

# WASHINGTON COUNTY REPORTS

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No. 35



## *Serving the Legal Community of Washington County*

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF  
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE  
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS  
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

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

**JUDGES OF THE COURT OF COMMON PLEAS**

Katherine B. Emery, P.J., John DiSalle, Gary Gilman, Valarie Costanzo,  
 Michael Lucas, Damon Faldowski  
 Judge of the Term ..... March 16—31 ..... Faldowski, J.  
 Judge of the Term ..... April 1—15 ..... Emery, P.J.

**MOTIONS—2017**

**General Civil**.....**Judge of the Term** (9:15am, Monday-Friday)  
**Criminal (March)**..... **DiSalle, J. P. Judge Katherine B. Emery** ..... Tues. through Thurs. at 9:15 am  
**Judge John DiSalle** ..... Tues. and Thurs. at 9:15am  
**Judge Gary Gilman**..... Tues. through Fri. at 9:15 am  
**Judge Valarie Costanzo** ..... Wed. 9:30 am for individuals with counsel;  
 1:30 pm if the moving party does not have counsel.  
**Judge Michael Lucas** ..... Monday at 1:15 pm and Thurs. at 8:30 am  
**Judge Damon Faldowski**..... Tues. through Thurs. at 9:15 am  
 Motions in unassigned civil cases will continue to be heard by the Judge of the Term  
 Monday through Friday @ 9:15 a.m.

**COURT OF COMMON PLEAS CALENDAR**

Criminal - Trial Weeks ..... April 24—28, 2017  
 Civil - Trial Weeks..... April 24—28, 2017  
 Orphans’ Court - Next Audit ..... March 23, 2017  
 Orphans’ Court deadline to file accounts for May 2017 Audit ..... April 4, 2017  
 Sheriff’s Office - Next Sheriff’s Sale..... April 7, 2017  
 last day to file Executions in Prothonotary’s for June 2017 sale ..... Mar. 24, 2017  
 last day to file Executions in Sheriff’s office for June 2017 sale ..... Mar. 31, 2017  
**COMMONWEALTH COURT**..... Convenes in Pittsburgh..... Apr. 3—7, 2017  
**SUPREME COURT**..... Convenes in Pittsburgh..... Apr. 3—7, 2017  
**SUPERIOR COURT** ..... Convenes in Pittsburgh..... March 27-31, 2017

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**ADVERTISEMENTS due Friday at Noon for publication the following Thursday (holidays may alter deadline).**  
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**OBITER DICTUM**

From The *Wall Street Journal*: [1] “Around U.S. border crossing and in airports, U.S. law-enforcement authorities enjoy few legal constraints on their power to search international travelers. They can dig through luggage, take apart cars, inspect personal devices and more, all without a warrant or even suspicion. But recent years, federal courts have begun to look at border searches of electronic devices in a fresh light, with some ruling that U.S. agents need more than a hunch to detain a traveler’s device . . . Historically, courts have ruled the warrant requirement doesn’t apply at or near the U.S. border and points of entry, on grounds that authorities need broad powers to ensure dangerous people aren’t entering the country. Since 2013, several federal courts have tightened the standard on forensic dives into electronic devices carried by travelers, ruling such searches must rest on reasonable or individualized suspicion of a crime – more than a hunch but less than probable cause. But department of Homeland Security’s current policy comes from a 2009 DHS directive authorizing border authorities to examine electronic devices ‘with or without individualized suspicion’ and to review and analyze any information from them. In 2014, the Supreme Court gave courts more to consider, ruling police generally need a warrant to search suspect’s cell phones. The court didn’t address searches at airports or borders, leaving lower courts to reconcile the ruling with the border-search exception. At least three federal courts have puzzled over whether the ruling affects border searches. Two ruled forensic examinations of phones must at least rest on reasonable suspicion.”(Article by Joe Palazzolo and Kate O’Keeffe; [2] “A federal appeals court held Monday that circumstances permitted Vermont police to obtain the GPS location of a suspected killer’s cell phone without a warrant, sidestepping a ruling on the larger debate over the legality of tracking people through their devices in real time. The Second U.S. Circuit Court of Appeals in New York ruled that the tracking of the man’s cell phones fell within a narrow exception to the Fourth Amendment that allows police to by pass a warrant in emergencies. Service providers can point police to general vicinity of cell phones with records that are automatically created when phones connect to nearby cell towers. Several federal appeals courts have held that police don’t need a warrant for those records. GPS tracking is more precise, and the law surrounding it is less settled, with some state high courts and federal magistrate judges requiring a warrant and one federal appeals court ruling that no warrant is required for short -term tracking, said Nathan freed Wessler, an attorney with the American Civil Liberties Union. The Second Circuit declined to wade into the debate, ruling that Vermont authorities acted within an exception to the warrant requirement that courts have craved for situations that present police with ‘an urgent need to render aid or take action.’” (Article by Joe Palazzolo) •• •• From the *ABA Journal Daily Newsletter* : [1] “A Texas judge is under fire after declaring on Facebook he generally won’t accept plea deals in cases involving assaults and threats to police officers. Judge Kerry Neves of Galveston County backed up his public declaration with a July 18 order barring the plea deals unless there is compelling evidence in support of such an agreement, the targeted officers acquiesce and the defendant writes a sincere apology. The *Houston Chronicle* and KTRK covered the controversy. The order also applies to cases involving evading or resisting arrest, escaping and aiding escape, failing to identify, interfering with public duties, interfering with police service animals, attempting to take an of-

OBITER DICTUM CONTINUED ON PAGE 14

## WASHINGTON COUNTY BAR ASSOCIATION CLEs and CALENDAR OF EVENTS

3/29	Noon	Member Roundtable	WCBA
3/30	Noon	Real Property, Probate & Trust Sec. CLE— Deed Drafting II	George Washington Hotel
4/6	4:30	2nd Annual Past President's Dinner	George Washington Hotel
4/12	Noon	WCBA Board Meeting	WCBA
4/21	4-6pm	Shred Day #1	Citizens Library Parking Lot
4/27	9-4:00	WBB CLE REPLAY	WCBA
5/1		Public Law Day Celebration/Local Court Admission	Courthouse
5/10	Noon	WCBA Board Meeting	WCBA
6/29	Noon	Member Roundtable	WCBA
7/20		Bar Picnic & Golf Outing	Nemacolin CC
8/4-6		Summer Bench/Bar	Oglebay
8/18	4 - 6pm	Shred Day #2	Citizens Library Parking Lot
8/29	Noon	Member Roundtable	WCBA
10/20		125th Anniversary Celebration/ Bar Banquet	Courthouse

### NOTICE

#### TERMINATION OF INACTIVE CASES

The Court intends to terminate the cases posted on the website ([www.washingtoncourts.us](http://www.washingtoncourts.us)) without further notice because the docket shows no activity in the case for at least two years. You may stop the Court from terminating the case by filing a statement of intention to proceed with the Prothonotary of the Court at 1 South Main Street, Suite 1001, Washington, PA 15301, on or before April 24, 2017. If you fail to file the required statement of intention to proceed, the case will be terminated by the Prothonotary without further notice.

**Sally Michalski**  
**Deputy District Court Administrator**  
**1 S. Main Street**  
**Suite G006**  
**Washington, PA 15301**  
**724.228.6798**  
**724.250.4093 (Fax)**

35)5

## ESTATE NOTICES

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

### FIRST PUBLICATION

**CROFT, CHARLES E.**, late of South Strabane Township, Washington Co., PA; Executors: Douglas B. Croft, 1629 Lowrie St., Pittsburgh, PA 15212; Dennis J. Croft, 195 Armour St., Washington, PA 15301; Attorney: Susan Mondik Key, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**CRUMRINE, WILMA**, late of California Boro, Washington Co., PA; Executor: Jason Hagyari, PO Box 225, Millsboro, PA 15348; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

**CURRY, SR., JAMES L.**, late of City of Washington, Washington Co., PA; Executor: James L. Curry, Jr., c/o 775 East Maiden St., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**KOTAR, MARCELLA J.**, a/k/a **MARCELLA JEAN KOTAR**, late of Canonsburg, Washington Co., PA; Executor: Kerry L. Kotar, 12 LedgeWood Road, Manchester, MA 01944; Attorney: James P. Liekar, 38 West Pike St., Canonsburg, PA 15317

**NARUS, JEAN**, a/k/a **D. JEAN NARUS**, late of Washington, Washington Co., PA; Executrix: Shirley A. Narus, 119 Lyons St., Houston, PA

15342; Attorney: Michele S. Haggerty, 116 North Main St., Washington, PA 15301

**SANTEE, SHIRLEY L.**, a/k/a **SHIRLEY LOU SANTEE** a/k/a **SHIRLEY SANTEE**, late of Washington, Washington Co., PA; Executrix: Patti Bowman, 31 Aaronwoods Court, Wheeling, WV 26003; Attorney: Matthew J. Madvay, 30 East Beau St., Suite 325, Washington, PA 15301

**SANTEE, EMMA JEAN**, late of Washington, Washington Co., PA; Executor: Thomas Ware; Attorney: Nick Francalancia, 255 College Avenue, Beaver, PA 15009

**SERVETNICK, DAVID N.**, a/k/a **DAVID SERVETNICK** a/k/a **DAVID NEAL SERVETNICK**, late of Hickory, Washington Co., PA; Administrator: Frank J. Hayes, c/o PO Boc 435, Hickory, PA 15340; Attorney: Peter K. Darragh, PO Box 435, Hickory, PA 15340

**TURPIN, JOSEPH**, late of Centerville, Washington Co., PA; Executrix: Donna Bevan, 820 Canal Drive, Pine Grove, PA 17963; Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

**WEBER, STEPHEN MICHAEL**, a/k/a **STEPHEN M. WEBER**, late of Washington, Washington Co., PA; Executrix: Mardi Joy Weber, c/o Sikov and Love, P.A.; Attorney: Carol Sikov Gross, Sikov and Love, P.A., 428 Forbes Avenue, Pittsburgh, PA 15219

**ZAVALLO, SR., ANTHONY E.**, late of Canonsburg, Washington Co., PA; Executrix: Shirley A. Zavallo, 201 Bernstein Avenue, Canonsburg, PA 15317; Attorney: Matthew J. Scanlon, 304 Ross St., Suite 510, Pittsburgh, PA 15219

**SECOND PUBLICATION**

**BIGGER, MARIE ELAINE MALARDI**, a/k/a **MARIE BIGGER**, late of Bulger, Washington Co., PA; Executor: Loretta B. Kendall, 364 E Lincoln Avenue, McDonald PA 15057; Attorney: Loretta B. Kendall, 364 E Lincoln Avenue, McDonald PA 15057

**BOZICK, DARLA ANN**, late of Canonsburg, Washington Co., PA; Administrator: Ronald M. Bozick, c/o Frank C. Roney, Mark C. Stopperich, 382 West Chestnut Street, Suite 102, Washington PA 15301; Attorney: Frank C. Roney, Mark C. Stopperich, 382 West Chestnut Street, Suite 102, Washington PA 15301

**DREZEWSKI, EDWARD**, late of Township of Canton, Washington Co., PA; Administratrix: Kathleen Amos, 178 Webb Drive, Washington PA 15301; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main Street, Suite 200, Washington PA 15301

**ELLIS, KEITH ROBERT**, late of Washington, Washington Co., PA; Executor: Keith Robert Ellis II, 53 Johnson Street, Wilkes Barre PA 18705; Attorney: Tamora Reese, 70 East Wheeling Street, Washington PA 15301

**KERR-SMITH, SHEILA**, late of Cecil Township, Washington Co., PA; Executor: Robert Smith, c/o Jesse White 107 S. McDonald Street, McDonald PA 15057; Attorney: Jesse White, Jesse White & Associates, 107 S. McDonald Street, McDonald PA 15057

**LESSO, LORNA BARBARA**, a/k/a **LORNA LESSO**, late of Chartiers Township, Washington Co., PA; Executors: Emmanuel Zaines, 328 Thomas Road, McMurray PA 15317, Michael Crow, 208 Meadowview Drive, Canonsburg PA 15317; Attorney:

William E. Speakman, Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington PA 15301

**PANKIEWICZ, LAWRENCE J.**, a/k/a **LARRY PANKIEWICZ**, late of Carroll Township, Washington Co., PA; Executor: Stanley Pankiewicz, 23 Craven Drive, Charleroi PA 15022; Attorney: Eva H. Ahern, Peacock Keller & Ecker LLP, 70 East Beau Street, Washington PA 15301

**PATTERSON, REBECCA GENE**, a/k/a **REBECCA G. PATTERSON**, late of Brownsville, Washington Co., PA; Executor: Joel L. Patterson, 150 Rita Drive, Brownsville PA 15417

**PIGFORD, GORDENA BEATRICE**, a/k/a **BEATRICE GORDENA PIGFORD** a/k/a **GORDENA B. PIGFORD**, late of New Eagle, Washington Co., PA; Executors: Thomas E. Pigford and Joann Marraccini, 401 Mineola Avenue, Washington PA 15301

**POPOVICH, THEODORE C.**, late of City of Monongahela, Washington Co., PA; Executor: John Popovich, 510 Elmira Street, Monongahela PA 15063; Attorney: Blane A. Black, 223 Second Street, Monongahela PA 15063

**SANDERS, RITA M.**, a/k/a **RITA SANDERS**, late of Carroll Township, Washington Co., PA; Executors: Stephen Fusco, 1339 Armstrong Drive, Monongahela PA 15063, Michael A. Fusco, 6842 Wall Road, Monongahela PA 15063; Attorney: James W. Haines, 1202 West Main Street, Monongahela PA 15063

**WARD, GERRY**, late of Washington, Washington Co., PA; Administratrix: Carol J. Ward, 364 Cross Creek Road, Avella PA 15312; Attorney: Robert N. Clarke, Robert N. Clarke & Associates, 15 West Beau Street, Washington PA 15301

**THIRD PUBLICATION**

**HUNTER, WILLIAM HARRY**, late of McMurray, Washington Co., PA; Executors: Robert Kenneth Hunter, 36 Windcrest Drive, Cecil, PA 15321; Jeffrey William Hunter, 139 Lakeview Drive, McMurray, PA 15317; Attorney: Samuel A. Moore, 5311 Brightwood Road, PO Box 518, Bethel Park, PA 15102

**KELLEY, J. EVERETT**, a/k/a **JAMES EVERETT KELLEY, SR.**, late of Buffalo Township, Washington Co., PA; Administrator: James Everett Kelley, Jr., 216 Scenic Drive, Avella, PA 15312; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Ste 325, Washington, PA 15301

**KOPCHO, CLAIRE H.**, late of Canonsburg, Washington Co., PA; Executrix: Sonya L. Bell, c/o William G. Ball; Attorney: William G. Ball, 3100 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219

**LENZI, EVANO J.**, late of South Strabane Township, Washington Co., PA; Administrator: Michael J. Binge, 469 West Newton Road, Elizabeth, PA 15037; Attorney: Jeffrey J. Lochner, Lochner and Lochner, 4232 Brownsville Rd., Ste 315, Pittsburgh, PA 15227

**LEONARD, JOAN MARIE**, a/k/a **JOAN M. LEONARD**, late of North Bethlehem Township, Washington Co., PA; Administrator: Thomas W. Leonard, 1566 Brush Run Road, Washington, PA 15301; Attorney: Daniel P. Gustine, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

**MURPHY, EVELYN MARIE**, a/k/a **EVELYN M. MURPHY**, late of Washington Co., PA; Administrator: Ricky C. Murphy, 104 Opal Drive, Verona, PA 15147; Attorney: Albert G. Reese, Jr., 640 Rodi Road, 2nd Fl, Ste 2, Pittsburgh, PA 15235

**OSTRICH, ARTHUR E.**, late of Marianna, Washington Co., PA; Administratrix: Melissa M. Phillips, PO Box 31, Fredericktown, PA 15333; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main Street, Washington, PA 15301

**POPOVICH, RICHARD D.**, late of Peters Township, Washington Co., PA; Executrix: Joyce A. Popovich, 700 Crosswinds Dr., McMurray, PA 15317; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

**RUFFA, BETTY JANE**, late of Washington, Washington Co., PA; Executors: Evelyn Jean Ruffa, 125 Moffat Avenue, Washington, PA 15301; Thomas Louis Ruffa, 997 E. Maiden St., Washington, PA 15301; Attorney: Stephen D. Marriner, Jr., Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

**SHEPELAK, MARY H.**, late of North Charleroi Borough, Washington Co., PA; Executrix: Mary Ann Dudas, 712 Center Avenue, North Charleroi, PA 15022; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

**TRAX, ROBERT C.**, late of Peters Township, Washington Co., PA; Executrices: Judy M. Ross & Peggy L. Coffield, c/o 775 East Maiden St., 1st Fl., Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

**WICKERHAM, CAROL A.**, late of Carroll Township, Washington Co., PA; Administratrices: Ruth Ann Zippay, 220 Zippay Road, Charleroi, PA 15022 and Rebecca J. Walsh, 312 Carroll Lane, Monongahela, PA 15063; Attorney: Jason M. Walsh, Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

**WILLIAMS, JR., JAMES EDWARD**, late of Charleroi Borough, Washington Co., PA; Executrix: Amanda Roberts, 1003 1/2 Third Street, Charleroi PA 15022; Attorney: Alan Benyak, 401 Sixth Street at Washington Ave., PO Box 1, Charleroi, PA 15022

\*\*\*\*\*

TRUST NOTICE UNDER THE PENNSYLVANIA UNIFORM TRUST ACT

**JOHNETTA SHRIVER**, late of Marianna, Pennsylvania, deceased as of February 2, 2017.

All Persons indebted to said Trust and/or decedent to make immediate payment, and to those having claims against said Trust and/or decedent to present them duly authenticated for settlement to:

JOAN ANSEL  
109 Jefferson Avenue  
Marianna, Pennsylvania 15345  
(724)267-4146

Patrick J. Felix III, Esq.  
213 Eat Main Street  
Carnegie, PA 15106  
(412)278-2020 1)35-3

**CORPORATION NOTICES**

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **JOEY'S FARM SUPPLY LLC**

Dennis M. Makel, Esq.  
98 East Maiden St.  
Washington, PA 15301 2)35 -1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on the 6th of March, 2017, with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **CD ANIMAL HOUSE, INC.**

Speakman Riethmuller & Allison  
6 South Main St., Ste 614  
Washington, PA 15301 2)35 -1

FICTITIOUS NAME

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 3 day of March, 2017, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **BALANCED RIGHT AUTO CARE** with its principal place of business at 1944 Smith Twp. State Rd., Slovan, PA 15078.

The name(s) and/or address(es) of all persons owning or interested in said business: Curtis James Hosey. 2)35-1

**CLASSIFIED**

ATTORNEY

“Walsh, Barnes, Collis & Zumpella seeking attorney with 1 to 3 years’ experience with background in general liability and defense litigation. Experience in workers’ compensation, insurance coverage,



construction and/or family law also of interest. Please forward resumes directly to Faunda Melder, Office Manager, at [fmelder@walshlegal.net](mailto:fmelder@walshlegal.net).” 3)35-2

## MISCELLANEOUS

### NAME CHANGE

NOTICE IS HEREGY GIVEN that on the 15th day of March, 2017, a Petition for Change of Name, filed by Petitioner, **Justin Mitchell**, was filed in the Washington County Court, praying for a decree to change his/her name to Justin Cross.

The Court has fixed April 19, 2017 at 1:00 o'clock P.M. In Courtroom #6, Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. 4)35-1

### IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

In re: PETITION OF THE **CHARLEROI AREA SCHOOL DISTRICT** FOR COURT APPROVAL OF THE SALE OF UNUSED AND UNNECESSARY LANDS AND BUILDINGS PURSUANT TO 24 P.S. § 7-707(3)  
Docket No: 2017-185

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Section 7-707 (3) of the Pennsylvania Public School Code shall be held before the Honorable Damon J. Faldowski, Judge of the Court of Common Pleas of Washington County, Pennsylvania on March 22, 2017 at 1:30 p.m. in Courtroom #6 of the Washington County Courthouse, concerning the sale of certain real property from the Charleroi Area School

District to the Mon Valley Alliance, namely (a) That land known as 138 McKean Avenue, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-029-00-01-0013 -00 and commonly known as the “Atlas Building Property”; and (b) That land known as 200 2nd Street, Charleroi, Washington County, Pennsylvania 15022 located at Tax Parcel I.D. No. 160-020-00-00-0008-00 and commonly known as the “Old Stadium Property.” 4)32-3

## REAL ESTATE NOTICES

NOTICE OF ACTION TO QUIET  
TITLE  
No. 2017-632

**Wordet, LLC**

Vs.

**Westside Street Electric Company**

An Action to Quiet Title was filed on February 7, 2017 at No. 2017- 632 in connection with Parcel No. 320-010-00-00-0078-00 which is a right of way owned by West Side Electric Street Railway Company.

As per an Order of Court dated March 2, 2017, service of legal process in connection with this matter shall be effectuated upon Defendant by publication.

Richard C. Mudrick  
Attorney for Plaintiff  
300 Fallowfield Avenue  
Charleroi, PA 15022 6)35-1

NOTICE OF ACTION TO QUIET  
TITLE  
No. 2017-821

In accordance with Pennsylvania Rule of Civil Procedure 1066, Matthew Lee Melvin states:

An Amended Action to Quiet Title was filed on or about February 17, 2017 at No. 2017-821 in connection with property known as parcel No. 320-010-00-00-0064-10 owned by Sandra Newman.

As per an Order of Court dated March 9, 2017 all further service of legal process in connection with this matter shall be effectuated upon Defendant by publication.

David P. Hvizdos, Esq.  
505 Valleybrook Road, Suite 206  
McMurray, PA 15317 6)35-1

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IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY  
Civil Action – Law  
No. 2017-0643

Notice of Action in Mortgage  
Foreclosure

**Nationstar Mortgage LLC d/b/a  
Champion Mortgage Company,**  
Plaintiff

vs.

**The Unknown Heirs of Frank J.  
Romano, Deceased & Joanne Vulcer-  
Katrencik a/k/a Joanne Romano, Solely  
in Her Capacity as Heir of Frank J.  
Romano, Deceased, Mortgagor and  
Real Owner,** Defendant(s)

To: The Unknown Heirs of Frank J. Romano Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 418 Cecil Street, Canonsburg, PA 15317.

This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, has filed a

Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. 2017-0643, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 418 Cecil Street Canonsburg, PA 15317, whereupon your property will be sold by the Sheriff of Washington County.

Notice: 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 the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below. This office can provide you with information about hiring a lawyer. If you cannot afford to hire a Lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee.

Southwestern PA Legal Aid Society,  
10 W. Cherry Ave.  
Washington, PA 15301  
724-225-6170  
Washington County Bar Assn.  
119 South College St.

Washington, PA 15301

724-225-6710

washcobar.org.

Michael T. McKeever, Atty. for Plaintiff  
KML Law Group, P.C.

Ste. 5000, Mellon Independence Center  
701 Market St.

Phila., PA 19106-1532

215.627.1322

6)35-1

**MARSHAL'S SALE:** By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at 194 Lover Jonestown Road, Charleroi, PA 15022 being more fully described at Washington County Instrument Number 200610250.

**SAID SALE** to be held at the Courthouse Square, Room 104, 100 West Beau Street, Washington, PA 15301 at 10:00 a.m. prevailing, standard time, on March 28, 2017.

All that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 320-012-00-00-0033-00 recorded in Washington County, Pennsylvania. Seized and taken in execution as the property of Betty Davis aka Betty J. Davis, at the suit of the United States of America, acting through the Under Secretary of Rural Development, on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:16-cv-01529.

**TERMS OF SALE:** Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event

the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Steve Frank, United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at [www.resales.usda.gov](http://www.resales.usda.gov).

6)32-4

## **Pennsylvania Lawyers Fund For Client Security**

5035 Ritter Road, Suite 900, Mechanicsburg, PA 17055-4823  
(717)691-7503 or (800)962-4618  
Fax: (717)691-9005  
admin@palawfund.com  
Www.palawfund.com

The Pennsylvania Lawyers Fund for Client Security reimburses clients who have been victimized by a dishonest lawyer. The Fund is financed entirely by Pennsylvania licensed attorneys. The victims appreciate the members of the Pennsylvania Bar providing a source of relief for actions caused by a small number of Pennsylvania lawyers. In the words of one victim, "I feel it is also important to me to thank the Pennsylvania lawyers who contributed monies to the Fund ...". One member of the Bar wrote, "As you have doubtless heard from others, seeing the Fund step up to the plate and help a victim of lawyer misconduct financially recover for the loss, makes me proud that we have a system in place that actually helps people." The Fund would like to thank the members of the Pennsylvania Bar who provide the funds which make it possible to help restore a victim's faith in the legal community.

### **MISSION STATEMENT**

*The mission of the Pennsylvania Lawyers Fund for Client Security is to reimburse victims of attorney dishonesty in the practice of law; to preserve the integrity and protect the good name of the legal profession; and to promote public confidence in the legal system and the administration of justice in Pennsylvania.*

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### OBITER DICTUM CONT'D from page 3

ficer's weapon and possessing banned items in a correctional facility. 'I may only be one person, one judge,' Neves wrote on Facebook. 'But I will do what I can to stop the disrespect and aggressive behavior against our police officers.'" (Article by Debra Casens Weiss); [2] "Congress . . . entered its summer recess without acting on President Obama's Supreme Court nominee Merrick Garland, along with 49 others nominated to lower federal courts. Will they get a vote? Russell Wheeler, a visiting fellow at the Brookings Institution who tracks nominations, expects the number will be 'pretty paltry' because of the political fighting this year, Law.com reports. For some of those nominees – especially small-firm lawyers – the consequences can have financial consequences that last for years. Supreme Court nominee Merrick Garland tied the record Tuesday for the longest wait for a Supreme Court confirmation vote, the Huffington Post reports." •• •• *The foregoing material does not necessarily reflect the views of the employees, officers and/or members of the Washington County Bar Association. Obiter Dictum 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. Comments, criticism and suggestions should be addressed to the Editor, preferably in writing. All articles & publications referred to above are on file in the Bar office.*

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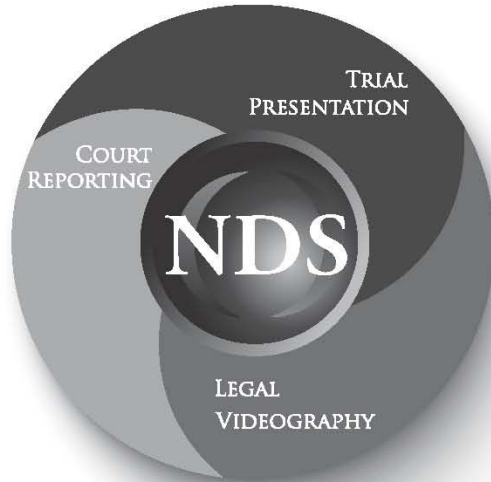
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