

WASHINGTON COUNTY REPORTS
Vol. 105 No. 9 – SEPTEMBER 12, 2024
119 South College Street, Washington, PA 15301

MOTIONS COURT SCHEDULE

CR#/Suite#	COMPLETE info at www.washingtoncourts.us/101/Judges
Gilman, Gary (PJ) CR#7/1001	Tu & Th 9:15a. Copy of motion due before 12p the business day prior to scheduled presentation. Motions in person, may be remote upon approval.
DiSalle, John CR#2/2002	Motions handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that motion is being filed and if 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. Advance copy of Orphan's Court motions shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valarie CR#1/2001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Jun, Aug, Oct, Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo
Lucas, Michael CR#6/1006	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, with signup by Noon the business day prior to presentation.
Neuman, Brandon CR#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Jude's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Judge of the Term, Criminal: Jul, Sep, Nov. Motions in person, with signup by Noon the business day prior to presentation. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald .
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .

COURT CALENDARS

Sheriff Sale Dates..... Last Date to File w/Prothonotary
Oct 4, 2024..... July 26, 2024
November 1, 2024..... August 30, 2024
December 6, 2024 September 27, 2024

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Obiter Dictum

From the ABA Journal Daily Newsletter: [1] A lifetime ban on voting by people convicted of certain enumerated felonies in Mississippi does not constitute cruel and unusual punishment, according to a recent en banc decision of the U.S. Court of Appeals for the Fifth Circuit. In its 13 - 6 decision, the Court determined that the Mississippi constitutional provision known as Section 241 does not violate the Eighth Amendment of the United States Constitution. According to the majority opinion authored by Judge Edith Jones, "The plaintiff's 8th Amendment contention must fail because felon disenfranchisement is not a punishment, much less cruel and unusual. Rather, than imposing a punishment, Sec. 241 serves "a non-penal regulatory purpose." Section 241 imposes a lifetime voting ban after conviction for "murder, rape, bribery, theft, arson, obtaining money or goods under false pretense, perjury, forgery, embezzlement or bigamy." In her majority opinion, Judge Jones relied upon a 1974 U.S. Supreme Court decision, *Richardson v. Ramirez*, which upheld a voting ban for some California felons in an equal protection challenge and context. She also noted that the U.S. Supreme Court rejected an "avant-garde interpretation of the 8th Amendment" this past June when it held that a ban on sleeping or camping on public property is not cruel and unusual punishment. Ten judges joined the majority opinion while two others dissented. [2] A federal appeals court recently blocked President Biden's new student loan re-payment plan leaving millions of borrowers enrolled in the cost cutting program in the lurch. In the latest development, the U.S. Court of Appeals for the 8th Circuit sided with Missouri Attorney General and five other Republican lead states requesting the court stop the Biden Administration from implementing the Savings on a Valuable Education Program, commonly known as SAVE, amid its ongoing litigation. The states had scored a partial injunction from a lower court that blocked the U.S. Department of Education from forgiving any loans through the program, then successfully petitioned the appeals court to stop the plan altogether.

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 SEPTEMBER 20, 2024 AUDIT

AUDIT LIST

63-2019-1482	Estate: Joanne Marie Valenti Accountant: Annette C. Valenti Massengil, Executrix Attorney: Warner Mariani, Esq.
63-2022-0190	Estate: Lorraine C. Richardson Accountant: Michael A. Carr & Elizabeth Evanski, Co-Executors Attorney: Branden A. Fulciniti, Esq.
63-2022-1321	Estate: Elizabeth Kelly Litton Accountant: Catherine T. Kelley, Executrix Attorney: N/A
63-2023-0060	Estate: Thomas M. Landish Accountant: William Jenkins, Executor Attorney: Anthony S. Dedola, Jr., Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SEPTEMBER 20, 2024 AT 9:30 A.M., COURTROOM #2, BEFORE THE HONORABLE JOHN F. DISALLE, 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: September 20, 2024
 Publication Dates: September 05th
 and September 12th, 2024

ESTATE NOTICES**FIRST PUBLICATION****Barone, Ruth A.**

Late of Carroll Twp.
Washington Co., PA
File No. 63-24-1271

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 Barone-Martin a/k/a Carol Anne Barone-Martin, 5013 West Grove Lane, Gibsonia, PA 15044
Attorney: Philip H. Rubenstein, Esq., 312 2nd Ave., Carnegie, PA 15106

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Bedillion, Charles Z.

Late of Washington
Washington Co., PA
File No. 63-24-01274

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: Jason Charles Bedillion, 1060 National Rd., Wheeling, WV 26003
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 9,10,11

Bedillion, Robert Lee

a/k/a Robert L. Bedillion
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 Administrator or attorney, and all persons indebted to the

decedent to make payment to the Administrator without delay.

Administrator: Richard Lee Bedillion c/o Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 105 Issues 9,10,11

Chatter, Jr., Louis Martin

Late of Smith Twp.
Washington Co., PA
File No. 63-24-00224

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: Gerald W. Chatter, 297 Dillo Rd., Clinton, PA 15026

WCR Vol 105 Issues 9,10,11

Diehl, Donald Conrad

a/k/a Donald C. Diehl
Late of Washington
Washington Co., PA
File No. 63-24-1298

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: Vickie L. Rush, 699 Phillis Road, Bulger, PA 15019
Attorney: Andrew H. Sweat, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 9,10,11

Donovan, Janet

Late of North Charleroi
Washington Co., PA
File No. 63-24-1287

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: Kerrienne A. Donovan, 362 Courtney Hill Rd., New Eagle, PA 15067
Attorney: James H. McCune, Esq., Bowles Rice, LLP, 1800 Main St., Ste. 200, Canonsburg, PA 15317

WCR Vol 105 Issues 9,10,11

Fitch, Thomas F.

Late of Union Twp.
Washington Co., PA
File No. 63-24-1269

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: Leah E. Fitch, Esq., 3560 Washington Ave., Finleyville, PA 15332
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 9,10,11

Graff, Donald J.

Late of North Franklin Twp.
Washington Co., PA
File No. 63-24-01318

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: Cynthia A. Keefer, 751 North Franklin Ave., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 9,10,11

Hess, Dolores J.

a/k/a Dolores Jean Hess
Late of Beallsville
Washington Co., PA
File No. 63-24-1315

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: Todd Isaac Hess, 2732 Main St., PO Box 67, Beallsville, PA 15313,
Scott M. Hess, 10 Hess Ln., PO Box 62, Beallsville, PA 15313,
Attorney: Christian E. Sesek, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Hickok, Phyllis A.

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

Executrix: S. P. Hewie, 1326 Wickerham Dr., Monongahela, PA 15063
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 9,10,11

Hrutkay, Becky L.

Late of Somerset 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: Brian T. Hrutkay, 52 Heatherington Rd., Somerset Twp., PA

15314
Attorney: Kris A. Vanderman, Esq., Vanderman Law Offices, 142 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 9,10,11

Karch, Diane Marie

Late of Burgettstown
Washington Co., PA
File No. 63-24-01106

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: Frank Lee Karch, 278 Karch Rd., Burgettstown, PA 15021
Attorney: James M. Herb, Esq., 464 Perry Highway, Pittsburgh, PA 15229

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Karch, Mary Ellen

Late of Burgettstown
Washington Co., PA
File No. 63-24-1168

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: Frank Lee Karch, 278 Karch Rd., Burgettstown, PA 15021, Gene Dell Karch, 36 Meneely Rd., Burgettstown PA 15021

Attorney: Dennis M. Makel, Esq., Makel & Assoc., LLC, 98 East Maiden St., Washington, PA 15301

WCR Vol 105 Issues 9,10,11

Lawson, David C.

Late of Washington
Washington Co., PA
File No. 63-24-1198

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: David Claire Williams, 2358 Golfview Dr., Upper St. Clair, PA 15241

Attorney: Peter A. Smith, Esq., 103 Scarborough Lane, McMurray, PA 15317

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McBee, Everett L.

a/k/a Everett Lee McBee
Late of Smith 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: Ruth Ann McBee aka Ruth A. McBee, 900 Main St., Langeloth, PA 15054

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

WCR Vol 105 Issues 9,10,11

Norton, Tammy S.

Late of Peters Twp.
Washington Co., PA
File No. 63-24-01292

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: Dakota Norton, 234 Quail Run Rd., Venetia, PA 15367

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

WCR Vol 105 Issues 9,10,11

Simms, Jr., Robert

Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-01307

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: Kara Alise Simms, 10 Simpson St., P.O. Box 94, Lawrence, PA 15055

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

WCR Vol 105 Issues 9,10,11

Simpson, James E.

a/k/a James Emmett Simpson
Late of North Franklin Twp.
Washington Co., PA
File No. 63-24-1263

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

Executor: David G. Simpson, 3070 Investors Dr., Washington, PA 15301
Attorney: Alan I. Farber, Esq., 5301 Grove Rd., Ste. M-106, Caste Village, Pittsburgh, PA 15236

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SECOND PUBLICATION

Bird, Robert W.

Late of Sycamore
Washington Co., PA
File No. 63-24-0861

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: Bobbi L. Bird a/k/a Bobby Lynn Harrington Bird, 908 Florida Ave.,

McDonald, OH 44437

Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 S. College St., Washington, PA 15301

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Dekort, Virginia Stephanie

a/k/a Virginia Stephanie Delorme
Late of Center Twp., Greene County
Washington Co., PA
File No. 30-24-0139 29055

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: Kimberlin P. Keith, 20721 121st Ave. SE, Snohomish, WA 98296

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Derrico, Maria G.

a/k/a Maria Grace Derrico
Late of Borough 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: Patrick J. Propy, 51 Colonial Dr., Newton, PA 18940
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

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Earnest, Richard

a/k/a Richard A. Earnest
a/k/a Richard Allen Earnest
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-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Lynne R. Cecchine, 391 Little Creek Rd., Amity, PA 15311, Stacey A. Earnest-Coon a/k/a Stacey A. Coon, 150 Deerfield Rd., Washington, PA 15301, Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

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Holland, Betty Jean

Late of Fredricktown
Washington Co., PA
File No. 63-24-1180

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 Teegarden, 2629 Martindale Rd., Marianna, PA 15345
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Medlen, James Loring

a/k/a James L. Medlen
Late of North Franklin Twp.
Washington Co., PA
File No. 63-24-1280

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: Janet K. Medlen, a/k/a Janet Kay Medlen, 253 Roosevelt St., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 8,9,10

Saymansky, Edward

a/k/a Edward W. Saymansky
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: John E. Saymansky, 1225 Peacock Lane, Fairmont, WV 26554
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

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Staub, Dawn

a/k/a Dawn Marie Staub
a/k/a Dawn Bennett
Late of Washington
Washington Co., PA
File No. 63-24-1223

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

Executor: Patricia A. Duda, 2405 Willowbrook Rd., Pittsburgh, PA 15241
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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Vance, Sr., William E.

a/k/a Bill Vance
Late of Houston
Washington Co., PA
File No. 63-24-0733

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: Kathleen C. Smith-Delach, Esq., 29 East Beau St., Washington, PA 15301

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Wyland, William M.

Late of North Franklin Twp.
Washington Co., PA
File No. 63-24-1270

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: Nancy A. Wyland a/k/a Nancy Ann Wyland, 117 Baltimore Ave., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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THIRD PUBLICATION

Albert, Esau M.

Late of Carroll Twp.
Washington Co., PA
File No. 63-24-1035

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: Vicki L. Wyvrat, 1653 4th St., Monongahela, PA 15063

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Anthony, Mary Lee

Late of Hopewell 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: Thomas H. Bennet, 1218 Anchor Dr., Wylie, TX 75098
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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Ashbaugh, Valerie J.

Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-1114

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: Leon Funwela, 219 Greenside Ave., Canonsburg PA 15317; Tysen Miller, 2024 O'Block Rd., Pittsburgh, PA 15239,

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Beckinger, Robert K.

Late of Carroll Twp.
Washington Co., PA
File No. 63-24-0962

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: Brian K. Beckinger a/k/a Brian Keith Beckinger, 754 Brownsville Rd., Fayette City, PA 15438
Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

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Biagini, Natalie Grace

a/k/a Natalie Biagini
Late of Monongahela, Carroll Twp.
Washington Co., PA
File No. 6324-1219

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: Francesco Amati a/k/a Frank Amati, 9339 Los Alisos Way, Fort Myers, FL 33908
Attorney: Jesse Browning Francis, PO Box 430, Donora, PA 15033

WCR Vol 105 Issues 7,8,9

Flynn, Michael R.

Late of East Washington Borough
Washington Co., PA
File No. 63-24-1247

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 Flynn Welch, 1423 Willowbrook Dr., Washington, PA 15301
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 7,8,9

Gable, Carol A.

a/k/a Carol Gable
Late of Peters Twp.
Washington Co., PA
File No. 63-24-1182

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: Susan R. Wentzel, 1694 Citation Dr., South Park, PA 15129
Attorney: Terrence M. Ging, Esq., Carmody & Ging, LLC, 801 Vinial St., 3rd Floor, Pittsburgh, PA 15212

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Glaum, Louise E.

a/k/a Louise Ellen Glaum
Late of Chartiers 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: Cynthia M. Speer, 105 High Pointe Dr., Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 7,8,9

Grimes, Leslie Ann

Late of Charleroi
Washington Co., PA
File No. 63-24-01181

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: Randall Tordi, 165 Linden Ave., Charleroi, PA 15022
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 105 Issues 7,8,9

Hemmis, Dale Wayne

Late of Washington Co., PA
File No. 63-24-01156

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: Sandra Lee Lai and Wesley Scott Hemmis, 4577 Davis Road, Perry, OH 44081
Attorney: Sarah A. Scott, Esquire, Sweat

Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 7,8,9

Kraushaar, Sarah B.

a/k/a Sarah Belle Kraushaar
Late of Muse
Washington Co., PA
File No. 63-99-0536

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: Arielle Kraushaar a/k/a Arielle Layne Kraushaar, 308 Cochran Rd., Pittsburgh, PA 15228
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 7,8,9

Kupar, George John

a/k/a George J. Kupar
Late of Washington
Washington Co., PA
File No. 63-24-0969

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 Zumpetta, 5144 Church Rd., Mount Laurel, NJ 08054
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 7,8,9

Leech, Frances M.

Late of New Eagle
Washington Co., PA
File No. 63-18-0895

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 E. Leech c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 105 Issues 7,8,9

Lesniakowski, Agnes M.

a/k/a Agnes Marie Lesniakowski
Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-01208

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: Robert S. Lesniakowski, 238 Ross Rd., Canonsburg, PA 15317
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 7,8,9

Lightner, Kathleen A.

a/k/a Kathleen Verderber Lightner
a/k/a Kathleen Ann Lightner
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: Nancy Verderber, 75 E. Katherine Ave., Washington, PA 15301
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.c., 29 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 7,8,9

Lytton, Charles D.

Late of Claysville
Washington Co., PA
File No. 63-24-1228

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: Bonnie L. Mansoura a/k/a Bonnie Lytton Mansoura, 1439 W. Wylie Ave., Washington, PA 15301 and Kenneth C. Lytton, 503 Country Club Rd., Washington, PA 15301,
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 7,8,9

Matijevich, Peter

Late of Canonsburg
Washington Co., PA
File No. 63-24-01215

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: WesBanco Trust & Investment Services, Attn: Jaime L. Edge, J.D., VP & Senior Trust Officer, 1 Bank Plaza, Wheeling, WV 26003
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 7,8,9

McAnallen, Jean E.

Late of Washington Co., PA
File No. 63-24-00721

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: Mary Sue Bracey, 200 Elwood Day Rd., West Finley, PA 15377
Attorney: Sarah A. Scott, Esquire, Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 7,8,9

McClintock, Paul D.

a/k/a Paul Dudley McClintock
Late of Washington Co., PA
File No. 63-24-01053

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

Executor: Joseph McClintock, 115 Cyprus Court, Venetia, PA 15367
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 7,8,9

McConn, Corey N.

a/k/a Corey McConn
Late of Burgettstown
Washington Co., PA
File No. 63-24-1234

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: Jil Ann Rankin, 875 Cross Creek Road, Burgettstown, PA 15021
Attorney: Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 105 Issues 7,8,9

McGinity, Jr., William James

Late of Brownsville
Washington Co., PA
File No. 63-24-01126

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: Kimberly McGinity, P.O. Box 588, Roscoe, PA 15477
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 105 Issues 7,8,9

Montana, Robert M.

a/k/a Robert Montana
Late of Burgettstown, Hanover Twp.
Washington Co., PA
File No. 63-23-0483

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: Robert A. Montana and Anthony Montana c/o
Attorney: Karen S. Timko, Esq., Certified Elder Law Attorney, Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 105 Issues 7,8,9

Myers, Jr., Alfred Charles

a/k/a Alfred C. Myers
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 & Attorney: Charles A.J. Halpin, III, Esq., 100 S. Broad St., #1830, Phila., PA 19110

WCR Vol 105 Issues 7,8,9

Pellett, Nancy Lou S.

Late of McMurray, Peters Twp.

Washington Co., PA
File No. 63-24-1201

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: Gerald F. Pellett, 127 W. Edgewood Dr., McMurray, PA 15317

WCR Vol 105 Issues 7,8,9

Rodriguez, Guadalupe Gutierrez

Late of Bulger
Washington Co., PA
File No. 63-24-00996

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 & Attorney: Genevieve Grace Redd, Esq., Leech Tishman Fuscaldo & Lampl LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

WCR Vol 105 Issues 7,8,9

Shearer, W. Richard

a/k/a William Richard Shearer
Late of Washington
Washington Co., PA
File No. 63-24-1227

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

Executor: Jeffrey Shearer, 525 McFarland Rd., Latrobe, PA 15650
Attorney: Peter Andrew Smith, Esq., Smith & Smith, 5101 Bayard St., Pittsburgh, PA 15232

WCR Vol 105 Issues 7,8,9

Tarback, Nellie

Late of Washington Co., PA
File No. 63-23-1952

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: Mark Tarback, 110 Milbeck Dr., Washington, PA 15301,
Michael D. Tarback, 208 Tara Dr., Washington, PA 15301,
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317
WCR Vol 105 Issues 7.8,9

Thomay, Ruth Ann

a/k/a Ruth A. Thomay
Late of Peters 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: Kenneth P. Hay a/k/a Kenneth Paul Hay, 1025 Waterford Court, McMurray, PA 15317
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301
WCR Vol 105 Issues 7.8,9

Thorn, Julia H.

Late of Washington Co., PA
File No. 63-24-00711

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: Willard Hathaway, 163 High Pointe Dr., Washington, PA 15301

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

WCR Vol 105 Issues 7.8,9

Vadella, Patrick J.

Late of Elco
Washington Co., PA
File No. 63-23-1942

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 J. Vadella, 913 Garfield Ave., PO Box 612, Roscoe, PA 15477

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

WCR Vol 105 Issues 7.8,9

Viati, Jr., Joseph S.

Late of Washington Co., PA
File No. 63-24-0922

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: Joie Miller a/k/a Joie L. Miller a/k/a Joie Lynn Miller, 110 Belmont Ave., Canonsburg, PA 15317

Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 7.8,9

Williams, Travis Levelle

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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Admin-

istratrix without delay.

Administratrix: Leigh Ann Williams, 1146 Arrowhead Dr., Washington, PA 15301

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

WCR Vol 105 Issues 7.8,9

Yanchak, Dolores Arlene

a/k/a Dolores A. Yanchak
Late of Washington Co., PA
File No. 63-24-0922

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 Yanchak, 112 Urquhart Rd., Scenery Hill, PA 15360

Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 7.8,9

TPR NOTICE**PUBLIC NOTICE**

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

**IN RE: ZARIAH DUCHI
AKA ZARIAH MARIE DUCHI
(DOB 9/29/2022)**

CHILD OF

**MATTHEW PAITH
NO: 63-24-1089**

Take notice that a Petition for Involuntary Termination of Parental Rights of MATTHEW PAITH, father of the above the minor child, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on OCTOBER 7 AND OCTOBER 9, 2024, at 9:00 AM. 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 Summit Legal a/k/a Southwestern Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Alisa Leonardi-Reif, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Ste. 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 105 Issue 9

FICTITIOUS NAME NOTICE**FICTITIOUS NAME
REGISTRATION
PROTECH AND MEDIA
CONSULTING**

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 29, 2024, for the conduct of a business in Washington County, Pennsylvania.

The assumed or fictitious name, style or designation:

**PROTECH AND MEDIA
CONSULTING**

The address of the principal place of business:
118 Castlebrooke Dr., Venetia, PA.
15367.

The name(s) and/or address(es) of all persons owning or interested in said business:
Oscar Navarro Monroy, 118 Castlebrooke Dr., Venetia, PA. 15367.

WCR Vol 105 Issue 9

REAL PROPERTY NOTICE**IN THE COURT OF
COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA****CIVIL DIVISION**

No.: CV-2024-01638

Sale No.: ORIGINAL 11/1/24 SALE

FREEDOM MORTGAGE CORPORATION Plaintiff
v.

**SHERRY L MIZWA, KNOWN HEIR
OF LINDA L MIZWA, DECEASED;
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST
FROM OR UNDER LINDA L MIZWA**

Defendant(s)

NOTICE TO: UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIA-
TIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER LINDA
L MIZWA

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

Being Premises: 614 E MAIN ST, Mo-
nongahela, PA 15063
Being in FIRST WARD, MONONGA-
HELA CITY, County of WASHING-
TON, Commonwealth of Pennsylvania,
420-011-00-02-0010-00

Improvements consist of residential prop-
erty. Sold as the property of Linda L
Mizwa

Your house (real estate) at 614 E MAIN
ST, Monongahela, PA 15063 is scheduled
to be sold at the Sheriff's Sale on Novem-
ber 1, 2024 at 10:00 AM, at the PA-
WASHINGTON, [HTTPS://](https://WASHINGTON.PA.REALFORECLOSE.COM)
WASHINGTON.PA.REALFORECLOSE.COM, *, *
, to enforce the Court Judgment of
\$32,352.03 obtained by, FREEDOM
MORTGAGE CORPORATION (the
mortgagee), against the above premises.

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

WCR Vol 105 Issue 9

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, OCTOBER 4, 2024, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases 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 **FRI-DAY 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 descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BEALLSVILLE**FREEDOM MORTGAGE
CORPORATION**

vs

ANDREW R. FAWCETT

DOCKET #: 2024-2181

JUDGEMENT: \$146,027.77

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

Address: 129 CHESTNUT STREET,
BEALLSVILLE, PA 15313
Tax #: 030-008-00-02-0002-02

Improvements: Residential Dwelling

Attorney: ORLANS ASSOCIATES PC,
248-502-1400

WCR Vol 105 Issues 8,9,10

CANONSBURG**U.S. BANK NATIONAL
ASSOCIATION, ET AL**

vs

**SEAN P. MOLLENAUER, Solely in
His Capacity as known heir of Herbert
C. Mollenauer, deceased, ET AL**

DOCKET #: 2023-3605

JUDGEMENT: \$92,399.87

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

Address: 221 BELMONT AVENUE,
CANONSBURG, PA 15317

Tax #: 100-010-00-01-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 8,9,10

CARROLL**DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL**

vs

**JENNIFER COLDITZ A/K/A
JENNIFER L. COLDITZ AND
DONOVAN PICCOLO**

DOCKET #: 2024-791

JUDGEMENT: \$72,708.41

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

Address: 39 FRONT STREET, MONON-
GAHELA, PA 15063

Tax #: 130-005-02-00-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 8,9,10

MOUNT PLEASANT**THE BANK OF NEW YORK
MELLON, ET AL**

vs

**ROSALIE GAUGHAN, A/K/A
ROSALIE GAUGHN; JOHN S. DINO,
III; PATRICIA DINO**

DOCKET #: 2023-7218
JUDGEMENT: \$83,290.75

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant
Township;

Address: 261 McCARRELL ROAD,
HICKORY, PA 15340

Tax #: 460-004-00-00-0026-02

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 8,9,10

SOMERSET

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A
CHRISTIANA TRUST AS
TRUSTEE FOR PNPMS TRUST IV**

vs

**WILLIAM H. JOHNSTON, JR., IN
HIS CAPACITY AS HEIR OF
WILLIAM H. JOHNSTON, ET AL**

DOCKET #: 2023-5332
JUDGEMENT: \$10,604.68

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

Address: 64 VALLEY ROAD, EIGHTY
FOUR, PA 15330

Tax #: 580-001-01-01-0009-00 & 580-
001-01-01-0022-00 (2)

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 8,9,10

WASHINGTON

**DEUTSCHE BANK NATIONAL
TRUST COMPANY**

vs

**THE UNKNOWN HEIRS, Trustees
and Representatives of the
BLAIR J. CARPENTER and
DONNA J. CARPENTER
Revocable Living Trust, ET AL**

DOCKET #: 2024-1309
JUDGEMENT: \$62,394.02

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

Address: 309 DEWEY AVENUE,
WASHINGTON, PA 15301
Tax #: 750-004-00-00-0008-02

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 8,9,10

WASHINGTON (Cont'd)

**MORTGAGE ASSETS
MANAGEMENT LLC**

vs

SONJA BAILEY

DOCKET #: 2024-2754
JUDGEMENT: \$95,298.67

In the Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough;

Address: 209 LINN AVENUE, WASH-
INGTON, PA 15301

Tax #: 760-004-00-01-0010-00

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 8,9,10

WEST BROWNSVILLE

**U.S. BANK NATIONAL
ASSOCIATION**

vs

**WILLIAM G. DICKS II
A/K/A WILLIAM DICKS;
CHARLYNNE A. DICKS
A/K/A CHARLYNNE DICKS**

DOCKET #: 2022-7494
JUDGEMENT: \$59,909.13

In the Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough;

Address: 509 ADAMS AVENUE,
BROWNSVILLE, PA 15417

Tax #: 675-019-00-03-0009-00 & 675-
019-00-03-0010-00 (2)

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 8,9,10

**Attorney 1 (Criminal)**

Starting Salary Range: \$58,799—\$77,449

Department: Central Legal Staff

Location: Philadelphia, Pittsburgh, or Harrisburg, PA

Posting Date: 8/29/2024

Benefits: <https://www.pacourts.us/judicial-administration/human-resources/benefits>

Description: This position requires significant research and writing skills for work performed with the Superior Court of Pennsylvania's Central Legal Staff. This individual must possess the ability to work both independently and as part of a statewide team, with the ability to meet deadlines. The attorney will handle matters relating to criminal law and work closely with various judicial chambers and Judges.

Typical Duties

- ✓ Review docketing statements, motions (standard and emergency), opinions circulating in Superior Court, and certified records.
- ✓ Review trial court dockets thoroughly to determine not only if any jurisdictional issues exist, but any other problems that require attention prior to listing the appeal before a merits panel.
- ✓ Prepare summaries and draft orders for review by Motions Judge.
- ✓ Prepare summaries, recommendations, and draft orders for review and votes by Motions Panel.
- ✓ Assist in research projects requested of Central Legal Staff.
- ✓ Work directly with Judges and chambers of the Superior Court of Pennsylvania to resolve various matters involving criminal cases.
- ✓ Assist in editing team members' work.
- ✓ Assist in various attorney functions in the relevant office, including, but not limited to, working with Superior Court Prothonotary's office to resolve issues pertaining to appeal docket.
- ✓ Perform related work as required.

Minimum Qualifications

- ✓ J.D. from ABA-accredited law school.
- ✓ Admitted to and in active standing with the practice of law before the Supreme Court of Pennsylvania.

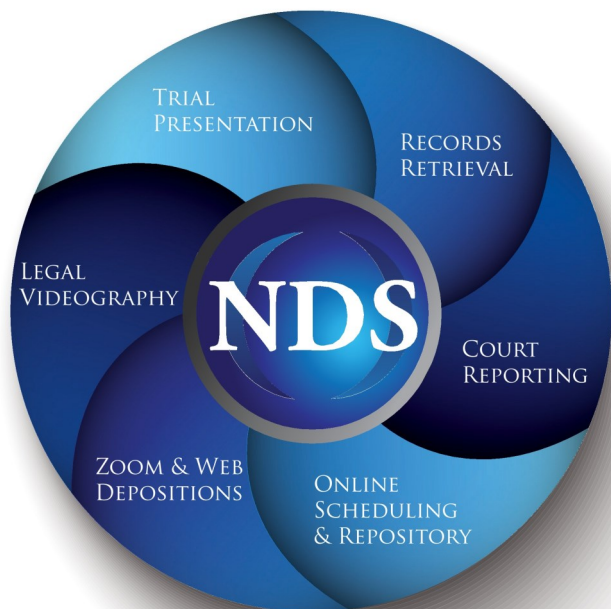
Additional Qualifications/Preferences

- ✓ Familiarity with Pennsylvania Rules of Appellate Procedure and Pennsylvania Rules of Criminal Procedure.
- ✓ Experience with criminal matters desired, but not required.
- ✓ Prior experience with or before Pennsylvania appellate courts is desired, but not required. 7 Proficiency with Microsoft Office applications (Word, Excel, and Outlook)
- ✓ Ability to maintain a high level of integrity in the performance of job duties.
- ✓ Satisfactory criminal background check required.

How to Apply

- ✓ Apply online using the Workday website. Applicants must provide a cover letter and resume. A list of references and writing sample (fewer than 10 pages) are desirable, but not required.
- ✓ Commencement Date: October 2024

Unified Judicial System Hiring Policy: The Unified Judicial System of Pennsylvania recruits, employs and promotes the most qualified applicants without regard to their political affiliation, race, color, age, national origin, sex, sexual orientation, gender identity or expression, religion, disability, or other non-merit facts or considerations. Reasonable accommodations will be provided to applicants with disabilities as may be necessary to ensure that all applicants are given a fair and equal opportunity to compete for all employment positions. Applicants who need accommodation for an interview should request so in advance. UJS hiring and employment policies and procedures are intended to conform to all applicable state and federal laws governing fair and nondiscriminatory hiring and employment practices and are subject to change as necessary to remain in compliance with such laws.



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