jr. Esq., 382  
West Chestnut St., Ste. 102, Washington,  
PA 15301

WCR Vol 103 Issues 45,46,47

**Lemley, Charles Edwin**

a/k/a C. Edwin Lemley  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-23-0249

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: Stacy L. Till c/o  
Attorney: Stephanie M. Sewak, Esq., 90  
West Chestnut St., Ste. 606, Washington,  
PA 15301

WCR Vol 103 Issues 45,46,47

**Masters, Stephen McLean**

a/k/a Stephen M. Masters  
Late of McDonald Borough  
Washington Co., PA  
File No. 63-23-0783

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

Executor: Peter Hilman Masters, 4256  
Stanton Ave., Pittsburgh, PA 15201  
Attorney: James A. Clayton, 2600 Boyce  
Plaza Rd., Ste. 100, Pittsburgh, PA 15241  
WCR Vol 103 Issues 45,46,47

**Myers, Michelle A.**

Late of Burgettstown  
Washington Co., PA  
File No. 63-22-1421

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 dece-

dent to make payment to the Executrix without delay.

Executrix: Paige Myers, 246 Lincoln Highlands Dr., Coropolis, PA 15108  
Attorney: Joseph P. Rewis, Esq., Rewis & Yoder, P.C., 234 Shiloh St., Pittsburgh, PA 15211

\_\_\_\_\_ WCR Vol 103 Issues 45,46,47

**Novak, George D.**  
a/k/a George David Novak  
Late of California  
Washington Co., PA  
File No. 63-23-0798

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

Administratrix: Margaret Eileen Novak, P.O. Box 549, 358 E. Malden Dr., California, PA 15419

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 45,46,47

**Roble, Geraldine M.**  
a/k/a Geraldine Elizabeth Rose McCurdy Roble  
Late of Washington  
Washington Co., PA  
File No. 63-23-0684

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-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrices: Charlotte R. Carpenter, Emily S. Harper, c/o

Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 45,46,47

**Spine, Sr., Joseph Michael**  
a/k/a Joseph M. Spine, Sr.  
Late of Washington County

Washington Co., PA  
File No. 63-23-0791

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 Simpson, 565 Hunter Ln., Washington, PA 15301

Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd, Ste. 112, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 45,46,47

## TRUST NOTICE

The **James D. Simmons, Jr.** Special Needs Trust Agreement dated September 1, 2011, late of Borough of Canonsburg, 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:

Cynthia A. Adams, Trustee  
214 Arlington Drive,  
Canonsburg, PA 15317

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

\_\_\_\_\_ WCR Vol 103 Issues 47,48,49

## MORTGAGE FORECLOSURE

LOGS LEGAL GROUP LLP  
BY: CHRISTOPHER A. DeNARDO, PA  
I.D. NO. 78447  
ELIZABETH L. WASSALL, PA I.D. NO. 77788  
LESLIE J. RASE, PA I.D. NO. 58365  
SAMANTHA GABLE, PA I.D. NO. 320695  
HEATHER RILOFF, PA I.D. NO. 309906  
KEVIN T. TONCZYCZYN, PA I.D. NO. 332616  
LORRAINE GAZZARA DOYLE, PA  
I.D. NO. 34576  
3600 HORIZON DRIVE, SUITE 150

KING OF PRUSSIA, PA 19406  
 TELEPHONE: (610) 278-6800  
 E-MAIL: PAHELP@LOGS.COM  
 LLG FILE NO. 22-068005  
 Reverse Mortgage Funding LLC  
 PLAINTIFF

VS.

Steven Skariot, known Heir of Carole N. Beck, deceased; John Skariot, known Heir of Carole N. Beck, deceased; Deborah Codute, known Heir of Carole N. Beck, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carole N. Beck, deceased

DEFENDANTSCOURT OF COMMON PLEAS

CIVIL DIVISION

WASHINGTON COUNTY

NO: C-63-CV-2023-914

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Carole N. Beck, deceased: TAKE NOTICE THAT THE Plaintiff, Reverse Mortgage Funding LLC has filed an action Mortgage Foreclosure, as captioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS 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.

Washington County Bar Association  
 Southwestern Pennsylvania Legal Aid  
 10 W. Cherry Street  
 Washington, PA 15301

WCR Vol 103 Issue 47

Washington County  
 Court of Common Pleas

Number: 2023-2141

Notice of Action in Mortgage Foreclosure

Longbridge Financial, LLC, Plaintiff v. Scott Henson, Known Surviving Heir of George J. Henson, Shawn Henson, Known Surviving Heir of George J. Henson, Rocky Henson a/k/a Roderic Henson, Known Surviving Heir of George J. Henson, Ryan Henson, Known Surviving Heir of George J. Henson, and Unknown Surviving Heir of George J. Henson, Defendants

**TO: Unknown Surviving Heir of George J. Henson.** Premises subject to foreclosure: 900 Lincoln Street, Monongahela, Pennsylvania 15063. 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. **Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania 15301, (724) 225-6170.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

WCR Vol 103 Issue 47



## SHERIFF'S SALE—Anthony E. Andronas, 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 ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, JULY 7, 2023, at 10:00 o'clock A.M.** - **ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release for more information.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by 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 Street, Suite 303, Washington, PA)

### CENTERVILLE

#### **FREEDOM MORTGAGE CORPORATION**

**Vs MICHAEL GLEMZUA AND SANDARA L. GLEMZUA**

**DOCKET #: 2022-2871**

**JUDGEMENT: \$52,285.41**

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

Address: 169 BARNEYS RUN ROAD, FREDERICKTOWN, PA 15333

Tax #: 155-056-00-00-0001-01 & 155-056-00-00-0003-01 (2)

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 103 Issues 46,47,48

### CENTERVILLE (Cont'd)

#### **PLANET HOME LENDING, LLC**

**Vs QUINTIN L. SARGENT, As Heir of the Estate of MARCELLA SARGENT, DECEASED, ET AL**

**DOCKET #: 2022-4999**

**JUDGEMENT: \$86,261.71**

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

Address: 411 SPRING STREET, CENTERVILLE, PA 15358

Tax #: 154-005-00-03-0062-00 & 154-005-00-00-0063-00 (2)

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215) 579-7700

\_\_\_\_\_ WCR Vol 103 Issues 46,47,48

### CHARLEROI

#### **THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, ET AL**

**Vs JEFFREY A. SHEPLER AND JAIME L. SHEPLER**

**DOCKET #: 2022-2947**

**JUDGEMENT: \$38,906.43**

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

Address: 914 MEADOW AVENUE, CHARLEROI, PA

Tax #: 160-008-00-03-0012-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

**CHARLEROI (Cont'd)**

**SECURED INVESTMENT HIGH  
YIELD FUND II, LLC**

**Vs HIGHLAND PROPERTY, LLC**

**DOCKET #: 2021-3191-A**

**JUDGEMENT: \$152,531.47**

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

Address: 1106 LINCOLN AVENUE,  
CHARLEROI, PA 15022

Tax #: 160-003-00-00-0024-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-  
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

**CHARLEROI (Cont'd)**

**SECURED INVESTMENT HIGH  
YIELD FUND II, LLC**

**Vs HIGHLAND PROPERTY, LLC**

**DOCKET #: 2021-3191-B**

**JUDGEMENT: \$152,531.47**

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

Address: 732 FALLOWFIELD AVE-  
NUE, CHARLEROI, PA 15022

Tax #: 160-012-00-06-0035-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-  
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

**CHARLEROI (Cont'd)**

**SECURED INVESTMENT HIGH  
YIELD FUND II, LLC**

**Vs HIGHLAND PROPERTY, LLC**

**DOCKET #: 2021-3191-D**

**JUDGEMENT: \$152,531.47**

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

Address: 913 PROSPECT AVENUE,  
CHARLEROI, PA 15022

Tax #: 160-009-00-01-0021-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-  
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

**CHARLEROI (Cont'd)**

**SECURED INVESTMENT HIGH  
YIELD FUND II, LLC**

**Vs HIGHLAND PROPERTY, LLC**

**DOCKET #: 2021-3191-E**

**JUDGEMENT: \$152,531.47**

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

Address: 213 CREST AVENUE, CHAR-  
LEROI, PA 15022

Tax #: 160-027-00-03-0009-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-  
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

**EAST BETHLEHEM****NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK****Vs GREGORY J. NOPWASKEY AND JENNA L. NOPWASKEY****DOCKET #: 2019-5596****JUDGEMENT: \$38,618.24**In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

Address: 458 FIRST STREET, VESTABURG, PA 15368

Tax #: 260-001-04-10-0027-00

Improvements: Residential Dwelling

Attorney: GRENN &amp; BIRSIC, P.C., (412) 281-7650

WCR Vol 103 Issues 46,47,48**FALLOWFIELD****SECURED INVESTMENT HIGH YIELD FUND II, LLC****Vs HIGHLAND PROPERTY, LLC****DOCKET #: 2021-3191-C****JUDGEMENT: \$152,531.47**In the Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

Address: 527 WOODWARD AVENUE, CHARLEROI, PA 15022

Tax #: 320-008-03-03-0003-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN &amp; SHEPARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48**MONONGAHELA****WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III****Vs UNKNOWN HEIRS, Devisees, and/or Personal Representatives of ANN JORDAN, DECEASED, ET AL****DOCKET #: 2022-7650****JUDGEMENT: \$21,512.12**In the Commonwealth of Pennsylvania, Washington County, City of Monongahela;

Address: 545 PARK AVENUE, MONONGAHELA, PA 15063

Tax #: 420-028-00-00-0004-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE &amp; ASSOCIATES, LLC, (215) 886-8790

WCR Vol 103 Issues 46,47,48**NORTH STRABANE****U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL****Vs L.F. A MINOR, In Her Capacity as Heir of ANTHONY R. FROSINI, c/o Nicole Graziano, ET AL****DOCKET #: 2022-377****JUDGEMENT: \$231,215.92**In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;

Address: 1141 BAYBERRY DRIVE, CANONSBURG, PA 15317

Tax #: 520-013-27-00-0014-02

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856) 810-5815

WCR Vol 103 Issues 46,47,48

**NORTH STRABANE (Cont'd)**

**WELLS FARGO BANK, N.A.**

**Vs ERICK BAKER AND CHRISTINA J. BAKER**

**DOCKET #: 2022-6325**

**JUDGEMENT: \$99,576.96**

In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;

Address: 156 LINNWOOD ROAD, EIGHTY FOUR, PA 15330

Tax #: 520-007-00-00-0021-01

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215) 942-2090

WCR Vol 103 Issues 46,47,48

**NORTH STRABANE (Cont'd)**

**HERCULES PAINTING COMPANY, INC., MARIA SAVAKIS AND GEORGE SAVAKIS**

**Vs STAVRO N. SEMANDERES, a/k/a STAVROS SEMANDERES and STAVROS N. SEMANDERES, ET AL**

**DOCKET #: 2017-5544**

**JUDGEMENT: \$1,082,704.65**

In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;

Address: 1650 WASHINGTON ROAD, WASHINGTON, PA 15301

Tax #: 520-010-00-00-0002-00

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C., (412) 566-1212

WCR Vol 103 Issues 46,47,48

**PETERS**

**DEUTSCHE BANK NATIONAL TRUST COMPANY, As Trustee For Long Beach Mortgage Loan Trust 2006 -8**

**Vs GARY M. FIEBER AND DREENA R. FIEBER**

**DOCKET #: 2012-5416**

**JUDGEMENT: \$642,065.47**

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

Address: 102 GOLDEN EAGLE DRIVE, VENETIA, PA 15367

Tax #: 540-001-03-00-0021-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

**PETERS (Cont'd)**

**CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA**

**Vs ROBERT G. CONNELL**

**DOCKET #: 2023-1141**

**JUDGEMENT: \$20,466.86**

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

Address: 2782 LOCUST DRIVE, PITTSBURGH, PA 15241

Tax #: 540-003-08-01-0016-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

WCR Vol 103 Issues 46,47,48

**SOUTH STRABANE****NORTHWEST BANK****Vs FIRST LOVE CHRISTIAN ACADEMY INC.****DOCKET #: 2020-2071****JUDGEMENT: \$508,725.70**

In the Commonwealth of Pennsylvania,  
Washington County, South Strabane  
Township;

Address: 1530 HILLCREST AVENUE,  
WASHINGTON, PA 15301

Tax #: 600-004-14-02-0009-00

Improvements: Residential Dwelling

Attorney: BUCHANAN INGERSOLL &  
ROONEY PC, (412) 562-8800

\_\_\_\_\_ WCR Vol 103 Issues 46,47,48

**WEST PIKE RUN****FIRSTKEY MASTER FUNDING 2021  
-A COLLATERAL TRUST****Vs BARBARA N. MASTRAIENI F/K/  
A BARBARA N. ROOK****DOCKET #: 2023-35****JUDGEMENT: \$86,505.45**

In the Commonwealth of Pennsylvania,  
Washington County, West Pike Run  
Township;

Address: 1 GLAD STREET, DAI-  
SYTOWN, PA 15427

Tax #: 700-012-03-03-0017-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,  
(215) 572-8111

\_\_\_\_\_ WCR Vol 103 Issues 46,47,48

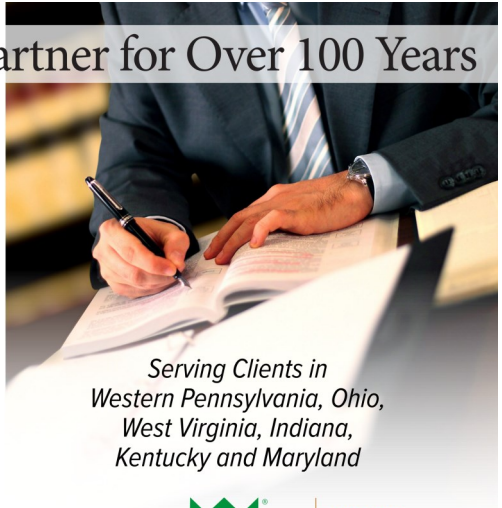
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- Guardianships
- Estate Settlement



**Harold Migias, JD**  
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- Counseling & support groups
- Legal advocacy
- Housing & homelessness prevention
- Children's programs
- Prevention education programs

**DVSSP**

Domestic Violence Services  
 of Southwestern PA

Legal advocacy: 724-223-8349  
 24/7 hotline: 800-791-4000  
 Website: [peacefromdv.org](http://peacefromdv.org)

Legal advocacy office is located on the basement level of the Washington Co. Courthouse.





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