

# WASHINGTON COUNTY REPORTS

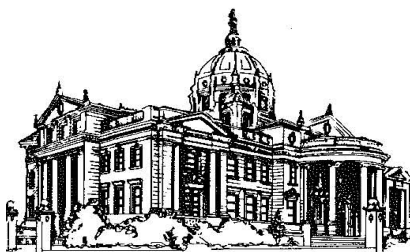
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**SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA**

## Table of Contents

Court Calendar .....	2
Obiter Dictum .....	3
Estate Notices .....	
Corporation Notice .....	
Real Estate Notice.....	
Termination of Parental Rights .....	
Name Change Notices .....	
Sheriff Sales for December.....	

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

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

## ESTATE NOTICES

### FIRST PUBLICATION

#### **Bruno, Salvatore J.**

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 Administratrix without delay.

Administratrix: Sharon Brown c/o

Attorney: Lane M. Turturice, Esq.,  
Turturice & Assoc., LLC, 70 E. Wheeling  
St., Washington, PA 15301

WCR Vol Issues

#### **Carr, Richard Alan**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-1630

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: Bryan Carr, 40 Ciaffoni Rd.,  
Canonsburg, PA 15317

Attorney: Jennifer L. Enciso, Esq.,  
322 North Shore Dr., Ste. 263,  
Pittsburgh, PA 15212

WCR Vol 102 Issues 18,19,20

#### **Caterino, Donna M.**

Late of 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: Matthew S. Caterino, 25  
Dawson Rd., Charleroi, PA 15022

WCR Vol 102 Issues 18,19,20

#### **Davis, Holly Ann**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-1898

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: Jamar Davis, 637 N. Main St.,  
Houston, PA 15342

Attorney: Paul A. Tershel, Esq., Tershel  
& Assoc., 55 S. Main St., Washington,  
PA 15301

WCR Vol 102 Issues 18,19,20

#### **Hartssock, Ronald G.**

a/k/a Ronald Guy Hartssock  
Late of N. Strabane Twp.  
Washington Co., PA  
File No. 63-21-1941

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: Mickey Horn, 21902 Con-  
suegra, Mission Viejo, CA 92692

Attorney: Linda C. Plum, Esq., 4617 Wal-  
nut St., McKeesport, PA 15132

WCR Vol 102 Issues 18,19,20

#### **Kirschner, Karl K.**

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

Executor: Tamela Pollard, 53 Young Rd., Eighty Four, PA 15330

Attorney: Lukas B. Gatten, Esq., Logan & Gatten, 54 N. Richhill St., Waynesburg, PA 15370

WCR Vol 102 Issues 18,19,20

### **Weckoski, Edwin**

Late of West Pike Run 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: John Weckoski, 330 Grange Road, Coal Center, PA 15423

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

WCR Vol 102 Issues 18,19,20

## **SECOND PUBLICATION**

### **Beaver, Michael P.**

Late of Atlasburg  
Washington Co., PA  
File No. 63-21-1848

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 Beaver, 196 Railroad St., McDonald, PA 15057

Attorney: Thomas A. Will, Esq., Thomas A. Will & Assoc., One Gateway Ctr., Ste. 700, 420 Fort Duquesne Blvd., Pittsburgh, PA 15222

WCR Vol 102 Issues 17,18,19

### **Bowman, Whyndham Scott**

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: Ames B. Shea, 112 Rosewood Rd., Avon, CT 06001

Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips, Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 102 Issues 17,18,19

### **Cass, William Harold**

a/k/a William H. Cass  
Late of Cecil Twp.  
Washington Co., PA  
File No. 63-21-1886

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: Jason Andrew Cass c/o

Attorney: Benjamin Scott Johns, Esq., 411 Seventh Ave., Ste. 1200, Pittsburgh, PA 15219

WCR Vol 102 Issues 17,18,19

### **Cross, Rose Marie**

Late of West Brownsville  
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: Deborah McKnight c/o

Attorney: Michael A. Aubele, Esq.,

Davis & Davis Law Offices,  
107 E. Main St., Uniontown, PA 15401

WCR Vol 102 Issues 17,18,19

**Crumrine II, Michael John**

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 Administratrix without delay.

Administratrix: Corina Crumrine,  
420 Brad Ave., Washington, PA 15301  
Attorney: Kathleen Smith-Delach, Esq.,  
Phillips, Phillips & Smith-Delach,  
29 E. Beau St., Washington, PA 15301

WCR Vol 102 Issues 17,18,19

**Falconi, Philip D.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-21-1835

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: Ruthann Falconi, 205 Wood-  
ridge Ct., Canonsburg, PA 15317  
Attorney: Edward J. Morascyzk, Esq.,  
Morascyzk, Yarosz & Morascyzk,  
382 W. Chestnut St., Ste. 102,  
Washington, PA 15301

WCR Vol 102 Issues 17,18,19

**Jancel, Patricia Ann**

a/k/a Patricia A. Jancel  
Late of Cecil  
Washington Co., PA  
File No. 63-21-1731

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

WCR Vol 102 Issues 17,18,19

**Lytton, James Arthur**

a/k/a James A. Lytton a/k/a James Lytton  
Late of West Alexander  
Washington Co., PA  
File No. 63-21-1920

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

Executor: James M. Lytton, PO Box 643,  
Claysville, PA 15323  
Attorney: Daniel P. Gustine, Esq.,  
Peacock Keller, LLP, 95 W. Beau St.,  
Ste. 600, Washington, PA 15301

WCR Vol 102 Issues 17,18,19

**McGee, Ruth E.**

a/k/a Ruth Eileen McGee  
Late of Centerville, 1st Ward  
Washington Co., PA  
File No. 63-21-0229

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: Evan Johnson, 180 Hazel-  
wood Dr., Washington, PA 15301,  
Hannah Gifford, 403 Filbert Orient Rd.,  
New Salem, PA 15468  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,

6 S. Main St., Ste. 614, Washington,  
PA 15301

WCR Vol 102 Issues 17,18,19

**Mitchell, Marlene Jean**

a/k/a Marlene J. Mitchell  
a/k/a Marlene Mitchell  
Late of Cecil Twp.  
Washington Co., PA  
File No. 63-21-1930

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: Jacklyn Mitchell, 337 Klinger Rd., Canonsburg, PA 15317

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

WCR Vol 102 Issues 17,18,19

**Opeka, Lillian**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-21-1515

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: Nancy O. Barnard,  
Dale R. Opeka, 560 Miranda Rd.,  
Pittsburgh, PA 15241

WCR Vol 102 Issues 17,18,19

**Pazzabon, Bernard Aldo**

Late of West Brownsville  
Washington Co., PA  
File No. 63-21-1859

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: George Brenzy, 712 Monroe Ave., Brownsville, PA 15417

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

WCR Vol 102 Issues 17,18,19

**Roberts, Mary Elizabeth**

Late of Charleroi  
Washington Co., PA  
File No. 63-21-1803

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: Ronald A. Roberts c/o  
Attorney: Christine Zaremski-Young,  
Edgar Snyder & Assoc., 600 Grant St.,  
10th Floor, Pittsburgh, PA 15232

WCR Vol 102 Issues 17,18,19

**Salotto, Barbara A.**

Late of Venetia  
Washington Co., PA  
File No. 63-21-0710

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: Stacy Ann Kokoszynski,  
121 Doubletree Dr., Venetia, PA 15367

Attorney: Julian E. Gray, Esq.,  
Julian Gray Assoc., 954 Greentree Rd.,  
Pittsburgh, PA 15220

WCR Vol 102 Issues 17,18,19

**Schultz, Edward C.**

a/k/a Edward Charles Schultz  
Late of Nottingham Twp.

Washington Co., PA  
File No. 63-21-1887

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: Darin E. Schultz,  
207 Lutes Rd., Finleyville, PA 15332  
Attorney: Stephanie M. Sewak, Esq.,  
90 W. Chestnut St., Ste. 606,  
Washington, PA 15301

WCR Vol 102 Issues 17,18,19

### **THIRD PUBLICATION**

**Ault, Jerry**  
a/k/a Jerry W. Ault  
Late of Washington  
Washington Co., PA

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

Co-Executors: Rachele Morgan, J. Michael Ault c/o  
Attorney: Angela D. Kusturiss, Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 102 Issues 16,17,18

**Basle, Vicki M.**  
a/k/a Vicki Basle  
a/k/a V. Basle  
Late of Canonsburg  
Washington Co., PA  
File No. 63-21-1714

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: Lori Roadman, 496 Narigon Run Rd., Claysville, PA 15323  
Attorney: Stephanie M. Sewak, Esq.,  
90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 102 Issues 16,17,18

**Bright, Floyd G.**  
a/k/a Floyd Graydon Bright  
a/k/a Floyd Grayden Bright  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-21-1822

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: Lisa Ann Aquilino, 300 Challenor St., Washington, PA 15301  
Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 102 Issues 16,17,18

**Brown, Elmer H.**  
a/k/a Elmer Henry Brown  
Late of McDonald  
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: William A. Brown, 154 Herbst Rd., Coraopolis, PA 15108

WCR Vol 102 Issues 16,17,18

**Chase, Robert A.**

Late of Washington  
Washington Co., PA  
File No. 63-15-00870

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: Brenda Abbott, 14 Hastings Rd., Fredricktown, PA 15333

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

\_\_\_\_\_ WCR Vol 102 Issues 16,17,18

**Hardway, Mary M.**

a/k/a Mary M. Dermont  
Late of Donora Borough  
Washington Co., PA

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

Co-Executors: Jonathan Dermont, 436 Constitution St., Perryopolis, PA 15473, Justin Dermont, 314 Anton St., Monongahela, PA 15063,

Attorney: Richard C. Mudrick, 300 Fal-lowfield Ave., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 102 Issues 16,17,18

**Helfer, Albert J.**

Late of McMurray  
Washington Co., PA  
File No. 63-21-01828

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: Alan J. Helfer, 338 Deerfield Dr., Canonsburg, PA 15317

Attorney: John M. Hartzell, Jr., Esq., Houston Harbaugh, 3 Gateway Ctr., 401 Liberty Ave., 22nd Flr., Pittsburgh, PA 15222-1005

\_\_\_\_\_ WCR Vol 102 Issues 16,17,18

**Hutson, William James**

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

Executrix: Beth A. Graham c/o

Attorney: Dorothy A. Milovac, Esq., 775 E. Maiden St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 102 Issues 16,17,18

**Pasierbek, Donna Darlene**

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

Administrator, DBN: Peter Pasierbek, 945 W. Wylie Ave., Washington, PA 15301

Attorney: Jennifer M. Merx, Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101

\_\_\_\_\_ WCR Vol 102 Issues 16,17,18

**Pollock, Nancy Lou**

a/k/a Nancy L. Pollock  
Late of Findleyville, Union Twp.  
Washington Co., PA  
File No. 63-21-1839

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: Bonnie Sue Kazior, 13 Veronica Dr., Finleyville, PA 15332

WCR Vol 102 Issues 16,17,18

**Robinson, William Allen**

a/k/a William A. Robinson  
a/k/a William Robinson  
a/k/a Bill Robinson  
Late of Burgettstown Borough  
Washington Co., PA  
File No. 63-21-1853

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 G. Cook, 1508 Main St., Burgettstown, PA 15021

WCR Vol 102 Issues 16,17,18

**Streator, Joyce E.**

a/k/a Joyce Eileen Streator  
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Wyatt Streator, 75 Orchard Terrace, Washington, PA 15301; Wayne Streator, 173 Markwood Dr., Canonsburg, PA 15317,

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

WCR Vol 102 Issues 16,17,18

**Toward, Mary Pat**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-21-1796

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: James C. Toward, 202 Profio Rd., McDonald, PA 15057

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

WCR Vol 102 Issues 16,17,18

**Welch, Richard G.**

a/k/a Richard Glen Welch  
a/k/a Richard Welch  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-21-1862

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: Matthew Reed Welch, 404 Camino Al Mar, Watsonville, CA 95076

Attorney: Susan Mondik Key, Esq., Peacock Keller, LLP, 95 W. Beau St., Suite 600, Washington, PA 15301

WCR Vol 102 Issues 16,17,18



## CORPORATION NOTICE

### FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **Eugene Raggi Rentals**, 27 Willowbrook Ln, WASHINGTON, PA 15301 has been filed in the Department of State at Harrisburg, PA, File Date 07/29/2021 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Eugene Raggi, 27 Willowbrook Lane, Washington, PA 15301

\_\_\_\_\_ WCR Vol 102 Issue 18

## TPR NOTICE

### PUBLIC NOTICE

IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: A'MYIAH DAVIS a/k/a  
A'MYIAH UNIQUE DAVIS

D.O.B. 7/18/2009

**CHILD OF: Sheila Louise Beckner  
a/k/a Sheila Beckner a/k/a Shelia Beck-  
ner a/k/a Sheila L. Beckner a/k/a Shelia  
L. Beckner a/k/a S. Beckner a/k/a Shei-  
la L. Becker a/k/a Sara Beckner**

NO: 63-21-1571

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Sheila Louise Beckner a/k/a Sheila Beckner a/k/a Shelia Beckner a/k/a Sheila L. Beckner a/k/a Shelia L. Beckner a/k/a S. Beckner a/k/a Sheila L. Becker a/k/a Sara Beckner, to the minor child, A'myiah Davis a/k/a A'myiah Unique Davis, 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, Wash-

ington, Pennsylvania, for a hearing as to the same on December 30, 2021, at 10:00 a.m.

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

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

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

\_\_\_\_\_ WCR Vol 102 Issue 18

## REAL ESTATE NOTICE

IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY, PA

David Jackson Milhollan and Donna Milhollan, his wife, Plaintiffs, v.  
**Real Estate Investment Group,  
a registered fictitious name,  
Real Estate Investment Group,  
an unregistered fictitious name, and  
Billy Joe Sanders, Defendants**

CIVIL DIVISION No. 2021-6333  
Notice on Behalf of Plaintiff  
Counsel of Record for Plaintiff:  
David S. Posner, Esquire,  
GOLDFARB, POSNER, BECK,  
DeHAVEN & DREWITZ,  
62 East Wheeling St, Ste. 101,  
Washington, PA 15301, T: 724-222-2440

**COMPLAINT IN ACTION TO  
QUIET TITLE**

**PARCEL I.D. NO:**

**750-008-00-03-0001-00**

**61 West Prospect Avenue, Washington,  
Pennsylvania 15301**

*ALL* that certain lot or parcel of ground situate in the Fifth Ward of the City of Washington, Washington County, Pennsylvania, being all of Lots No. 3 and 4 and a part of Lot No. 2 in the Christman and Steele Plan of Lots of record in the Office of the Recorder of Deeds for

Washington County in  
Plan Book 5, Page 146,

**IMPORTANT NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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, GO TO OR TELEPHONE ONE OF THE OFFICES SET FORTH BELOW. THESE OFFICES CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD A LAWYER, THESE OFFICES MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE**

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

Southwestern Pennsylvania  
Legal Aid Society  
10 West Cherry Avenue  
Washington, PA 15301  
(724) 225-6170

**NAME CHANGE NOTICES**

In the Court of Common Pleas of  
Washington County, Pennsylvania  
Civil Division No. 2021-7301

In Re: Petition of Bradyn James Pruss, a  
minor By the Petitioner, Jessica L. Hutton,  
natural parent For a change of name to  
Bradyn James Slack

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the 21st day of December, 2021 at 9:15 a.m. in Courtroom No. 6 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing when and where all persons may show cause, if any, why the request of Petitioner should not be granted.

Brett A. Clancy, Esquire  
The Law Office of Brett A. Clancy  
90 W. Chestnut St., Ste. 608  
Washington, PA 15301

WCR Vol 102 Issue 18

**Change of Name Notice**

Notice is hereby given that on the date of November 2, 2021, a Petition for adult adoption with name change was filed with the Court of Common Pleas of Washington County, Pennsylvania, Orphans Court Division, Docket 2021-1918, by the Petitioner, Francis Peter DeAugustine, praying for a decree to change the name of **CHRISTINE MARIE PARRIS F/K/A CHRISTINE MARIE MIKESSELL**, to Christine Marie DeAugustine.

The court has fixed Friday, November 19, 2021, at 2:00 p.m., in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, before the Honorable John F. DiSalle, as the time and place for a hearing on the merits of said Petition, when and where all persons interested may appear and show cause, if any, why the prayer of said Petition should not be granted.

Dorothy A. Milovac, Attorney at Law  
775 E. Maiden St.  
Washington, PA 15301  
(724) 222-9095

## 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, December 3, 2021 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

### CALIFORNIA

**WELLS FARGO BANK, N.A.**  
vs  
**LAURA FAIETA**

**DOCKET #: 2019-7400**  
**JUDGEMENT: \$70,929.53**

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

Address: 101 PENNSYLVANIA AVENUE, CALIFORNIA, PA 15419  
Tax #: 080-020-00-05-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

### CANONSBURG

**HSBC BANK USA, NATIONAL ASSOCIATION, ET AL**

vs  
**THE UNKNOWN HEIRS OF THE ESTATE OF HELEN D. STASIK**

**DOCKET #: 2020-7480**  
**JUDGEMENT: \$99,345.33**

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

Address: 605 FRANKLIN AVENUE, CANONSBURG, PA 15317  
Tax #: 090-008-00-02-0003-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856) 810-5815

WCR Vol 102 Issues 16,17,18

**CANTON**

**U.S. BANK TRUST, N.A. AS  
TRUSTEE OF THE IGLOO  
SERIES III TRUST**

**vs**

**RAYMOND W. SPROWLS**

**DOCKET #: 2021-1757  
JUDGEMENT: \$30,748.05**

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

Address: 1184 WILMINGTON STREET,  
WASHINGTON, PA 15301

Tax #: 120-011-07-04-0040-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,  
(212) 471-5100

WCR Vol 102 Issues 16,17,18

**DONORA**

**NEWREZ LLC F/K/A NEW PENN  
FINANCIAL, LLC D/B/A SHELL-  
POINT MORTGAGE SERVICING**

**vs**

**GENE JEFFRIES**

**DOCKET #: 2020-6603  
JUDGEMENT: \$101,421.26**

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

Address: 320 2ND STREET, DONORA,  
PA 15033

Tax #: 240-027-00-03-0012-00 & 240-027-  
-00-03-0014-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

**DONEGAL**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs**

**SARAH B. BUDNER AND NATHAN  
RUMBAUGH**

**DOCKET #: 2019-1468  
JUDGEMENT: \$100,262.02**

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

Address: 151 MAIN STREET, WEST  
ALEXANDER, PA 15376

Tax #: 230-031-00-00-0001-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
LER, (717) 234-4178

WCR Vol 102 Issues 16,17,18

**EAST WASHINGTON**

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

**vs**

**HOLLY BLODGETT A/K/A HOLLY  
A. BLODGETT AND WILLIAM  
BLODGETT A/K/A WILLIAM G.  
BLODGETT**

**DOCKET #: 2021-1980  
JUDGEMENT: \$154,702.70**

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

Address: 362 EAST BEAU STREET,  
WASHINGTON, PA 15301

Tax #: 290-006-00-01-0006-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

**FINLEYVILLE**

**U.S. BANK NATIONAL  
ASSOCIATION, as Trustee for the  
Pennsylvania Housing Finance Agency**  
vs  
**APRIL L. WILSON AND DANIEL M.  
WILSON**

**DOCKET #: 2019-3619  
JUDGEMENT: \$91,935.45**

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

Address: 3625 WASHINGTON AVE-  
NUE, FINLEYVILLE, PA 15332

Tax #: 330-005-00-00-0006-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
LER, (717) 234-4178

WCR Vol 102 Issues 16,17,18

**SOUTH STRABANE**

**U.S. BANK TRUST NATIONAL  
ASSOCIATION, ET AL**  
vs  
**LINDA L. BURT AND JACK A. BURT**

**DOCKET #: 2019-416  
JUDGEMENT: \$139,597.21**

In the Commonwealth of Pennsylvania,  
Washington County, South Strabane  
Township;

Address: 195 VANCE STATION ROAD,  
WASHINGTON, PA 15301

Tax #: 600-006-02-00-0029-01

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611

WCR Vol 102 Issues 16,17,18

**NEW EAGLE**

**NATIONSTAR MORTGAGE, LLC  
d/b/a MR. COOPER as Successor by  
merger to Pacific Union Financial,  
LLC**

vs  
**J.P. SLIMICK**

**DOCKET #: 2018-2317  
JUDGEMENT: \$264,478.49**

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

Address: 135 5TH AVENUE, NEW EA-  
GLE, PA 15067

Tax #: 480-021-00-00-0012-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18

**SOUTH STRABANE (Cont'd)**

**WELLS FARGO BANK, N.A.**  
vs  
**JUDITH ANN GARRETT AND  
BRADLEY G. GARRETT**

**DOCKET #: 2018-1830  
JUDGEMENT: \$68,051.38**

In the Commonwealth of Pennsylvania,  
Washington County, South Strabane  
Township;

Address: 740 EAST MAIDEN STREET,  
WASHINGTON, PA 15301

Tax #: 750-033-00-00-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 16,17,18