

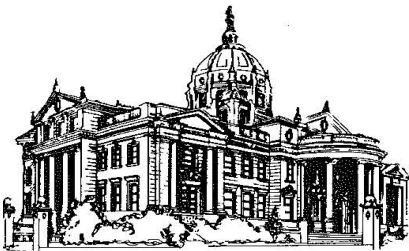
WASHINGTON COUNTY REPORTS

Vol. 102

OCTOBER 21, 2021

No. 14

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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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FOR RETURN SERVICE: 119 S. College St., Washington, PA 15301

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

JUDGES & COURT/MOTIONS SCHEDULE

Complete motions info at www.washingtoncourts.us

Judge	Motions Court Schedule.
DiSalle, John (PJ) CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans' Court (copy of motion to be served prior to Audit Atty). "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."
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Criminal (Sep, Nov) Call staff to schedule the presentation of the motion. Motions will be heard in person. However, if counsel wishes to be present via an advanced communication device (ACD), please call staff to make arrangements. Further, opposing counsel must be notified that ACD will be used.
Costanzo, Valarie CR#3	Judge of the Term, Criminal (Aug, Oct, Dec) Motions on Tu, Thurs at 9:15am Until further notice, all motions shall be handled remotely via email to chambers. Motions shall be emailed to lori.hoag@washingtoncourts.us and jennifer.houpt@washingtoncourts.us . Motions instructions and courtroom procedures at http://www.washingtoncourts.us/194/Valarie-Costanzo . The moving party must strictly comply with procedures before court staff will forward the motion to Judge Costanzo. Pre-pandemic procedures resumed August 1.
Lucas, Michael CR#5	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-21st of each month
Neuman, Brandon CR#4	Motions on Tu 9:15a (pro se & attys; motions due by noon on Fri) and Wed 9:15a (attys; motions due by noon on Mon). Starting Tues., June 1, all motions will be heard in person.
McDonald, Traci CR#7	W, Th 9:30 a. All motions will be heard remotely until further notice. All other proceedings will be handled in person. Filing party must notify all necessary parties and motions must include email addresses for all parties on the notice of presentment. Motions can be emailed to billie.jo.pustovrh@washingtoncourts.us and court.crier@washingtoncourts.us . Requests for appearance thru remote methods will be considered upon request, but must be approved a min. of 3 days in advance by contacting chambers.
Emery, Katherine (SJ) CR#6	Judge of the Term, Civil: 22nd to end of each month. <u>Uncontested Motions</u> —Original sent to chambers for signature; Judge's staff will file signed original, Pro will distribute copies. <u>Contested Motions</u> to be heard Tu, Th 9:30p by phone or at a time convenient to the parties. Upon request, a motion will be heard in person. Contested motion (original or filed copy) shall be sent to chambers for scheduling. Court will notify Movant of the date: movant shall notify all counsel/parties. <u>Emergency motions</u> may be dropped off to chambers at any time for scheduling.

COURT CALENDARS

Orphans' Court Audit Nov 5
Next Sheriff's Sales: Nov 5, Dec 3

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Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] The Supreme Court of Texas has ruled that a federal law protecting websites that publish third party content doesn't insulate Facebook from sex trafficking lawsuits that are based on a state statute. In a recent opinion, the state Supreme Court allowed the statutory claim by three Houston women who alleged that their abusers recruited them as teenagers through Facebook. The Texas law creates a civil cause of action for intentionally or knowingly benefitting from participation in sex trafficking. The Court dismissed other claims for negligence and products liability that were based on an alleged failure to warn about sex trafficking or to take measures to prevent it on its platforms. Those claims had to be dismissed because of the protections in Section 230 of the Communications Decency Act. [2] An en banc Federal Appeals Court has ruled that a warrantless ariel surveillance program run by the Baltimore Police Department violated the Fourth Amendment. The ruling came in a lawsuit filed on behalf of grassroots community advocates by the American Civil Liberties Union and the ACLU of Maryland. The program was known as The Ariel Investigation Research Program. The planes conducted surveillance in Baltimore using high tech cameras to record "the movements of the city" and ariel photography was used to track movements of people in vehicles in connection with serious crimes. According to the majority opinion, because the "program enables police to deduce from the whole of individuals movements, that accessing it's data is a search and it's warrantless operation violates the Fourth Amendment." [3] Several abortion rights advocates and providers have filed a federal lawsuit challenging a new Texas law that permits private citizens to sue doctors, clinics and anyone else who knowingly helps a pregnant person get an abortion after a fetal heartbeat is detected. "If not blocked, the law will force abortion providers and others who are sued to spend massive amounts of time and money to defend themselves in lawsuits across the state, in which the deck is heavily stacked against them, according to the complaint if not blocked." The new Texas law, which took effect September 1, 2021, prevents abortions after a doctor detects a fetal heartbeat, typically at about 6 weeks of pregnancy. It contains an exception only for medical emergencies but not for rape or incest. As part of the law, anyone inside or outside of Texas can sue those who violate its terms and potentially be awarded at least \$10,000.00 per illegal abortion if they are successful.

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.

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NOTICE
OF
JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO
NOVEMBER 5, 2021 AUDIT

AUDIT LIST

<u>NO.</u>	<u>ESTATE</u>
63-20-584	ROBERT J ELMES Accountant:Jonathan Charles Elmes, Petitioner Attorney:Daniel P. Gustine, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID
AUDIT IS NOVEMBER 5, 2021 AT 9:30 A.M., COURTROOM #2, BEFORE THE
HONORABLE JOHN F. DISALLE, PRESIDENT JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans' Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

Washington, Pennsylvania
Audit Date: November 5, 2021
Publication Dates: October 21, 2021 & October 28, 2021

WASHINGTON COUNTY TAX CLAIM BUREAU
NOTICE OF SALE OF PROPERTIES FOR DELINQUENT TAXES

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR ANY OTHER JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

WARNING

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, OR THE COUNTY LAWYER REFERRAL SERVICE.

Notice is hereby given that the properties described on the sale list will be sold by the Washington County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq) and the amendments and supplements thereto. The sale will be held at Courthouse Square, 100 West Beau St, Public Meeting Room 103-104 in Washington Pennsylvania. The sale will commence on **WEDNESDAY, NOVEMBER 24, 2021 AT 10:00 AM** prevailing time and will continue until such time that all properties have been exposed for sale by public bidding. **Terms of the Sale:** (1) Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of ***CAVEAT EMPTOR***. In every case, the property is offered for sale by the Bureau without GUARANTEE OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. (2) **New Bidder Registration** will take place before the sale on Monday, November 8, Tuesday, November 9, Wednesday, November 10, Thursday, November 11, and Friday, November 12, 2021 during the regular business hours (9:00 AM to 4:30 PM) of the Tax Claim Bureau. **IF YOU ALREADY REGISTERED FOR THE UPSET SALE ON SEPTEMBER 24, 2021, YOU DO NOT NEED TO REGISTER AGAIN. ALL DISQUALIFIED BIDDERS FROM THE SEPTEMBER 24, 2021 UPSET SALE ARE NOT PERMITTED TO REGISTER FOR THE ADJOURNMENT SALE.** Registration will take place at 95 West Beau St, Suite 525, at which time a \$25.00 **CASH ONLY** deposit will be required to be made by each registering bidder. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration. If you are registering on behalf of a corporation, business entity, LLC, etc., you must provide a valid copy of that said entity's IRS SS-4 Form at the time of registration. You must also provide a list of all individuals and their titles with interest in that said business entity at the time of registration. **IF YOU DO NOT HAVE ALL OF YOUR REGISTRATION MATERIALS, YOUR REGISTRATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE.** Each registrant will be provided an auction/bid number between the hours of 9:15 AM and 9:45 AM on the morning of the tax sale, November 24, 2021. At the close of the sale, the bidder will receive \$5.00 back when their auction/bid number is returned to the Bureau. The registration form is available for download on the Washington County website (see web link at the bottom of this notice). **Registration concludes as of Friday, November 12, 2021 - There will be no registration on the day of the sale.** There will be **no refunds** given of the \$25.00 registration fee once it has been paid. (3) Upon conclusion of the auction, payments will be made in 2

locations: A.) The full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks to the Treasurer's Office located at 95 West Beau St, Suite 130, Washington, PA 15301. B.) 3 Personal Checks (No Cash) per parcel purchased must be provided AND will be collected at the sale location for recording fees, local transfer taxes, and state transfer taxes. All sales are **FINAL**. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau. **(4)** No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale. No individual may offer any bids neither individually nor as an agent for any other person or entity if he/she has any outstanding code violations in the Commonwealth of Pennsylvania OR if he/she owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located in the Commonwealth of Pennsylvania. Any individual who in contravention of the above shall forfeit any deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau on behalf of Washington County and the taxing jurisdictions it serves. **(5)** Other terms to be announced at time of sale. The purchasers shall receive a deed in fee simple for the property sold from the Tax Claim Bureau as trustee grantor.

The sale of this property may, at the option of the Bureau, be stayed if the owners thereof or any lien creditors of the owner, on or before the commencement of the actual sale, enters into an agreement with the BUREAU to pay the taxes and costs owing on said property in installments in the manner provided by said law.

**OWNERS SHALL NOT BE PERMITTED TO REDEEM SAID PROPERTY IF
SOLD ON NOVEMBER 24, 2021. NO PAYMENTS WILL BE ACCEPTED
AFTER THE SALE OF SAID PROPERTY**

CAUTION: Recent U.S. and Pennsylvania Supreme Court cases indicate that any mortgages, judgments or other liens of record against the property you purchase may not be divested by this sale. The Tax Claim Bureau suggests that you do a title search before bidding on any properties.

We will periodically update the listing of the individual properties still being exposed for sale. The listing can be viewed on the Washington County website by logging onto www.co.washington.pa.us Go to *Departments *Tax Revenue *Claims *Upset Sale *2021 Upset Adjournment Sale Listing

Debbie Bardella, Director

ESTATE NOTICES**FIRST PUBLICATION****Andrews, Rose A.**

Late of California Borough
Washington Co., PA
File No. 63-20-0680

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: Launa C. Andrews,
345 Union St., California, PA 15417

Attorney: Peter J. Daley, II, Esq.,
33 Market St., Brownsville, PA 15417

WCR Vol 102 Issues 14,15,16

Carman, Elsie M.

a/k/a Elsie Carman
Late of West Alexander
Washington Co., PA
File No. 63-21-1677

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: C. Michael Carman a/k/a
Charles Michael Carman c/o

Attorney: Robert K. Schweitzer, Esq.,
Julian Gray Assoc., 954 Greentree Rd.,
Pittsburgh, PA 15220

WCR Vol 102 Issues 14,15,16

Gato, Mary Constance

a/k/a M. Constance Gato
Late of Robinson Twp.
Washington Co., PA
File No. 63-21-1766

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: Janish L. Pysh, 3173 Santiago Rd., Imperial, PA 15126

Attorney: Michele Conti, 986 Brodhead Rd., Moon Twp., PA 15108

WCR Vol 102 Issues 14,15,16

Grozdan, Thelma I.

a/k/a Thelma Irene Grozdan
Late of Hanover Twp.
Washington Co., PA
File No. 63-21-01711

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: Lisa A. Haspel c/o

Attorney: Deborah A. Liotus, Esq.,
564 Forbes Ave., Ste. 1008,
Pittsburgh, PA 15219

WCR Vol 102 Issues 14,15,16

Hull, Janet D.

Late of Canton Twp.
Washington Co., PA
File No. 63-21-1642

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 R. Hull, 2805 Stepper St., Hampton Cove, AL 35763

Attorney: Arthur M. Wilson, Esq., Wilson Law Office, P.C., 189 Hackney Station Rd., Amity, PA 15311

WCR Vol 102 Issues 14,15,16

Knestrick, Randy L.

Late of Marianna
Washington Co., PA

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

Co-Administrators: Cheryl M. Knestrick, 5135 Lassiter Mill Rd., Asheboro NC 27205, Kevin Lee Knestrick, 603 6th St., Marianna, PA 15345,

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

WCR Vol 102 Issues 14,15,16

Koci, Lois Ruth

Late of Washington
Washington Co., PA
File No. 63-21-1751

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: Jacqueline L. Bieda, 122 Summer Ln., McDonald, PA 15057

WCR Vol 102 Issues 14,15,16

McFaddin, Sr., Robert F.

a/k/a Robert Franklyn McFaddin
a/k/a Mac McFaddin
Late of California
Washington Co., PA

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

Co-Executors: Robert Franklyn McFaddin, Jr., William John McFaddin & Troy Allen Baldwin, 109 Dawn Dr., Mt. Holly, NJ 08060

Attorney: Thomas P. Agrafiotis, Esq., Melenzyer & Agrafiotis, 411 Washington Ave., Charleroi, PA 15022

WCR Vol 102 Issues 14,15,16

McGrew, Anthony P.

a/k/a Anthony Phillip McGrew
Late of Borough 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kathleen M. McGrew, 22 E. McNutt St., Houston, PA 15342

Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre, Monessen, PA 15062

WCR Vol 102 Issues 14,15,16

SECOND PUBLICATION**Clendaniel, Garnet Mary**

a/k/a Garnet M. Clendaniel
a/k/a Garnet Clendaniel
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: Donald C. Clendaniel, Jr., 203 Joseph Dr., Canonsburg, PA 15317

WCR Vol 102 Issues 13,14,15

Cocchiara, Michael S.

Late of Coal Center
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: Adele Pandrock, 186 Seventh Ave., New Eagle, PA 15067

Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

WCR Vol 102 Issues 13,14,15

Cole, Hazel Irene

a/k/a Hazel I. Cole
Late of Washington
Washington Co., PA
File No. 63-21-1747

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: Jack R. Cole Jr., amd Mila L. Lemley, 156 Sunset Dr., Washington, PA 15301

Attorney: Karen Hassinger, Esq.,
55 S. Main St., 2nd Flr.,
Washington, PA 15301

WCR Vol 102 Issues 13,14,15

Fuller, Richard L.

Late of Washington
Washington Co., PA
File No. 63-20-0636

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: Christine A. Fuller,
275 Mounts Rd., Washington, PA 15301

Attorney: Richard G. Talarico, Esq.,

2945 Banksville Rd., Ste. 200,
Pittsburgh, PA 15216

WCR Vol 102 Issues 13,14,15

Gini, Peter D.

Late of City of Monongahela
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: Michael Gini, 3 Crestview Estates, New Eagle, PA 15067

Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

WCR Vol 102 Issues 13,14,15

Johnson, Robert L.

a/k/a Robert Lee Johnson
Late of Chartiers Twp.
Washington Co., PA
File No. 63-21-1710

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: Benjamin W. Johnson,
3403 Parkview Ave., Apt. 1,
Pittsburgh, PA 15213

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

WCR Vol 102 Issues 13,14,15

Lutes, Norma Elizabeth

Late of California
Washington Co., PA
File No. 63-21-1592

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: Chris Doerfler, 235 Temperance Way, California, PA 15419

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

WCR Vol 102 Issues 13,14,15

McAdams, William Gromo

a/k/a William G. McAdams

Late of Washington

Washington Co., PA

File No. 63-21-1697

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: Michael McAdams and Peggy Hines, 706 Enon Church Rd., West Finley, PA 15377

Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Flr., Washington, PA 15301

WCR Vol 102 Issues 13,14,15

McCaffrey, Patricia Ann

Late of Peters Township

Washington Co., PA

File No. 63-21-01689

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: Francis M. McCaffrey, 2631 Beechwood Blvd., Pittsburgh, PA 15217; and Martin J. McCaffrey, 415 Farrington Drive, Seven Fields, PA 16046

Attorney: Dale P. Frayer, Esq., 250 Mt. Lebanon Blvd., Suite 207,

Pittsburgh, PA 15234

WCR Vol 102 Issues 13,14,15

Miller, Margaret E.

a/k/a Margaret E. DeWalt

Late of Houston

Washington Co., PA

File No. 63-21-1653

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: Rosalyn M. Piecka, 151 Hazelwood Dr., Cranberry Twp. PA 16066

WCR Vol 102 Issues 13,14,15

Montgomery, Patricia Ann

Late of Chartiers Township

Washington Co., PA

File No. 63-21-1713

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: Elizabeth Renee Minor c/o

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 102 Issues 13,14,15

Sargent, Fred A.

a/k/a Fred Anthony Sargent

Late of South Strabane Township

Washington Co., PA

File No. 63-21-1426

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 de-

dent to make payment to the Executor without delay.

Executor: Mark Falcone, 2 South Alta Mira Rd., Laguna Beach, CA 92651

Attorney: Daniel P. Gustine, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 102 Issues 13,14,15

Snell, Gerald Lee

Late of Washington
Washington Co., PA

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

Co-Executors: Michael John Cypher, and Shannon Morr c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 North Jefferson Ave., Canonsburg, PA 15317

WCR Vol 102 Issues 13,14,15

Turk, Jr., John G.

Late of Cecil Township
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: John Randall Turk c/o

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

WCR Vol 102 Issues 13,14,15

Verner, Peggy Louise

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: Jacqueline Clous, 655 Old Hickory Ridge Road, Washington, PA 15301

Attorney: E.J. Julian, Esq., 71 N. Main Street, Washington, PA 15301

WCR Vol 102 Issues 13,14,15

THIRD PUBLICATION

Gordon, Edna J.

a/k/a Edna A. Gordon
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: Jay Edward Gordon, 650 Sara Dr., Washington, PA 15301

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 102 Issues 12,13,14

Oprosky, Joan E.

a/k/a Joan Elizabeth Oprosky
Late of North Strabane
Washington Co., PA
File No. 63-21-0406

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: Joanna Oprosky, 306 Hutchinson Ave., Canonsburg, PA 15317

Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 102 Issues 12,13,14

REAL ESTATE NOTICE

COURT OF COMMON PLEAS - WASHINGTON COUNTY - NO. 2020-7480 - CIVIL ACTION - MORTGAGE FORECLOSURE - HSBC Bank USA, National Association, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2, Plaintiff vs. The Unknown Heirs of the Estate of Helen D. Stasik, Defendant(s) - NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - To: The Unknown Heirs of the Estate of Helen D. Stasik, Defendant(s), whose last known address is 605 Franklin Avenue, Canonsburg, PA 15317. The real estate located at 605 Franklin Avenue, Canonsburg, PA 15317 is scheduled to be sold at Sheriff's Sale on 12/3/21 at 10:00 am, Courthouse Sq., 100 W. Beau St., Washington, PA, to enforce the court judgment of \$99,345.33, plus fees, costs and other charges obtained by HSBC Bank USA, National Association, as Indenture Trustee, for the FBR Securitization Trust 2005-2 Callable Mortgage-Backed Notes, Series 2005-2, against you. - NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - 1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., #300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call 856.810.5815. 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 also 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. - RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 1. 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 the Sheriff's Office at 724.228.6840 or Patrick J. Wesner, Esq.

at 856.810.5815. 2. 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. 3. 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 the Sheriff's Office at 724.228.6840 or Patrick J. Wesner, Esq. at 856.810.5815. 4. 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. 5. 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. 6. 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 on the 30th day after the sale. This schedule will state who will be receiving that 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 of the preparation of the schedule of distribution. 7. 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.** Lawyer Referral Service, 119 S. College St., Washington, PA 15301, 724.225.6710/Southwestern PA Legal Aid Society, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170

CORPORATION NOTICE

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of the Act of 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, on the September 13, 2021 for the conduct of a business in Washington County, Pennsylvania under the assumed or fictitious name, style and designation of **Old Road Farm**, with its principal place of business at 619 Pleasant Valley Road, Washington, PA 15301.

The names and addresses of all persons or entities owning or interested in said business are Vitality Farms, LLC, 619 Pleasant Valley Road, Washington, PA 15301.

Isaac A. Stockdale, Esquire
Peacock Keller, LLP
95 West Beau Street, Suite 600
Washington, PA 15301

WCR Vol 102 Issue 14

TPR NOTICES

PUBLIC NOTICE

**IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

**IN RE: ELLIE MCDONALD a/k/a
ELLIE ROSE MCDONALD**

D.O.B. 8/7/2020

**CHILD OF: Randy William McDonald
a/k/a Randy McDonald a/k/a Randy W
McDonal a/k/a Randy J. McDonald a/
k/a Randy W. McDonald a/k/a Randy
Mc Donald a/k/a Randy McDonald Jr.
a/k/a Randy William Mxdonald**

NO: 63-21-1277

Take notice that a Petition for Involuntary Termination of Parental Rights of Father, Randy William McDonald a/k/a Randy McDonald a/k/a Randy W McDonal a/k/a

Randy J. McDonald a/k/a Randy W. McDonald a/k/a Randy Mc Donald a/k/a Randy McDonald Jr. a/k/a Randy William Mxdonald, and Petition to Confirm Consent to Adoption and Terminate Parental Rights of Mother Brittany Michelle Toplisek a/k/a Brittany McDonald a/k/a Brittany M. Toplisek a/k/a Brittany M. McDonald a/k/a Brittany Toplisek, to the minor child, Ellie McDonald a/k/a Ellie Rose McDonald, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert her parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on November 4, 2021, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Kristy King, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street
Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 102 Issue 14

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, November 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 Street, Suite 303, Washington, PA)

AMWELL

**LAKEVIEW LOAN
SERVICING LLC**

vs

JAMES E. CROSS

DOCKET #: 2018-1592

JUDGEMENT: \$171,856.61

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

Address: 1318 BRUSH RUN ROAD,
WASHINGTON, PA 15301

Tax #: 020-011-00-00-0018-01

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010

CANONSBURG

**FEDERAL HOME LOAN MORT-
GAGE CORPORATION, ET AL**

vs

**FRANK E. DETHOMAS, BETH A.
KING FKA BETH A. DETHOMAS
AND ROBERT F. KING**

DOCKET #: 2021-3376

JUDGEMENT: \$66,926.31

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

Address: 146 EAST COLLEGE
STREET, CANONSBURG, PA 15317

Tax #: 110-032-00-03-0010-00

Improvements: Residential Dwelling

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

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CENTERVILLE

U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of the IGLOO SERIES IV TRUST

**vs
MARLA KAY WARGO**

**DOCKET #: 2018-2496
JUDGEMENT: \$98,409.43**

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

Address: 748 RIDGE ROAD, BROWNSVILLE, PA 15417

Tax #: 151-049-00-00-0003-02

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
212-471-5100

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NOTTINGHAM

**WELLS FARGO BANK, N.A., ET AL
vs
JEFFREY W. VERSCHAREN**

**DOCKET #: 2021-2985
JUDGEMENT: \$88,012.39**

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

Address: 164 GILKESON ROAD,
EIGHTY FOUR, PA 15330

Tax #: 530-010-00-00-0008-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 12,13,14

MONONGAHELA

COMMUNITY BANK

**vs
DINA ANNESI, DECEASED, MARK CONTE, Nephew, MICHAEL CONTE, Nephew, ET AL**

**DOCKET #: 2020-5323
JUDGEMENT: \$39,473.92**

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

Address: 402 EAST MAIN STREET,
MONONGAHELA, PA 15063

Tax #: 420-035-00-00-0007-00

Improvements: Residential Dwelling

Attorney: BASSI, VREELAND & ASSOCIATES, P.C., 724-228-7000

WCR Vol 102 Issues 12,13,14

PETERS

FIRST COMMONWEALTH BANK

**vs
BRIAN FERRIS a/k/a BRIAN M. FERRIS AND JAMIE FERRIS a/k/a JAMIE M. FERRIS**

**DOCKET #: 2021-4342
JUDGEMENT: \$76,265.45**

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 102 Issues 12,13,14

UNION

LOANCARE, LLC
vs
VELMA L. KUNTZ A/K/A
VELMA L. RUSH

DOCKET #: 2020-7428
JUDGEMENT: \$55,209.21

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

Address: 3 CIRCLE AVENUE,
ELRAMA PA 15038
Tax #: 640-007-01-02-0002-00 & 640-
007-01-02-0012-00 (2)

Improvements: Residential Dwelling
Attorney: RAS CITRON LLC, (855) 225-
6906

WCR Vol 102 Issues 12,13,14

WEST BETHLEHEM

NEW RESIDENTIAL MORTGAGE
LLC
vs
ROBERT A. COWDEN

DOCKET #: 2019-2956
JUDGEMENT: \$70,285.74

In the Commonwealth of Pennsylvania,
Washington County, West Bethlehem
Township;

Address: 571 HIGHLAND RIDGE
ROAD, MARIANNA, PA 15345
Tax #: 660-002-00-00-0002-00

Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521

WCR Vol 102 Issues 12,13,14

WASHINGTON

PNC BANK,
NATIONAL ASSOCIATION
vs
JOSHUA J. ANDERSON

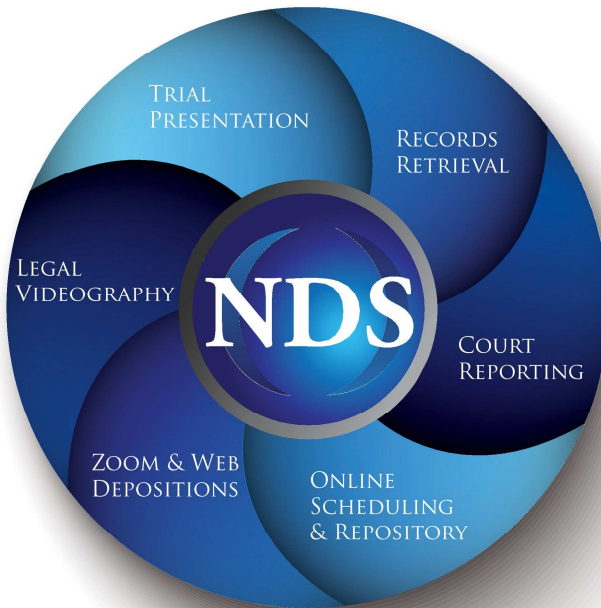
DOCKET #: 2021-3370
JUDGEMENT: \$58,285.18

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

Address: 111 LINN AVENUE, WASH-
INGTON, PA 15301
Tax #: 760-003-00-01-0007-00

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

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A black and white photograph showing a close-up of a person's hands in a suit and tie, writing with a pen on a document. The image is partially obscured by text and the WesBanco logo.

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