

# WASHINGTON COUNTY REPORTS

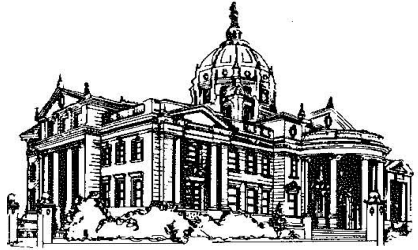
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JULY 15, 2021

No. 52

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

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

**FOR RETURN SERVICE:  
119 SOUTH COLLEGE STREET  
WASHINGTON, PA, 15301**

IN THE COURT OF COMMON PLEAS OF  
WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION  
No. 2021-1

IN RE: COLLECTION OF RESTITUTION, REPARATION,  
FEES, COSTS, FINES, AND PENALTIES

ADMINISTRATIVE ORDER

AND NOW, this 1st day of July, 2021, the Court having issued Administrative Orders at the above-numbered docket on May 7, 2021, and June 10, 2021, and an Administrative Order regulating filing procedures for the Clerk of Courts dated January 15, 2021, it is hereby ORDERED, ADJUDGED, and DECREED that the Clerk of Courts shall follow the procedures set forth below:

1. The Clerk of Courts shall complete and process Pennsylvania Department of Transportation DL-21CF Forms, including submission of the report to the appropriate agency of the Commonwealth, upon receipt of an order of court issued pursuant to 75 Pa. C.S.A. § 1541 (commonly referred to as “Act 122s”).
2. The Clerk of Courts shall complete and process Pennsylvania Department of Transportation DL-21CF Forms, including submission of the report to the appropriate agency of the Commonwealth, upon receipt of verification from the Adult Probation Office of the completion of a term of house arrest with electronic surveillance, partial confinement program, or incarceration (commonly referred to as “Act 151s”). The verification shall be provided in a format as prescribed by the Adult Probation Office.
3. The Clerk of Courts shall complete and process Pennsylvania Department of Transportation DL-38 forms for notification to the Pennsylvania Department of Transportation, upon request of the Chief Adult Probation Officer, or his designee, until further order of court.
4. The Clerk of Courts shall enter sentences and assess restitution, reparation, fees, costs, fines, and/or penalties on adult criminal or juvenile delinquency cases, including assessments for summary appeals, miscellaneous dockets, and underlying filing types, such as inter-county transfer cases, whether offense or non-offense related, until such time that the Chief Adult Probation Officer informs the Clerk of Courts that the this function will be assumed by the Collections Unit of the Adult Probation Office. In completing these required entries, the Clerk of Courts must comply with this Court’s Administrative Order of May 7, 2021, which established a status quo for the entry of assessments of fines, costs, fees, and restitution, in anticipation of the transfer of collection functions. Assessments for Alcohol Highway Safety School tuition, Court Reporting Network evaluations, and Community Service Administration fees are to be completed in the same manner as prior to May 7, 2021, Administrative Order until further order of court.
5. The Court reiterates from its Administrative Order of May 28, 2021, that the Chief Adult Probation Officer, or his designee, shall direct the master accounting process in CPCMS, to include the coordination of monthly master account disbursements, including running all necessary reports and notifying and working with the Clerk

of Courts regarding the printing of each offices' respective checks. The Clerk of Courts shall not perform monthly master account disbursements absent consultation with and consent of the Chief Adult Probation Officer. The completion of master account disbursements jointly by the Clerk of Courts and Adult Probation Office is essential to orderly and appropriate disbursements.

6. The Court is aware of payments made by credit card (*e.g.*, twelve credit card payments from June 1-10 totaling approximately \$2,825.00), and acceptance of pre-paid restitution (see, *e.g.*, Commonwealth v. Thomas, No. 2271-2020), that were accepted or deposited into the account(s) of the Clerk of Courts that have been affected by the transition of collection functions. The Clerk of Courts shall undertake all necessary actions immediately to facilitate the transfer and/or disbursement of funds as requested by the Chief Adult Probation Officer, or his designee.
7. The Clerk of Courts shall make personnel available to review bookkeeping and financial functions related to collections and disbursement functions that were previously handled by her office to ensure a productive transition of collections to the Adult Probation Office.

In the Administrative Order dated May 28, 2021, the Court stated that it expected the Clerk of Court to cooperate fully and in good faith to ensure a successful transition of collection functions. The Clerk of Courts shall cooperate fully and in good faith with the Court, and its designees, including the Chief Adult Probation Officer, to facilitate the administration of justice and the collection of fines, fees, costs, and restitution. The Clerk of Courts is not an independent agency, rather, it exists to maintain files for the Court of Common Pleas, and to serve the judiciary and the public. The Court may initiate contempt proceedings upon a failure to adhere to the requirements set forth in this Administrative Order.

It is further ORDERED that the provisions of this Order are incorporated into, and shall be read in conjunction with the Administrative Orders dated January 15, 2021, May 7, 2021, and May 28, 2021.

This Order shall be processed in conformity with Pa. R. J. A. 103. The District Court Administrator is directed to do the following:

1. File one (1) certified copy of this Order with the Administrative Office of Pennsylvania Courts;
2. Distribute two (2) certified copies to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*;
3. Serve a copy of this Order on the judges of the Court of Common Pleas and the magisterial district courts, and the Clerk of Courts; and
4. Cause a copy hereof to be published in the Washington County Bar Journal once a week for two successive weeks at the expense of the County of Washington.

BY THE COURT:  
John F. DiSalle, President Judge

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 JULY 23, 2021 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-18-0874	POZZI, Marcella . Executrix: .....Kathy Cannon Attorney: .....Kristen Anders Bojarski, Esq.
63-19-0737	PASQUINELLI, Paul Executrix: .....Lena Lesko Attorney: .....Dale P. Frayer, Esq.
63-06-0808	Sopko, Sr. Ronald W. Executrix: .....Alyce Agostinella Attorney: .....J. Corey Reeder, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS JULY 23, 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: July 23, 2021  
Publication Dates: July 8, 2021 & July 15, 2021

## ESTATE NOTICES

### FIRST PUBLICATION

**Anderson, Ellen Frances**

a/k/a E. Frances Anderson  
a/k/a E. F. Anderson  
Late of City 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-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: John A. Anderson,  
314 Franklin Farms Rd., Washington, PA  
15301; Susan R. Ralston, 2230 Beech St.,  
Virginia Beach, VA 23451,

Attorney: Cary D. Jones, Esq., Marriner,  
Jones & Fitch, 6 S. Main St., Ste.600,  
Washington, PA 15301

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Baily, Elinor H.**

a/k/a Elinor Baily  
Late of City of Washington  
Washington Co., PA  
File No. 63-21-2168

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: Mr. Charles R. Baily, 820 E.  
Beau St., Apt. 5J, Washington, PA 15301

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

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Brotemarkle, Sally Elizabeth Toe**

Late of Washington  
Washington Co., PA  
File No. 63-21-1164

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: Colleen B. Toe, 91 Cross-  
roads Rd., Washington, PA 15301

Attorney: Benjamin W. Urso, Esq.,  
Zacharia Brown P.C., 111 W. McMurray  
Rd., McMurray, PA 15317

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Cypher, Jerad Jude**

Late of East Washington  
Washington Co., PA  
File No. 63-21-1190

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: Jerome T. Cypher, 17 Wilmont  
Ave., Washington, PA 15301

Attorney: Edward J. Morascyzk, Esq.,  
Morascyzk. Yarosz & Morascyzk, 382 W.  
Chestnut St., Ste. 102, Washington, PA  
15301

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Mayton, Helen H.**

a/k/a Helen Hays Mayton  
Late of Nottingham 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: Daniel Scarmazzi, 527 Forrest  
Ave., Houston, PA 15342

Attorney: David B. Bassi, Esq., Bassi,

Vreeland & Assoc., P.C., P.O. Box 144,  
111 Fallowfield Ave., Charleroi, PA  
15022

WCR V. 101 Issue 52, V. 102 Issues 1,2

**McClain, John N. R.**

Late of South Strabane  
Washington Co., PA

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

Executrix: Carol A. McClain, 1099 E.  
National Pike, Washington, PA 15301

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Naccarato, Brian L.**

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

Co-Administrators: Jasmine Naccarato,  
16 Overhill Dr., Monessen, PA 15062;  
Jeremy J. Naccarato, 615 Indiana St.,  
Monessen, PA 15062,

Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Pollana, John R.**

a/k/a John Richard Pollana  
Late of Mt. Pleasant Twp.  
Washington Co., PA  
File No. 63-21-0446

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 deced-

ent to make payment to the Executrix without delay.

Executrix: Cindy Rush, 140 Eastpointe  
Dr., Washington, PA 15301

Attorney: Michael C. Cruny, Esq., Sweat  
Law Offices, 375 Valleybrook Road,  
Ste. 112, McMurray, PA 15317

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Six, Virginia R.**

Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-21-1209

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

Executor: Carl E. Rush, P.O. Box 388,  
Rogersville, PA 15359

Attorney: Kirk A. King, 77 South Wash-  
ington St., Waynesburg, PA 15370

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Weaver, Shirley L.**

a/k/a Shirley Lou Weaver  
Late of West Alexander  
Washington Co., PA  
File No. 63-21-1157

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: Sheryl L. Smith, 501 Waynes-  
burg Road, West Alexander PA 15376

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

WCR V. 101 Issue 52, V. 102 Issues 1,2

**Weightman, Dale G.**

Late of California  
Washington Co., PA  
File No. 63-21-01219

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: Edward Weightman, Sr.,  
590 Low Hill Rd., Brownsville, PA  
15417

Attorney: M.E. Williams, Esq., 108 Lexington Ave., Pittsburgh, PA 15215

WCR V. 101 Issue 52, V. 102 Issues 1,2

**SECOND PUBLICATION****Bennett, Verina L.**

Late of Blaine 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: Charles Yater, 455 Taylorstown Ridge Rd., Claysville, PA 15323

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Bloom, Ellis Dale**

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 Administratrix or attorney, and all persons indebted to the

decedent to make payment to the Administratrix without delay.

Administratrix: Ellisa J. Bloom-Hammond, 846 Layton Road, Perryopolis, PA 15473

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

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Chambers, Chris**

Late of Washington  
Washington Co., PA  
File No. 63-21-1122

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

Executor: Ann Marie Chambers, 84 Stonehenge Dr., Washington, PA 15301

Attorney: Michael J. Dempster, Esq., Houston Harbaugh, P.C., 3 Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Darney, Emily Bernice**

Late of Vestaburg  
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: Jason A. Darney, 30 Sokols Hill Rd., Fredricktown, PA 15333, William P. Darney, Box 652, Fredricktown, PA 15333

Attorney: Herbert Mitchell, Esq., 902 First St., Hiller, PA 15444

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Despot, Garnet Pearl**

a/k/a Garnet M. Despot  
Late of West Brownsville  
Washington Co., PA  
File No. 63-21-1133

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 Despot, 343 Ridge Rd., Brownsville, PA 15417

Attorney: Kassie Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Fusco, Carol Ann**

a/k/a Carol A. Fusco a/k/a Carol Thompson Fusco a/k/a Carol Fusco  
Late of Richeyville, Centerville Boro  
Washington Co., PA  
File No. 63-21-0574

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: Christy Fusco, P.O. Box 60, Richeyville, PA 15358

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Molinaro, Jr., Anthony C.**

Late of City of Washington  
Washington Co., PA  
File No. 63-21-0987

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 S. Molinaro, 209 Lori Road, Gibsonia, PA 15044

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Sekora, Ann**

a/k/a Anne R. Sekora  
Late of Centerville Borough  
Washington Co., PA

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

Executor: Gary Ilko, 377 Lowhill Road, Brownsville, PA 15417

Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Tustin, Donald E.**

a/k/a Donald Eugene Tustin  
Late of Burgettstown  
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Casey Kern & Kelly Rotzinger  
c/o

Attorney: Watson Mundorff, LLP, 720 Vanderbilt Road, Connellsville, PA 15425-6218

WCR V. 101 Issues 51,52, V. 102 Issue 1

**Withers, Michael Allen**

a/k/a Michael A. Withers  
Late of Fallowfield Twp.  
Washington Co., PA  
File No. 63-21-01065



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: Amy Reane Withers, 43 Friendship Dr., Charleroi, PA 15022

Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

WCR V. 101 Issues 51,52, V. 102 Issue 1

### **Wolkowicz, Howard**

Late of City of Monongahela  
Washington Co., PA  
File No. 63-21-1182

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: Marta Brant, 107 Eighth St., Monongahela, PA 15063

Attorney: Jack L. Bergstein, Esq., 33 Colonial Dr., Monessen, PA 15062

WCR V. 101 Issues 51,52, V. 102 Issue 1

## **THIRD PUBLICATION**

### **Auld, Jane A.**

a/k/a/Jane Auld  
Late of West Bethlehem Twp.  
Washington Co., PA  
File No. 63-21-0902

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 A. Personett c/o

Attorney: Brett A. Clancy, Esq.,

90 W. Chestnut St., Ste. 608,  
Washington, PA 15301

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### **Guzzi, George**

a/k/a George M. Guzzi  
Late of Borough of Allenport  
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: John Guzzi, P.O. Box 74, Allenport, PA 15412

Attorney: Richard C. Mudrick, 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 101 Issues 50,51,52

### **Horwatt, Emma Jean**

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

Executrix: Deborah Oliverio c/o

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

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### **Shaffer, Brian Kenneth**

Late of Independence Twp.  
Washington Co., PA

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

Administrator: Chester W. Shaffer, 41 Interstate Circle, Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq.,

Bassi, Vreeland & Assoc., P.C.,  
62 E. Wheeling St.,  
Washington, PA 15301

WCR Vol 101 Issues 50,51,52

## CORPORATION NOTICE

### CORPORATE NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania. At Harrisburg, PA on or about June 25, 2021, for:

CNX Foundation  
1000 CONSOL Energy Drive  
Canonsburg, PA 15317

The corporation has been incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

WCR Vol 101 Issue 52

## REAL ESTATE NOTICE

IN THE COURT OF  
COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION No.:  
C-63-CV-2020-2125

U.S. BANK N.A., AS TRUSTEE FOR  
THE REGISTERED HOLDERS OF THE  
STRUCTURED ASSET SECURITIES  
CORPORATION, STRUCTURED AS-  
SET INVESTMENT LOAN TRUST,  
MORTGAGE PASS-THROUGH CER-  
TIFICATES, SERIES 2003-BC8  
Plaintiff

v.  
ASHLEY MULL, IN HER CAPACITY  
AS HEIR OF THE ESTATE OF EILEEN  
L. BRITT A/K/A EILEEN BRITT; JERE-  
MY P. BRITT IN HIS CAPACITY AS  
HEIR OF THE ESTATE OF EILEEN L.  
BRITT A/K/A EILEEN BRITT; JESSI-  
CA L. BRITT A/K/A JESSICA BRITT,

IN HER CAPACITY AS ADMINISTRA-  
TRIX AND HEIR OF THE ESTATE OF  
EILEEN L. BRITT A/K/A EILEEN  
BRITT; UNKNOWN HEIRS SUCCE-  
SOR, ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER EILEEN L. BRITT  
A/K/A EILEEN BRITT, DECEASED  
Defendant(s)

NOTICE TO:

Unknown Heirs Successor, Assigns and  
All Persons, Firms or Associations Claim-  
ing Right, Title or Interest from or Under  
Eileen L. Britt a/k/a Eileen Britt, De-  
ceased

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

Being Premises: 155 High Road, a/k/a  
155 High Street, Roscoe, PA 15477  
Being in BOROUGH OF ALLENPORT,  
County of WASHINGTON, Common-  
wealth of Pennsylvania, 010-022-00-01-  
0001-00

Improvements consist of residential prop-  
erty.

Sold as the property of ASHLEY MILL,  
JEREMY P. BRITT, JESSICA L.  
BRITT, Unknown Heirs Successor, As-  
signs and All Persons, Firms or Associa-  
tions Claiming Right, Title or Interest  
From or Under Eileen L. Britt a/k/a Ei-  
leen Britt, Deceased

Your house (real estate) at 155 High  
Road, a/k/a 155 High Street, Roscoe, PA  
15477 is scheduled to be sold at the  
Sheriff's Sale on October 1, 2021 at 10:00  
AM, at the PA-WASHINGTON, PUB-  
LIC MEETING ROOM # 104, 100  
WEST BEAU STREET, WASHING-  
TON, PA 15301, to enforce the Court  
Judgment of \$41,828.94 obtained by, U.S.  
BANK N.A., AS TRUSTEE FOR THE  
REGISTERED HOLDERS OF THE  
STRUCTURED ASSET SECURITIES  
CORPORATION, STRUCTURED AS-  
SET INVESTMENT LOAN TRUST,  
MORTGAGE PASS-THROUGH CER-  
TIFICATES, SERIES 2003-BC8 (the  
mortgagee), against the above premises.

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

WCR Vol 101 Issue 52

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No.: C-63-CV-2020-1491

WILMINGTON TRUST COMPANY AS  
SUCCESSOR TRUSTEE TO THE  
BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK AS  
SUCCESSOR TRUSTEE FOR  
JPMORGAN CHASE BANK, N.A., AS  
TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF  
POPULAR ABS, INC. MORTGAGE  
PASS-THROUGH CERTIFICATES  
SERIES 2005-B  
Plaintiff

v.

KELLIE J. ESPEY A/K/A KELLIE  
ESPEY, IN HER CAPACITY AS AD-  
MINISTRATRIX AND HEIR OF THE  
ESTATE OF LYNA KLIMO A/K/A  
LYNA M. KLIMO; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIA-  
TIONS CLAIMING RIGHT, TITLE OR  
INTEREST FROM OR UNDER LYNA  
KLIMO A/K/A LYNA M. KLIMO,  
DECEASED  
Defendant(s)

NOTICE TO:  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER LYNA KLIMO A/K/  
A LYNA M. KLIMO, DECEASED

NOTICE OF SHERIFF'S SALE OF RE-  
AL PROPERTY

Being Premises: 833 Oakland Ave, Char-  
leroi, PA 15022  
Being in BOROUGH OF CHARLEROI,  
County of WASHINGTON, Common-  
wealth of Pennsylvania, 160-014-00-04-  
0002-00, 160-014-00-04-0003-00

Improvements consist of residential prop-  
erty.

Sold as the property of Kellie J. Espey,  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER LYNA KLIMO A/K/  
A LYNA M. KLIMO, DECEASED

Your house (real estate) at 833 Oakland  
Ave, Charleroi, PA 15022 is scheduled to  
be sold at the Sheriff's Sale on October 1,  
2021 at 10:00 AM, at the PA-  
WASHINGTON, PUBLIC MEETING  
ROOM # 104, 100 WEST BEAU  
STREET, WASHINGTON, PA 15301, to  
enforce the Court Judgment of \$27,799.84  
obtained by, WILMINGTON TRUST  
COMPANY AS SUCCESSOR TRUS-  
TEE TO THE BANK OF NEW YORK  
MELLON F/K/A THE BANK OF NEW  
YORK AS SUCCESSOR TRUSTEE  
FOR JPMORGAN CHASE BANK, N.A.,  
AS TRUSTEE FOR THE BENEFIT OF  
THE CERTIFICATEHOLDERS OF  
POPULAR ABS, INC. MORTGAGE  
PASS-THROUGH CERTIFICATES SE-  
RIES 2005-B (the mortgagee), against the  
above premises.

IF YOU DO NOT HAVE A LAWYER  
OR CANNOT AFFORD ONE, GO TO  
OR TELEPHONE THE OFFICE LISTED  
BELOW TO FIND OUT WHERE YOU  
CAN GET LEGAL HELP.

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

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
(844) 856-6646

WCR Vol 101 Issue 52

In The Court Of Common Pleas of  
Washington County, Pennsylvania  
Civil Division  
No: 2021-3806

Estate of Donna Patmon aka  
Donna L. Patmon, deceased  
Plaintiff,  
vs.  
First Federal Savings and  
Loan Association of Carnegie  
Defendant

AND

No: 2021-3807

Estate of Donna Patmon aka Donna L.  
Patmon, deceased  
Plaintiff,  
vs.  
G.D.C. Finance Con. Disc., Co.  
Defendant..

**NOTICE TO DEFEND**

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or by objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the court without further notice for any money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Southwestern Pennsylvania  
Legal Aid Society  
10 West Cherry Avenue  
Washington, PA 15301  
Phone: (724) 225-6710

Lawyer Referral Service  
119 South College Street

Washington, PA 15301  
Phone: (724) 225-6710

To The Defendant, First Federal Savings and Loan Association of Carnegie Take Notice that a Quiet Title Action has been filed against you to have the mortgage from William Edward Patmon and Donna L. Patmon to First Federal Savings and Loan Association of Carnegie dated March 30, 1984, recorded in the office of the Recorder of Deeds of Washington County in Mortgage Book Vol. 1309 page 500 marked paid and satisfied.

To The Defendant, G.D.C. Finance Con. Disc. Co.: Take Notice that a Quiet Title Action has been filed against you to have the mortgage from William E. Patmon and Donna L. Patmon to G.D.C Finance Con. Disc. Co. dated July 19, 1999 recorded in the office of the Recorder of Deeds of Washington County at Instrument No. 199959908 marked paid and satisfied..

James P. Liekar, Esquire

WCR Vol 101 Issue 52

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No.: C-63-CV-2020-2115

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK AS  
SUCCESSOR TRUSTEE FOR JPMOR-  
GAN CHASE BANK, N.A., AS TRUS-  
TEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF  
POPULAR ABS, INC. MORTGAGE  
PASS-THROUGH CERTIFICATES  
SERIES 2006-E  
Plaintiff

v.

JAMES R. MURRAY, IN HIS CAPACI-  
TY AS CO-ADMINISTRATOR AND  
HEIR OF THE ESTATE OF THOMAS  
MURRAY A/K/A THOMAS S. MUR-  
RAY; KATHLEEN M. MURRAY, IN  
HER CAPACITY AS CO-

ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS MURRAY A/K/ A THOMAS S. MURRAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS MURRAY A/K/A THOMAS S. MURRAY, DECEASED

Defendant(s)

**NOTICE TO:**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS MURRAY A/K/A THOMAS S. MURRAY, DECEASED

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

Being Premises: 539 Highland Ave, Canonsburg, PA 15317

Being in BOROUGH OF CANONSBURG, County of WASHINGTON, Commonwealth of Pennsylvania, 090-004-00-00-0024-00

Improvements consist of residential property.

Sold as the property of JAMES R. MURRAY, KATHLEEN M. MURRAY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS MURRAY A/K/ A THOMAS S. MURRAY, DECEASED

Your house (real estate) at 539 Highland Ave, Canonsburg, PA 15317 is scheduled to be sold at the Sheriff's Sale on October 1 2021 at 10:00 AM, at the PA-WASHINGTON, PUBLIC MEETING ROOM # 104, 100 WEST BEAU STREET, WASHINGTON, PA 15301, to enforce the Court Judgment of \$102,913.47 obtained by, THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFI-

CATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-E (the mortgagee), against the above premises.

IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Washington County Lawyer  
Referral Service

119 South College Street  
Washington, PA 15301  
Telephone: (724) 225-6710

WCR Vol 101 Issue 52

**TPR NOTICE**

**PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: ISABELLA HOLLENBACH a/  
k/a ISABELLA ROSE HOLLENBACH  
D.O.B. 08/13/2018

CHILD OF: Samantha Sroka, a/k/a Samantha Hollenbach a/k/a Sam Sroka a/k/a Samantha Rose Sroka a/k/a Samantha Rose Kearns a/k/a Samantha Sorka, putative father, Jeremy Hollenbach, a/k/a JJ a/k/a Joker Hollenbach a/k/a Jeremy Joseph Hollenbach a/k/a Jeremy J. Hollenbach a/k/a Jeremey J. Hollenbach a/k/a Jeremey Joseph Hollenbach and the Unknown Father.

NO: 63-21-0982

Take notice that a Petition for Termination of Parental Rights of Mother, Samantha Sroka, a/k/a Samantha Hollenbach a/k/a Sam Sroka a/k/a Samantha Rose Sroka a/k/a Samantha Rose Kearns a/k/a Samantha Sorka, Putative Father Jeremy Hollenbach, a/k/a JJ a/k/a Joker Hollenbach a/k/a Jeremy Joseph Hollenbach a/k/a Jeremey J. Hollenbach a/k/a Jeremey J. Hollenbach a/k/a Jeremey Joseph Hollen-

bach and the Unknown Father of Isabella Hollenbach a/k/a Isabella Rose Hollenbach, shall be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his or her parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 16, 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.

Jennifer Mengle, Caseworker  
Washington County Children & Youth  
Social Service Agency  
100 West Beau Street  
502 Courthouse Square  
Washington, PA 15301  
Telephone: (724) 228-6884

**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, August 6, 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)

**ALLENPORT**

U.S. BANK, N.A., ET AL  
vs

ASHLEY MULL, In Her Capacity as  
Heir of the ESTATE OF EILEEN L.  
BRITT A/K/A EILEEN BRITT, ET AL

DOCKET #: 2020-2125  
JUDGEMENT: \$41,828.94

In the Commonwealth of Pennsylvania,  
Washington County, Allenport Borough;  
Address: 155 HIGH ROAD, A/K/A 155  
HIGH STREET, ROSCOE, PA 15477  
Tax #: 010-022-00-01-0001-00  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

**BUFFALO**

21ST MORTGAGE CORPORATION  
vs

BENJAMIN L. HATHAWAY, as Mort-  
gagor and Real Owner and LISA HATH-  
AWAY, as Mortgagor, Husband and  
Wife

DOCKET #: 2021-1088  
JUDGEMENT: \$54,393.76

In the Commonwealth of Pennsylvania,  
Washington County, Buffalo Township;  
Address: 477 RURAL VALLEY ROAD,  
CLAYSVILLE, PA 15323  
Tax #: 060-001-00-00-0019-02

Improvements: Residential Dwelling  
Attorney: GROSS McGINLEY, LLP,  
(610) 820-5450

WCR Vol 101 Issues 50,51,52

**CANONSBURG**

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

vs  
JAMES R. MURRAY, In his capacity as  
Co-Administrator and Heir of the ES-  
TATE OF THOMAS MURRAY A/K/A  
THOMAS S. MURRAY, ET AL

DOCKET #: 2020-2115  
JUDGEMENT: \$102,913.47

In the Commonwealth of Pennsylvania,  
Washington County, Canonsburg Bor-  
ough;  
Address: 539 HIGHLAND AVENUE,  
CANONSBURG, PA 15317  
Tax #: 090-004-00-00-0024-00  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

**CARROLL**

U.S. BANK NATIONAL ASSOCIA-  
TION, not in its individual capacity but  
solely as trustee for the RMAC Trust,  
Series 2016-CTT

vs  
ESTATE OF MARIE ZENI, DE-  
CEASED, last record owner/mortgagor,  
ET AL

DOCKET #: 2020-4174  
JUDGEMENT: \$301,382.22

In the Commonwealth of Pennsylvania,  
Washington County, Carroll Township;  
Address: 107 DIANE DRIVE, MONON-  
GAHELA, PA 15063  
Tax #: 130-006-09-02-0016-00

Improvements: Residential Dwelling  
Attorney: ROMANO GARUBO AR-  
GENTIERI COUNSELORS AT LAW  
LLC, 856-384-1515

WCR Vol 101 Issues 50,51,52

### **CHARLEROI**

WELLS FARGO BANK, N.A.

vs  
UNKNOWN HEIRS, Successors, As-  
signs and All Persons, Firms, or Associa-  
tions Claiming Right, Title or Interest  
from or under DONALD S. THORNE A/  
K/A DONALD THORNE A/K/A DON-  
ALD SCOTT THORNE, DECEASED

DOCKET #: 2020-1072  
JUDGEMENT: \$18,768.47

In the Commonwealth of Pennsylvania,  
Washington County, Charleroi Borough;  
Address: 1207 CREST AVENUE,  
CHARLEROI, PA 15022  
Tax #: 160-002-00-00-0058-00

Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

### **CHARLEROI (CONT'D)**

WILMINGTON TRUST COMPANY  
AS SUCCESSOR TRUSTEE TO THE  
BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, ET  
AL

vs  
KELLIE J. ESPEY A/K/A KELLIE  
ESPEY, In Her Capacity as Administra-  
trix and Heir of the ESTATE OF LYNA  
KLIMO A/K/A LYNA M. KLIMO, ET  
AL

DOCKET #: 2020-1491  
JUDGEMENT: \$27,799.84

In the Commonwealth of Pennsylvania,  
Washington County, Charleroi Borough;  
Address: 833 OAKLAND AVENUE,  
CHARLEROI, PA 15022  
Tax #: 160-014-00-04-0002-00 & 160-  
014-00-04-0003-00 (2)  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646

WCR Vol 101 Issues 50,51,52

### **NORTH STRABANE**

NEUBERGER BERMAN INVEST-  
MENT ADVISERS LLC-ILLINOIS  
GEN INVEST TRUST

vs  
SUSAN RITCHEY

DOCKET #: 2021-1384  
JUDGEMENT: \$129,629.12

In the Commonwealth of Pennsylvania,  
Washington County, North Strabane  
Township;  
Address: 309 MCCLELLAND ROAD,  
CANONSBURG, PA 15317  
Tax #: 520-013-01-00-0033-00  
Improvements: Residential Dwelling  
Attorney: McCABE, WEISBERG &  
CONWAY, (215) 790-1010

WCR Vol 101 Issues 50,51,52

### **PETERS**

U.S. BANK, N.A., Successor Trustee to  
LaSalle Bank National Association, ET  
AL

vs  
JAMES KENNEDY AND  
JILL KENNEDY

DOCKET #: 2020-6255  
JUDGEMENT: \$289,476.95

In the Commonwealth of Pennsylvania,  
Washington County, Peters Township;  
Address: 413 CHERIE DRIVE,  
MCMURRAY, PA 15317  
Tax #: 540-003-01-01-0026-00  
Improvements: Residential Dwelling  
Attorney: STERN & EISENBERG PC,  
(215) 572-8111

WCR Vol 101 Issues 50,51,52



**WASHINGTON**

TOWD POINT MORTGAGE TRUST  
 2018-6, U.S. Bank National Association,  
 as Indenture Trustee  
 vs  
 RAELENE SOCHOR a/k/a RAELENE  
 R. SOCHOR

DOCKET #: 2020-4317  
 JUDGEMENT: \$69,508.01

In the Commonwealth of Pennsylvania,  
 Washington County, City of Washington;  
 Address: 1440 ALLISON AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 770-039-00-01-0009-00  
 Improvements: Residential Dwelling  
 Attorney: KML LAW GROUP, P.C.,  
 (215) 627-1322

WCR Vol 101 Issues 50,51,52

**WASHINGTON (CONT'D)**

U.S. BANK NATIONAL ASSOCIA-  
 TION as Legal Title Trustee for  
 Truman 2016 SC6 Title Trust  
 vs

FRANK DOURLAIN AND CHERISH  
 ANN DOURLAIN

DOCKET #: 2019-6418  
 JUDGEMENT: \$139,055.63

In the Commonwealth of Pennsylvania,  
 Washington County, City of Washington;  
 Address: 290 ALLISON AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 720-010-00-01-0001-00  
 Improvements: Residential Dwelling  
 Attorney: ROMANO GARUBO AR-  
 GENTIERI COUNSELORS AT LAW  
 LLC, 856-384-1515

WCR Vol 101 Issues 50,51,52

**WEST PIKE RUN**

**FIRST FEDERAL SAVINGS &  
 LOAN ASSOCIATION OF GREENE  
 COUNTY, as existing under the laws  
 of the United States**

vs

**DENNIS J. KUROWSKI, II**

DOCKET #: 2019-7577  
 JUDGEMENT: \$76,657.17

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

Address: 217 WHITEHALL ROAD,  
 DAISYTOWN, PA 15427  
 Tax #: 700-011-00-00-0010-00

Improvements: Residential Dwelling

Attorney: PEACOCK KELLER LLP,  
 (724) 222-4520

WCR Vol 101 Issues 33,34,35