

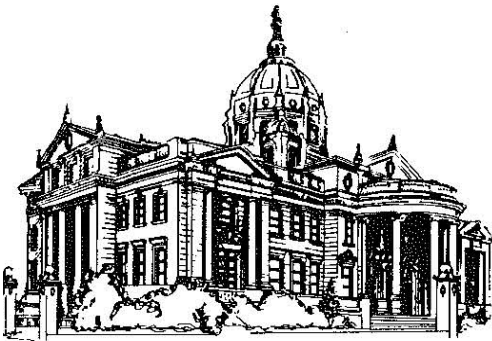
WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 101

THURSDAY, OCTOBER 8, 2020

No. 12



*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 & COURT/MOTIONS SCHEDULE

**Complete motions info during judicial emergency at
www.washingtoncourts.us**

Judge	Motions Court Schedule
Emery, Katherine (PJ) CR#1	Tu, Th 9:30a. Judge of the Term, Civil: 1st-15th each month Contested motions Tu, Th 9:30am; mail original motion to chambers, staff will contact atty to schedule date. No emails accepted. Mail consented to motions (original only) to chambers; once signed, motion will be filed in Prothonotary's office by Judge's staff; Pro. will mail copy of order to atty presenting the motion.
DiSalle, John CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans' Court (copy of motion to be served beforehand to Audit Atty). "Until further order, all motions, incl. Criminal & Orphans' Court, shall be handled remotely via email or fax sent to chambers. It is filing party's responsibility to notify all necessary parties that a motion is being filed and to state whether motion is contested. Contested motions shall include a scheduling order. Any Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA's Office for acknowledgment of objection or consent."
Gilman, Gary CR#4	Tu, Th 9:15a. Judge of the Term, Criminal: Sep., Nov.
Costanzo, Valarie CR#3	Tu, Th 9:15a. Judge of the Term, Criminal: Oct., Dec. During the judicial emergency, all motions shall be sent to the following email addresses (See website for motions format/add'l info): lori.hoag@washingtoncourts.us and jen-nifer.houpt@washingtoncourts.us .
Lucas, Michael CR#5	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 16th-end of each month
Neuman, Brandon CR#6	Motions on Tu (pro se & attys; motions due by noon on Fri) and Wed (attys; motions due by noon on Mon). Starting 7/6, all motions will be heard by phone. For all motions, sign-up outside office. No motions accepted via email or mail.
McDonald, Traci CR#7	W, Th 9:15a. Contact billie.jo.pustovrh@washingtoncourts.us and daryl.holt@washingtoncourts.us re motions scheduling. All Dependency Hearings and Delinquency matters will be held via MSTeams — special accommodations contact Court in advance of hearing.

COURT CALENDARS

Orphans' Court Audits: Nov 12
Next Sheriff's Sales: Nov 6, Dec 4

Per Administrative Order 2020-1 24 W.M. 2020 the local judicial emergency has been extended through Dec. 31, 2020. For a copy of this and other orders: www.pacourts.us/ujs-coronavirus-information.

WASHINGTON COUNTY REPORTS is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. Fax 724-225-8345. Email wcba@washcobar.org. Washington County Reports does not edit any legal advertisement for substance or content, only for format.
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Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] The U.S. Court of Appeals for the First Circuit has vacated a federal judge's preliminary injunction that blocked U.S. Customs and Immigration Enforcement from making civil arrests at state court houses.; [2] A federal district judge in Atlanta has ruled that a child born abroad through the use of a surrogate to a gay couple is a U.S. citizen even though she is biologically related to just one father and he had not been in the United States long enough to have citizenship.; [3] The U.S. Court of Appeals for the Third Circuit ruled that New Jersey's ban on high-capacity gun magazines does not violate the Second Amendment, the takings clause and the equal protection clause. The U.S. Court of Appeals for the Ninth Circuit recently reached a different conclusion finding that California's ban violated the Second Amendment.; [4] A Las Vegas lawyer has been charged with writing two bad checks totaling \$400,000.00. The lawyer was the CEO of a cannabis company.; [5] A lawyer from Myrtle Beach, South Carolina, with a history of sexual misconduct has been disbarred by the South Carolina Supreme Court after he was arrested and charged with indecent exposure for exposing his genitals and masturbating in public.; [6] Three criminal court dockets in Jefferson County, Kentucky have been suspended after three prosecutors and another staff member tested positive for COVID-19. An additional 16 staff members including 12 assistant county attorneys are in quarantine.; [7] The Missouri Supreme Court has ordered a former city attorney, who voluntarily gave up his license and was disbarred, to surrender himself to the Sheriff in order to commence service of a 30 day prison sentence after being held in criminal contempt for continuing to take new clients after his law license was suspended for misappropriating thousands of dollars from clients.; [8] An Illinois lawyer, who claimed he had cancer, when he did not, in an effort to extend discovery deadlines, is facing potential suspension from the practice of law.; [9] The U.S. Court of Appeals for the Eleventh Circuit in an en banc decision held that Florida did not violate the Constitution by requiring felons to pay fines, fees, costs and restitution before they were able to vote. The challenge arose after the Florida legislature had imposed the fines and fees requirement after Florida voters approved a constitutional amendment that restored voting rights to felons "upon completion of all terms of sentence including parole or probation." The en banc majority found that there was no violation of equal protection, due process, poll tax violation and no vagueness issue.

NOTICE: Washington County Bar Association Election of Officers/Directors for 2021 will be held on Tues., Oct. 27, at 5:30pm at Bubba's, Printscape Arena, Southpointe (register to attend: washcobar.org). The slate of nominees as presented/closed at the Sept. 17 meeting: Ricci Getty, Vice-President; Treasurer, Todd Pappasergi; Secretary, Deana Stephens; 3-year board members ('23) Brett Clancy, Kelly Dollins.

WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2020

President: Damon J. Faldowski
Pres.-Elect: Patrick R. Grimm
Vice-President: Eugene J. Julian
Secretary: Todd M. Pappasergi
Treasurer: deRicci Getty

Immediate Past-President:
 Frank C. Roney, Jr.

Timothy R. Berggren (2020)
 Deana M. Stephens (2020)
 Jennifer Schiavoni (2021)
 Thomas A. Steele (2021)
 Joseph A. Macerelli (2022)
 Elizabeth H. Wagers (2022)
 David Finder, YLD Pres.

Lauren L. Mathews, YLD Pres.-elect

ESTATE NOTICES

FIRST PUBLICATION

Buszinski, Carol L.
a/k/a Carol Buszinski
Late of Charleroi
Washington Co., PA

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

Executor: John J. Buszinski, 3413 Roanoke Dr., Cedar Park, TX 78613
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 101 Issues 12,13,14

Cameron, Richard R.
a/k/a Richard Riley Cameron
Late of East Washington
Washington Co., PA
File No. 63-20-1000

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: James W. Cameron and William H. Cameron c/o
Attorney: Samantha J. Gagliardo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Flr., Pittsburgh, PA 15222-3152

WCR Vol 101 Issues 12,13,14

Cecotti, Phyllis A.
Late of North Strabane Twp.
Washington Co., PA
File No. 63-20-1076

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: Chester J. Cecotti, 1092 Bayberry Dr., Canonsburg, PA 15317
Attorney: James F. Nowalk, Esq., The Manor, Ste. 203, 4701 Baptist Rd., Pittsburgh, PA 15227

WCR Vol 101 Issues 12,13,14

Mack, David George
Late of North Strabane Twp.
Washington Co., PA

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

Executor: Jamie L. Andrews-Mack, 108 Surrey Dr., Canonsburg, PA 15317

WCR Vol 101 Issues 12,13,14

Maze, Mary L.
a/k/a Mary Louise Maze
Late of Washington
Washington Co., PA
File No. 63-20-0825

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: Lucas J. Maze, 24 Brookhaven Ave., Washington, PA 15301
Attorney: Clark A. Mitchell, Esq., 17 S. College St., Washington, PA 15301

WCR Vol 101 Issues 12,13,14

Orisko, Elizabeth Z.

Late of Houston
Washington Co., PA

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

Executor: Edward Orisko, 200 McKee Rd., Washington, PA 15301

WCR Vol 101 Issues 12,13,14

Stewart Babyak, Kathy A.

a/k/a Kathy Babyak
Late of Burgettstown
Washington Co., PA
File No. 63-20-0944

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: Kim Fanase aka Kimberly A. Fanase, 4224 McAdoo Ridge Rd., Wellsburg, Wv 26070

Attorney: Frank R. Gustine, Esq.,
P.O. Box 577, Midway, PA 15060

WCR Vol 101 Issues 12,13,14

Zelinsky, Richard L.

a/k/a Richard Leroy Zelinsky
a/k/a Richard Zelinsky
Late of Muse
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: Scott Hitzfeld & Joseph Rubic c/o

Attorney: Steven R. Wolf, Esq., Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

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NOTICE OF TRUST**Edwina W. Cameron Revocable Trust
UAD 6/8/1999, as amended 7/5/2016**

Notice is hereby given that James W. Cameron and William H. Cameron are the Trustees of the above-named Trust. All persons indebted to Edwina W. Cameron are requested to make payment and all those having claims against Edwina W. Cameron are directed to present the same without delay to:

James W. Cameron and
William H. Cameron, Trustees
c/o Dentons Cohen & Grigsby P.C.
625 Liberty Ave., 7th Flr.
Pittsburgh, PA 15222-3152

Samantha J. Gagliardo, Esq.
Dentons Cohen & Grigsby P.C.
625 Liberty Ave., 7th Flr.
Pittsburgh, PA 15222-3152

WCR Vol 101 Issues 12,13,14

NOTICE OF TRUST**THE PATRICIA J. BARNEY REVOCABLE TRUST, DATED JULY 29, 2014 AS AMENDED ON MAY 17, 2019**

The Successor Trustees named below gives notice of the death of Patricia Jean Barney on September 11, 2020, late of the Township of Peters, County of Washington and Commonwealth of Pennsylvania, having created the Patricia J. Barney Revocable Trust dated July 29, 2014 as amended and having appointed Theresa A. Williams and John P. Barney as Successor Trustees therein. Notice is hereby given to 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 following:

Theresa A. Williams, John P. Barney
c/o Adam J Long
305 West Pittsburgh Street
Greensburg, PA 15601

WCR Vol 101 Issues 12,13,14

SECOND PUBLICATION

Bove, Donna Rae

a/k/a Donna R. Bove aka Donna Bove
Late of Monongahela
Washington Co., PA
File No. 63-20-0613

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: David M. Bove, 114 Baird St., Monongahela, PA 15063; and Robert A. Bove, 248 Rolling Hill Farm Dr., West Newton, PA 15089

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

WCR Vol 101 Issues 11,12,13

Briggs, Diane M.

a/k/a Diane Briggs
Late of Robinson 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: Phillip S. Falck, Sr., 115 Orchard St., McDonald, PA 15057

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

WCR Vol 101 Issues 11,12,13

Cibik, Rosemarie E.

a/k/a Rosemarie Scavariel Cibik
Late of East Washington Borough
Washington Co., PA
File No. 63-20-1016

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 attor-

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

Executrix: Lisa Marie Cibik Good, NKA Lisa Marie Cibik, 168 Lemoyne Ave., Washington, PA 15301

Attorney: Scott E. Westwood, Esq., c/o Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 101 Issues 11,12,13

Fages, Jacqueline

a/k/a Jacqueline Nix Fages
Late of Robinson Twp.
Washington Co., PA
File No. 63-20-0945

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: Timothy Fages, 1105 Spring St., McDonald, PA 15057

Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 101 Issues 11,12,13

Gavatorta, Donna K.

Late of Burgettstown
Washington Co., PA
File No. 63-20-1024

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: Stephen P. Gavatorta, 345 Bayshore Blvd., #1203, Tampa, FL 33606

Attorney: James P. Shields, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 101 Issues 11,12,13

Gillespie, Ruth

Late of Canonsburg

Washington Co., PA
File No. 63-20-0914

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 A. Signorini,
26 Vertical Dr., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., 165
McClelland Rd., Canonsburg, PA 15317

WCR Vol 101 Issues 11,12,13

Heck, Renelda

a/k/a Renelda J. Heck
a/k/a Renelda Jean Heck
Late of Stockdale
Washington Co., PA
File No. 63-20-0977

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 Heck, 554 Bow St.,
P.O. Box 38, Stockdale, PA 15483
Attorney: Lisa J. Buday, Esq.,
P.O. Box 488, California, PA 15419

WCR Vol 101 Issues 11,12,13

Kadash, Walter

Late of Scenery Hill
Washington Co., PA
File No. 63-20-0813

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: Dimiah Smith,
171 Alexander Ave., Strabane, PA
Attorney: Geoffrey P. Wozman, Esq., 100
Ross St., Ste. 130, Pittsburgh, PA 15219

WCR Vol 101 Issues 11,12,13

Lauterbach, Peter A.

Late of Canonsburg
Washington Co., PA
File No. 63-20-0712

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: Carol Lauterbach, 1315
Chartwell Dr., Pittsburgh, PA 15241
Attorney: Edwin W. Russell, Esq.,
Feldstein Grinberg Lang & McKee, P.C.,
428 Blvd. of the Allies, Ste. 600,
Pittsburgh, PA 15219

WCR Vol 101 Issues 11,12,13

O'Bryon, Susan L.

Late of Washington
Washington Co., PA
File No. 63-20-1003

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: Kristen M. Hunt, 225 Gates-
head Dr., McMurray, PA 15317
Attorney: Christine Brown Murphy, Esq.,
Zacharia Brown Law Offices, 111 West
McMurray Rd., McMurray, PA 15317

WCR Vol 101 Issues 11,12,13

Rooney, Cheryl Ann

a/k/a Cheryl A. Rooney-Koziel
Late of Chartiers Twp.
Washington Co., PA
File No. 63-20-1012

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: Christopher R. Rooney,
6174 Dalmation Dr., Bethel Park, PA
15102

Attorney: David J. Barton, Esq., 680
Washington Rd., Ste. 200, Pittsburgh, PA
15228

WCR Vol 101 Issues 11,12,13

Twardon, Michael P.

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

Administrator: Sherri Romano

Attorney: C.E. Kurowski, Esq., Box 331,
Washington, PA 15301

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THIRD PUBLICATION

Group, Donald H.

a/k/a Donald Henry Group
Late of South Franklin 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: Eric R. Group, 395 Vaneal Rd.,
Washington, Pa 15301

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

WCR Vol 101 Issues 10,11,12

Pangburn, Samuel S.

a/k/a Samuel Pangburn
a/k/a Sam Pangburn
a/k/a Samuel Stuart Pangburn
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: Betty J. Miller, 1374 Gabby Ave., 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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Scott, Janet D.

Late of Roscoe
Washington Co., PA
File No. 63-19-0387

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: Amber D. Lutes,
2017 5th Ave., Beaver Falls, PA 15010

Attorney: Larry A. Housholder, Esq.,
1318 7th Ave., Beaver Falls, PA 15010

WCR Vol 101 Issues 10,11,12

Strope, Merle Daniel

a/k/a Merle D. Strope
Late of South Strabane Twp.
Washington Co., PA
File No. 63-20-0923

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: Patsy S. Holliday,
153 Freedom Ln., Sewickley, PA 15143

Attorney: James P. Shields, Esq., Elder Law Offices of Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 101 Issues 10,11,12

Taft, Boles Lee

Late of Washington
Washington Co., PA

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

Executor: Jeffrey D. Taft c/o

Attorney: Angela D. Kusturiss, Esq.,
Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

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White, Frances E.

a/k/a Frances White
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 Tonsetic, 511 Pleasant Valley Rd., Washington, PA 15301

Attorney: Jeffrey P. Derrico, Esq.,
Greenlee Derrico Posa, LLC,
60 E. Beau St., Washington, PA 15301

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REAL ESTATE NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION
NO.: 2020-25

DOLLAR BANK, FEDERAL
SAVINGS BANK Plaintiff,

Vs.

JENNIFER L. ALEXANDER, Known
Heir of the Estate of HARRY W.
WHEELER and The Unknown Heirs,
Executors and/or Administrators of the
Estate of HARRY W. WHEELER,
Defendants.

Notice of Sheriff's Sale of Real Estate on
December 4, 2020 at 10:00 A.M. in Room
104, Public Meeting Room, Courthouse
Square, 100 West Beau Street, Washing-
ton, PA.

ALL THE RIGHT, TITLE, INTEREST
AND CLAIM OF JENNIFER L. ALEX-
ANDER, KNOWN HEIR OF THE ES-
TATE OF HARRY W. WHEELER AND
THE UNKNOWN HEIRS, EXECU-
TORS AND/OR ADMINISTRATORS
OF THE ESTATE OF HARRY W.
WHEELER OF, IN AND TO THE FOL-
LOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED
REAL ESTATE SITUATED IN THE
SIXTH WARD OF THE CITY OF
WASHINGTON, COUNTY OF WASH-
INGTON, AND COMMONWEALTH
OF PENNSYLVANIA. HAVING
ERECTED THEREON A DWELLING
BEING KNOWN AND NUMBERED AS
326 LOCUST AVENUE, WASHING-
TON, PA 15301. DEED BOOK VOL-
UME 1290, PAGE 830, PARCEL #760-
007-00-02-0008-00.

Dollar Bank, Federal Savings Bank vs.
Jennifer L. Alexander, Known Heir of the
Estate of Harry W. Wheeler and The Un-
known Heirs, Executors and/or Adminis-
trators of the Estate of Harry W. Wheeler,
at Execution No. 2020-25 in the amount
of \$79,130.22.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esquire
Grenen & Birsic, P.C.
One Gateway Center, 9th Fl
Pittsburgh, PA 15222
(412) 281-7650

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CORPORATION NOTICES

Certificate of Organization

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **6Deuce Fit LLC**, 455 2nd Avenue, New Eagle, Pennsylvania 15067.

Megan A. Kerns
Attorney at Law
1747 Rostraver Road
Belle Vernon, PA 15012
(724) 243-3551

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Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 12, 2020 for **M & N Heating & Cooling** at 15 Little Mingo Road, Finleyville, PA 15332. The name and address of each individual interested in the business is Maxwell Aaron Noel at 15 Little Mingo Road, Finleyville, PA 15332. This was filed in accordance with 54 Pa.C.S. 311.

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MISCELLANEOUS NOTICES

PUBLIC NOTICE

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

**IN RE: RANDY QUINTEN
MCDONALD & SADIE MCDONALD
D.O.B. 12/23/2011 & 3/31/2014**

**CHILDREN OF: BRITTANY
MCDONALD
NO: 63-20-0746 & 63-20-0747**

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Brittany McDonald, to Randy Quinten McDonald and Sadie McDonald, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on October 22, 2020, 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(ren) may be ended by the Court without your being present.

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

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

WCR Vol 101 Issue 12

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION

Civil Action No. 2019-7103

STEPHEN W. EVANITZ

Plaintiff

V.

Kelsey L. Evanitz

Defendant

TO: KELSEY L. EVANITZ

**NOTICE OF FILING OF
COMPLAINT IN DIVORCE**

You are notified that the Plaintiff has filed a Complaint in Divorce on November 15, 2019, against you at the above number and term.

Furthermore, Plaintiff has filed an Affidavit and Counter Affidavit pursuant to Section 3301(d) of the Pennsylvania Divorce Code asserting a one year separation. You may obtain a Counter Affidavit from Plaintiff's attorney named below or an attorney through the offices indicated below. TAKE FURTHER NOTICE that if you do not respond to this legal notice you may lose certain rights and a Divorce Decree will be entered against you without the necessity of providing you any further notice including a Notice of Intention to Request Entry of a Divorce Decree.

**NOTICE TO DEFEND AND CLAIM
RIGHTS**

You have been sued in court. If you wish to defend against the claims set forth in the Complaint in Divorce, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you and a decree of divorce or annulment may be entered against you by the court. A judgment may also be entered against you for any other claim or relief requested in these papers by the plaintiff. You may lose money or property or other rights important to you, including custody or visitation of your children.

When the ground for the divorce is indignities or irretrievable breakdown of the marriage, you may request marriage counseling. A list of marriage counselors is available in the Office of the Prothonotary at the Washington County Courthouse, Washington, Pennsylvania.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, DIVISION OF PROPERTY, LAWYER'S FEES, COSTS AND EXPENSES AND OTHER IMPORTANT RIGHTS BEFORE A DIVORCE OR ANNULMENT IS GRANTED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM.

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.

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
(724) 225-6710

Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington, Pennsylvania 15301

Frank Arcuri
Attorney for Plaintiff
Law Office of Frank Arcuri
125 South College Street
Washington, Pennsylvania 15301
(724) 223-4191

SHERIFF'S SALE—Samuel L. Romano, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, November 6, 2020 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 St., Suite 303, Washington, PA)

CALIFORNIA

Roundpoint Mortgage Servicing Corporation

Vs

Mary Jan Kortina

Docket# 2020-926

Judgement: \$53,826.91

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

Address: 809 California Drive., Coal Center, PA 15423 Tax #: 080-041-00-00-0008-00

Improvements: Residential Dwelling

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

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Address: 683 High Street, California, PA 15419; Tax #: 080-018-00-09-0003-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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CANONSBURG

WILMINGTON SAVINGS FUNDS SOCIETY, FSB, As Owner Trustee of the Residential Credit Opportunities, Trust V-C

Vs

Randal L. Patterson a/k/a Randal Patterson and Kimberly J. Patterson a/k/a Kimberly Patterson

Docket# 2018-2806

Judgement: \$104,635.42

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

Address: 412 Euclid Avenue, Canonsburg, PA 15317; Tax #: 090-014-00-04-0024-00 & 090-014-0004-0025-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 101 11, 12, 13

CALIFORNIA

DITECH Financial LLC

Vs

Steven G. Daniels and Diane E. Daniels

Docket# 2019-6901

Judgement: \$34,638.23

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

FALLOWFIELD

WILMINGTON SAVINGS FUNDS SOCIETY, FSB, Not In Its Individual Capacity, But Solely In Its Capacity as Owner Trustee of ACM Prime Alamosa 2018 Trust

Vs

Ronald Jones, Solely in His Capacity as Heir of Sarah E. Jones, Deceased, Kathleen Kyle, David Yurkovich, Joann Yurkovich aka Joann Edwards, Leonard Yurkovich, Mark Yurkovich

Docket# 2018-2397

Judgement: \$160,789.75

In the Commonwealth of Pennsylvania, Washington County, Fallowfield Township

Address: 1427 Main Street, Bentleyville, PA 15314; Tax #: 320-011-00-00-0037-07

Improvements: Residential Dwelling

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

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MONONGAHELA

USX Federal Credit Union

Vs

Lauren K. Broggi and Marsha A. Broggi n/k/a Marsha A. Hetherington

Docket# 2020-554

Judgement: \$39,075.08

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

Address: 1104 Lawton Street, Monongahela, PA 15063 Tax #: 440-026-00-01-0018-00

Improvements: Residential Dwelling

Attorney: COVELLI LAW OFFICES, (412) 653-5000

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SMITH

Greenwich Revolving Trust by Wilmington Savings Fund Society, FSB, not in its Individual Capacity, but Solely as Owner Trustee

Vs

Patricia Miller a/k/a Patricia A. Miller and Richard Miller a/k/a Richard L. Miller

Docket# 2019-3435

Judgement: \$18,517.65

In the Commonwealth of Pennsylvania, Washington County, Smith Township

Address: 108 Eleanor Street, Langeloth PA 15054; Tax #: 570-019-04-03-0015-00

Improvements: Residential Dwelling

Attorney: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

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SOMERSET

Louise Hewitt, Trustee for the Louise Hewitt Revocable Living Trust

Vs

Twinspin, LLC and Todd M. Cleavenger

Docket# 2020-505

Judgement: \$303,468.53

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

Address: 18 Eleanor Street, Langeloth PA 15054; Tax #: 580-005-00-00-0008-03; 580-005-00-00-0008-07 & 580-005-00-00-0008-04 (3)

Improvements: Residential Dwelling

Attorney: BLANE A. BLACK (724) 258-7000

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WARMAN ABSTRACT & RESEARCH LLC JOHN F. WARMAN

**518 Madison Drive, Smithfield, PA 15478, 724-322-6529
johnfranciswarman@gmail.com**

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**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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