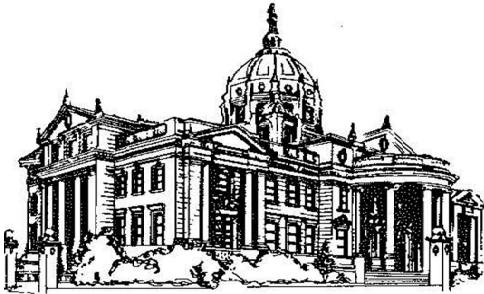


# WASHINGTON COUNTY REPORTS

Vol. 103, No. 13 OCTOBER 13, 2022

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119 South College Street, Washington, PA 15301



SERVING THE LEGAL COMMUNITY  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

**MOTIONS COURT SCHEDULE**

<b>Judge</b>	<b>COMPLETE info at <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b>
DiSalle, John (PJ) CR#2	Until further order, all motions, incl. Criminal & Orphans' Court, shall be handled remotely via email or fax to chambers. Filing party must notify all necessary parties that a motion is being filed and if motion is contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA's Office for acknowledgment of objection or consent. An advance copy of any Orphan's Court motion shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Civil, 16th-end of the month. Copy of motion due before noon the business day prior to scheduled presentation. Motions in person. May be remote upon request.
Costanzo, Valarie CR#3	Motions on Tu, Th at 9:15a. Judge of the Term, Criminal: May, Jul, Sep, Nov, Dec. Motions in person. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a>
Lucas, Michael, CR#6	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person.
Neuman, Brandon CR#4	Tu, W, Th at 9:15a. Judge of the Term, Criminal: Oct., Dec. Motions to be signed up with chambers Motions Inbox at least 24hrs in advance. Motions in person.
McDonald, Traci CR#5	W, Th 9:30 Contested Motions. Consent Motions may be heard at any time, contact chambers for details. Presentation of Contested Motions requires filing party to notify and provide copy of Motion to all necessary parties and the Court, before noon on the business day prior to scheduling. Requests for remote handling of Motions and/or presentment on alternate days may be considered upon contacting chambers. Motions must be e-mailed to <a href="mailto:billie.jo.pustovrh@washingtoncourts.us">billie.jo.pustovrh@washingtoncourts.us</a> and <a href="mailto:court.crier.mcdonald@washingtoncourts.us">court.crier.mcdonald@washingtoncourts.us</a> .
Pettit, Jesse CR#7	Motions on Tu at 9:15am (copies due by Fri noon) and W at 9:15a (copies due by Mon noon).

**COURT CALENDARS**

Orphans' Court Audit ..... Nov 18  
 Sheriff's Sales ..... Nov 4, Dec 2

**SUPREME COURT** ..... Convenes in Pittsburgh ..... Oct 24-28  
**SUPERIOR COURT** ..... Convenes in Pittsburgh ..... Nov 9-11

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## Obiter Dictum

*From the ABA Journal Daily Newsletter:* [1] A federal appeals court has upheld the dismissal of litigation in favor of the University of Minnesota, based upon claims of discrimination arising after the University fired an openly gay athletic director in 2014. In affirming the trial court’s dismissal of the case, the U.S. Court of Appeals for the 8th Circuit held that the athletic director, who was hired as the head coach of the women’s softball team at the University of Minnesota in 2005 and ultimately became the Director of Operation for the women’s hockey team in 2009, failed to and could not provide direct evidence of discrimination. [2] As part of a new project launched by the Virginia Attorney General’s Office and its partners, people who are incarcerated at the Richmond City Justice Center in Virginia will receive a special deck of playing cards that features information about unsolved murders. According to the Virginia Attorney General, “[t]he loss of a murdered love one is devastating and not receiving justice makes it even worse. I am hopeful that this creative tool will help law enforcement provide answers and justice to these families.” The playing cards come in four standard suits but also display a photograph, a name and cold case details on one side. The reverse side highlights how to provide information about the case. The Attorney General’s Office is hopeful that inmates will recognize past victims and offer details that could help law enforcement close more unsolved cases. [3] Immigrants who are in the country illegally won’t be barred from law practice in New Mexico, according to a rule change approved by the New Mexico Supreme Court. The amended rule opens up law practice to anyone who meets other bar-admission requirements, including a character and fitness screening. The previous rule required bar applicants to be a citizen or a U.S. National, an immigrant with lawful permanent residence, or an immigrant lawfully authorized to work here. *From Other News Sources:* A Trump-era policy barring employees of the federal court system from attending campaign events, giving money to candidates or engaging in other off-duty partisan political activities violated their free-speech rights, according to a divided federal appeals court decision. The U.S. Court of Appeals for the D.C. Circuit in a 2-1 decision recently held that claims by the Administrative Office of the U.S. Courts, the judiciary’s administrative agency, that political activity by its 1,100 employees would undermine the court system’s integrity were speculative and did not justify broad restrictions on political speech.

*Note: O.D. does not necessarily reflect the views of the employees, officers, and/or members of the Washington County Bar Association. O.D. is not an editorial, it is a compilation of items about the law, attorneys, and related matters. It is not intended to endorse or promote any particular point of view.*

IN THE COURT OF COMMON PLEAS OF  
WASHINGTON COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 2021-7899

CARY L. TRANSUE, Plaintiff,  
vs.  
REBECCA A. TRANSUE and  
C.R. TRANSUE HOLDINGS, LLC, Defendants.

[1] 101Corporations and Business Organizations  
101VI Shareholders and Members  
101VI(B) Rights and Liabilities as to Corporation and Other Shareholders or Members  
101k1539 Inspection of Corporate Books and Records  
101k1541Right to Inspection

Member's right to request information survives the sale of the company. 15 Pa.C.S.A. § 8850

[2] 307A Pretrial Procedure  
307AII Depositions and Discovery  
307AII(A) Discovery in General

The criteria governing a discovery request are governed by the Pennsylvania Rules of Civil Procedure. Pa.R.C.P. 4001.et. seq.

[3] 101Corporations and Business Organizations  
101VI Shareholders and Members  
101VI(B) Rights and Liabilities as to Corporation and Other Shareholders or Members  
101k1539 Inspection of Corporate Books and Records  
101k1541Right to Inspection  
101k1541(2)Proper purposes

Member's desire to know whether LLC was being properly managed in a general sense and, in particular, whether improper distributions were taken from the LLC and those distributions were erroneously taken as deductions on the LLC's returns, constituted "proper purpose" for seeking access to LLC's records

### MEMORANDUM AND ORDER

Plaintiff seeks to compel the production of certain business records from a limited liability company that he and his former wife owned together. Defendants have objected to the provision of documents on the basis that such production is burdensome, oppressive and vexatious. Nevertheless, Defendants have provided partnership returns for 2020 and 2021, K-1 statements, a document labeled "business taxes for 2019," profit and loss statements for February of 2020 through May of 2021 and balance sheets for the same period of time. For the reasons that follow, Plaintiff is entitled to some relief.

[1] First, Defendants' argue that the court ordered sale of the LLC eliminates the Plaintiff's right to information. However, because the available evidence shows that Transue Holdings is a member managed company, Mr. Transue's right to request **information survives the sale of the company**. See 15 Pa.C.S.A. § 8850, which provides:

**(a) In member-managed company.**--In a member-managed limited liability company, the following rules apply:

(1) On reasonable notice, a member may inspect and copy during regular business hours, at a reasonable location specified by the company, any record maintained by the company regarding the company's activities, affairs, financial condition and other circumstances...

**(c) Rights of person dissociated as member.**--Subject to subsection (h), within 10 days after receipt by a limited liability company of a demand made in record form, a person dissociated as a member may have access to information to which the person was entitled while a member if:

(1) the information pertains to the period during which the person was a member;

(2) the person seeks the information in good faith; and

(3) the person satisfies the requirements imposed on a member under subsection (b)(2).

Id.<sup>1</sup>

Second, Defendants have not pointed to a valid waiver of Plaintiff's rights pursuant to § 8850. As reflected in the Decree entered in the divorce action between the Plaintiff and individual Defendant Rebecca Transue, a settlement stipulation was entered into on June 3, 2021. In that stipulation, the parties agreed that "[t]he Court or Master... retains jurisdiction over any issues regarding the sale of the business including but not limited to the ultimate price of not less than [*sic*] if the parties cannot agree to the same." (Stip. 6/21/21 at Docket 2019-7575, p. 5) Further, the Plaintiff and Rebecca Transue agreed to execute documents "necessary to effectuate the provisions" of their stipulation. (Stip. 6/21/21 at Docket 2019-7575, p. 9-10) The stipulation does not address member rights to information under 15 Pa.C.S.A. § 8850 or access to financial records. The stipulation does not include language that constitutes a waiver of such rights.

[2] Third, Defendants rely upon orders of the Hon. Brandon Neuman that address discovery motions in the divorce action. The criteria governing a discovery request are governed by the Pennsylvania Rules of Civil Procedure. See Pa.R.C.P. 4001. et. seq. Such rules do not govern the present request for information, which implicates an LLC member's statutory right to receive information regarding the LLC's operations. The provisions of § 8850 are broader in scope than the information that is discoverable pursuant to the Rules of Civil Procedure.

For instance, an LLC member, like the Plaintiff, has a right to "**any record** maintained by the company regarding the company's activities, affairs, financial condition and other circumstances." 15 Pa.C.S.A. § 8850(a)(1) (emphasis added) Beyond access to records, an LLC member is entitled to receive "information concerning the company's activities, affairs, financial condition and other circumstances which the company knows and is material to the proper exercise of the member's rights and duties..." 15 Pa.C.S.A. § 8850(a)(2). The exception to this rule is that information that the Company

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<sup>1</sup> The conclusion that Transue Holdings, LLC is a member managed company is based upon review of its By-Laws and the testimony of Mr. Transue from the preliminary injunction proceeding. Neither the By-Laws nor Mr. Transue reference any manager for the LLC. 15 Pa.C.S.A. § 8847 states that LLC's are presumed to be member managed unless the operating agreement provides otherwise. The parties offered no evidence of an operating agreement beyond the By-laws.

can reasonably establish that the Plaintiff “already knows.” Id.

Here, though the documents on Defendants’ inventory are numerous, facially those documents do not appear to contain the information that the Plaintiff now seeks. In other words, Plaintiff is not requesting tax returns or formal financial statements, he wants the back-up documents. Unless Defendants can reasonably establish Plaintiff has such information, he is entitled to receive that information from the LLC.

[3] Further, the claim that Plaintiff is acting in bad faith is not supported by the present record of this case. Plaintiff’s Counsel has indicated that the records he seeks are necessary to his client’s review of tax returns. Plaintiff’s Counsel added that his client believes improper distributions were taken from the LLC and those distributions were erroneously taken as deductions on the LLC’s returns. §8846 of the Pennsylvania Uniform Limited Liability Company Act (PULLCA) provides that an LLC member could become personally liable for an improper distribution. 15 Pa.C.S.A. § 8846.

For these reasons, this court concludes that the Plaintiff’s statutory request for records is not burdensome, oppressive or vexatious. Instead, the request appears consistent with the statutory mandates of PULLCA.

**ORDER**

AND NOW, this 29<sup>th</sup> day of September, 2022, for the reasons set forth above, on or before October 20, 2022, to the extent the following documents exist and are in the possession of the Defendant LLC, the Defendant LLC shall provide or make available for inspection to the Plaintiff the following:

- 1. Starting and Ending Inventory reports for 2019, 2020, 2021 and 2022;
- 2. Copies of Deposit Receipts from 2019, 2020, 2021 and 2022;
- 3. Copies of all invoices from 2019, 2020, 2021 and 2022;
- 4. Itemized receipts and expenditures from 2019, 2020, 2021 and 2022;
- 5. Copies of all business checks written from 2019, 2020, 2021 and 2022; and
- 6. Copies of all Daily Sales Reports from 2019, 2020, 2021 and 2022.

BY THE COURT

/s/ \_\_\_\_\_ J.  
MICHAEL J. LUCAS

Copies: Adam Yarussi, Esq. and Thomas Lonich, Esq.

## TAX SALE—ADJOURNMENT

Legal Notice   Legal Notice   Legal Notice   Legal Notice   Legal Notice   Legal Notice

WASHINGTON COUNTY TAX CLAIM BUREAU

### NOTICE OF SALE OF PROPERTIES FOR DELINQUENT TAXES

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR ANY OTHER JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

#### WARNING

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, OR THE COUNTY LAWYER REFERRAL SERVICE.

Notice is hereby given that the properties described on the sale list will be sold by the Washington County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq) and the amendments and supplements thereto. The sale will be held at Courthouse Square, 100 West Beau St, Public Meeting Room 103-104 in Washington Pennsylvania. The sale will commence on **WEDNESDAY, NOVEMBER 16, 2022 AT 10:00 AM** prevailing time and will continue until such time that all properties have been exposed for sale by public bidding. Terms of the Sale: **(1)** Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMP-TOR. In every case, the property is offered for sale by the Bureau without GUARAN-TEE OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. **(2) New Bidder Registration will take place before the sale on Monday, October 31, Tuesday, November 1, Wednesday, November 2, Thursday, November 3, and Friday, November 4, 2022 during the regular business hours (9:00 AM to 4:30 PM) of the Tax Claim Bureau. Registration concludes as of Friday, November 4, 2022 - There will be no registration on the day of the sale. IF YOU ALREADY REGISTERED FOR THE UPSET SALE ON SEPTEMBER 26, 2022, YOU DO NOT NEED TO REGISTER AGAIN. ALL DISQUALIFIED BIDDERS FROM THE SEPTEMBER 26, 2022 UPSET SALE ARE NOT PERMITTED TO REGISTER FOR THE ADJOURNMENT SALE.**

Registration will take place at 95 West Beau St, Suite 525, at which time a \$25.00 CASH ONLY deposit will be required to be made by each registering bidder. Proof of identification in the form of a driver's license or other government-issued photo identification **MUST** be presented at the time of registration. If you are registering on behalf of a corporation, business entity, LLC, etc., you must provide a valid copy of that said entity's IRS SS-4 Form at the time of registration. You must also provide a list of all individuals and their titles with interest in that said business entity at the time of registration. **IF YOU DO NOT HAVE ALL OF YOUR REGISTRATION MATERIALS, YOUR REGISTRATION WILL NOT BE ACCEPTED UNTIL IT IS COM-**

**PLETE.** Each registrant will be provided an auction/bid number between the hours of 9:15 AM and 9:45 AM on the morning of the tax sale, November 16, 2022. The registration form is available for download on the Washington County website (see web link at the bottom of this notice). There will be **no refunds** given of the \$25.00 registration fee once it has been paid. **(3)** Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney’s checks to the Treasurer’s Office located at 95 West Beau St, Suite 130, Washington, PA 15301. All sales are **FINAL**. Failure to pay bids **MAY** lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau. **(4)** No individual may bid upon any property unless properly registered **PRIOR** to the commencement of the sale. No individual may offer any bids neither individually nor as an agent for any other person or entity if he/she has any outstanding code violations in the Commonwealth of Pennsylvania **OR** if he/she owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located in the Commonwealth of Pennsylvania. Any individual who in contravention of the above shall forfeit any deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau on behalf of Washington County and the taxing jurisdictions it serves. **(5)** Other terms to be announced at time of sale. The purchasers shall receive a deed in fee simple for the property sold from the Tax Claim Bureau as trustee grantor.

**OWNERS SHALL NOT BE PERMITTED TO REDEEM  
SAID PROPERTY IF SOLD ON NOVEMBER 16, 2022.  
NO PAYMENTS WILL BE ACCEPTED  
AFTER THE SALE OF SAID PROPERTY**

CAUTION: Recent U.S. and Pennsylvania Supreme Court cases indicate that any mortgages, judgments or other liens of record against the property you purchase may not be divested by this sale. The Tax Claim Bureau suggests that you do a title search before bidding on any properties.

We will periodically update the listing of the individual properties still being exposed for sale. The listing can be viewed on the Washington County website by visiting [www.co.washington.pa.us](http://www.co.washington.pa.us) Go to \*Departments \*Tax Revenue \*Claims \*Adjournment Sale

Raffaele Casale, Director



## ESTATE NOTICES

### FIRST PUBLICATION

**Berty, Joan Marie**

a/k/a Joan M. Berty  
Late of Cecil 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: Dennis Berty, P.O. Box 173,  
196 Center Ave., Cecil, PA 15321

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

WCR Vol 103 Issues 13,14,15

**Buraczewski, Edward J.**

Late of Carroll Twp.  
Washington Co., PA

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

Executor: Mark Buraczewski, 813 Maple Dr., Monongahela, PA 15063

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

WCR Vol 103 Issues 13,14,15

**Corrick, Raymond Louis**

Late of Avella  
Washington Co., PA  
File No. 63-22-1326

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: Michelle Matheny, 530 Alamae Lakes Road, Washington, PA 15301

Attorney: Jennifer L. Enciso, 322 North Sore Dr., Suite 263, Pittsburgh, PA 15212

WCR Vol 103 Issues 13,14,15

**Geary, William E.**

a/k/a William Edwin Geary  
Late of Washington  
Washington Co., PA  
File No. 63-22-1402

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: Leslie Ann Rutherford, 2450 S. Park Road, Bethel Park, PA 15102

Attorney: Christine B. Murphy, Esq., Zacharia Brown Law Offices, 111 West McMurray Road, McMurray, PA 15317

WCR Vol 103 Issues 13,14,15

**Gennocro, Catherine A.**

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

Executor: James Roncace, 124 Joseph Vito Drive, Jeanette, PA 15644

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

WCR Vol 103 Issues 13,14,15

**Hughey, William H.**

a/k/a William Huber Hughey  
Late of S. Strabane Twp.  
Washington Co., PA  
63-22-1392

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: Emma E. Mohr c/o,  
Attorney: Frank C. Roney, Jr., Esq.,  
382 W. Chestnut St., Ste. 102, Washing-  
ton, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Insana, Jean A.**

a/k/a Jean Antoinette Lucciola Insana  
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: David Insana, 1992 Powell  
Road, Cranberry, PA 16066  
Attorney: Kathleen Smith-Delach, Esq.,  
Phillips, Phillips & Smith-Delach, P.C.,  
29 East Beau Street, Washington, PA  
15301

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Izett, Pauline Orris**

a/k/a Pauline Izett  
Late of Centerville  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the

decedent to make payment to the Administrator without delay.

Administrator: John P. Izett, c/o  
Attorney: Vincent J. Roskovensky, II,  
9 Court Street, Uniontown, PA 15401

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Kreger, Orville K.**

Late of West Finley  
Washington Co., PA  
File No. 63-22-01453

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: Mark A. Kreger, 1002  
Blackridge Road, Pittsburgh, PA 15235  
Attorney: Carl B. Zacharia, Esq., Zacharia  
Brown Law Offices, 111 West McMurray  
Road, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Litwin, Carmine M.**

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

Administrator: Joseph J. Litwin, Jr., c/o  
Attorney: Justin M. Pilchman, Esq.,  
Stuckert and Yates, P.O. Box 70, New-  
town, PA 18940

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Margoni, Gary**

a/k/a Gary Dean Margoni  
Late of City of Monongahela  
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: Richard Margoni, 220 Rock Ave., Washington, PA 15301

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

WCR Vol 103 Issues 13,14,15

**Pecuch, Rita Jean**

Late of California  
Washington Co., PA  
File No. 63-22-1434

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: Cindy Pecuch, 4453 Sancola Ave., Toluca Lake, CA 91602

Attorney: Jennifer Bittel Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222

WCR Vol 103 Issues 13,14,15

**Sanders, Marian W.**

a/k/a Marian Weirich Sanders  
Late of City of Washington  
Washington Co., PA

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

Executrix: Marian R. Sanders, 222 Bridle Ln., Washington, PA 15301

Attorney: David S. Posner, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 103 Issues 13,14,15

**Shiple, Helen J.**

Late of Somerset Twp.  
Washington Co., PA  
63-22-1372

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: Wayne A. Shiple, 43 Hazel Ave., Bentleyville, PA 15314

Attorney: Arthur M. Wilson, Esq., 189 Huckney Station Rd., Amity, PA 15311

WCR Vol 103 Issues 13,14,15

**Smith, Sr., Donald L.**

a/k/a Donald L. Smith  
Late of Canonsburg  
Washington Co., PA

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

Co-Executors: Donald L. Smith, Jr., 949 S. Central Ave. Canonsburg, PA 15317, and Jennifer M. Smith, 126 3rd St., Apt. A, Houston, PA 15342

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

WCR Vol 103 Issues 13,14,15

**Starek, III, John T.**

Late of S. 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Admin-

istratrix without delay.

Administratrix: Alexandria N. Starek c/o,  
Attorney: Frank C. Roney, Jr., Esq., 382  
W. Chestnut St., Ste. 102, Washington,  
PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Teets, Timothy S.**

Late of Washington  
Washington Co., PA  
File No. 63-22-0872

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

Executor: Patrick Collins, 401 Short  
Drive, New Eagle, PA 15067

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

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Vehar, Betty J.**

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

Executor: Robert R. Weaver, 7853 Inish-  
more Way, Indianapolis, IN 46214

Attorney: Thomas O. Vreeland, Esq., Bas-  
si, Vreeland & Assoc., P.C., 62 E. Wheel-  
ing St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Weir, Frank P.**

a/k/a Frank Weir  
Late of Donora  
Washington Co., PA  
File No. 63-22-1424

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: Carolyn L. Weir, 216 Castner  
Ave., Donora, PA 15033

Attorney: Thomas B. Kostolansky, Esq.,  
617 McKean Ave., Donora, PA 15033

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

## SECOND PUBLICATION

**Anders, Patricia E.**

a/k/a Patricia Anders  
Late of Scenery Hill  
Washington Co., PA  
File No. 63-22-3697

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

Executrixes: Debbie Prisinzano, Tracy  
Anders c/o

Attorney: Susan Foster Blank, 1634 E.  
National Pike, Scenery Hill, PA 15360

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Borodaty, Dennis E.**

Late of Charleroi  
Washington Co., PA  
File No. 63-21-00813

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: Lana K. Borodaty, 150 N. Rt.  
88, Charleroi, PA 15022

Attorney: Donald J. Strunk, Esq.,  
736 West Ingomar Rd., P.O. Box 433,  
Ingomar, PA 15127

WCR Vol 103 Issues 12,13,14

**Boyle, Sandra Lora**

a/k/a Sandra L. Boyle  
Late of West Brownsville  
Washington Co., PA  
File No. 63-22-1165

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: Valorie Gardner, 223  
Birch Hills Ct., Mt. Pleasant, PA 15666

Attorney: James N. Falcon, Esq., 22-24 S.  
Fourth St., Youngwood, PA 15697

WCR Vol 103 Issues 12,13,14

**Durish, Patricia Joanne**

a/k/a Patty Jo Durish  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Carol Gump, 780 Ridge  
Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 12,13,14

**Maatta, Norma E.**

a/k/a Norma Maatta  
Late of Borough of Allenport  
Washington Co., PA

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

to make payment to the Executor without delay.

Executor: Laverne Lydia Kennedy,  
P.O. Box 124, Allenport, PA 15412

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

WCR Vol 103 Issues 12,13,14

**Mancuso, Albert**

Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-22-1117

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: Susan P. Johnson,  
1805 Vista Valley Rd., Washington, PA  
15301; Victor Almo, 361 E. Beau St.,  
Apt. 4, Washington, PA 15301,  
Attorney: Stephen J. Taczak, Esq., 12 N.  
Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 12,13,14

**Molnar, Dolores Jean**

Late of Independence Twp.  
Washington Co., PA  
File No. 63-22-1288

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: Michael Ernest Molnar,  
2259 Avella Rd., Avella, PA 15312

Attorney: Stephen J. Taczak, Esq., 12 N.  
Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 12,13,14

**Opalanko, Mark D.**

Late of Cecil Twp.  
Washington Co., PA

File No. 63-22-1305

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: Lisa Brosovich c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 103 Issues 12,13,14

**Petix, Joseph**

Late of Charleroi Borough  
Washington Co., PA  
File No. 63-22-1248

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: Michele A. Petix, 505 Charles St., Charleroi, PA 15022

Attorney: Dennis R. Paluso, Esq., 10 Spruce Ln., Charleroi, PA 15022

WCR Vol 103 Issues 12,13,14

**Quinn, William L.**

a/k/a William Lawrence Quinn  
Late of Washington  
Washington Co., PA  
File No. 63-22-1384

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

Administrator & Attorney: Norman A. Stark, Esq., 300 State St., Ste. 300, Erie, PA 16507

WCR Vol 103 Issues 12,13,14

**Seubert, Carol A.**

Late of City of Washington  
Washington Co., PA  
File No. 63-22-1111

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: James E. Seubert, Michael J. Seubert c/o

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

WCR Vol 103 Issues 12,13,14

**Sowers, Woodrow W.**

a/k/a Woodrow Wilson Sowers  
a/k/a Woodrow Sowers  
Late of Amwell and West Bethlehem  
Twps.  
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: Roy D. Sowers, 1058 School House Rd., Ramona, CA 92065

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

WCR Vol 103 Issues 12,13,14

**Wainer, Dorothy**

a/k/a Dorothy Helen Wainer  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

dent to make payment to the Executor without delay.

Executor: Pamela Paluda, 137 Main St., West Alexander, PA 15376

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

### **THIRD PUBLICATION**

**Beatty, Betty A.**

a/k/a Betty A. Hamilton  
Late of West Alexander  
Washington Co., PA  
File No. 63-22-1344

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

Executrix: Sheryl L. Smith a/k/a Sheryl Smith, 501 Waynesburg Road, West Alexander PA 15376

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Carr, Kevin P.**

a/k/a Kevin Patrick Carr  
Late of Washington Twp.  
Washington Co., PA  
File No. 63-22-1380

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: Cassandra Carr, 211 Elm St., PO Box 99, Claysville, PA 15323

Attorney: Deborah L. Lesko, Esq., 373 Vanadium Rd., Pittsburgh, PA 15243

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Hamilton, Sr., William Rouland**

a/k/a William R. Hamilton, Sr.  
Late of McMurray  
Washington Co., PA  
File No. 63-22-1413

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 John Hamilton, 36500 N. Field Dr., Gurnee, IL 60031

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

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Marker, Leroy Frank**

a/k/a Leroy F. Marker  
a/k/a Leroy Marker  
Late of City of Washington  
Washington Co., PA  
File No. 63-22-1375

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: Malcolm V. Hay, 1788 Jefferson Ave., Washington, PA 15301

Attorney: John Patrick Smider, Esq., 30 S. Main St., Suite 102, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**McKito, Jean**

Late of Donora  
Washington Co., PA  
File No. 63-21-0158

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 Admin-

istrator without delay.

Administrator: Joseph McKito, 109 Poplar St., Canonsburg, PA 15317

Attorney: Walter J. Nalducci, Esq., 3300 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Meixner, Yvette B.**

Late of New Eagle  
Washington Co., PA  
File No. 63-22-1168

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

Executor: Denise McCrory c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Smith, Lloyd H.**

Late of West Bethlehem Twp.  
Washington Co., PA  
File No. 63-22-1145

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: Evan Smith, 340 National Ave., Brownsville, PA 15417

Attorney: Mark E. Ramsier, Esq., 823 Broad Ave., Belle Vernon, PA 15012

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Snee, Thomas W.**

a/k/a Thomas Weber Snee  
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: Kathryn N. Snee, 190 Woodcliff Dr., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Weber, Laurine R.**

Late of Charleroi  
Washington Co., PA  
File No. 63-22-1266

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 O. Weber, 6511 Debbie Lane South, St. Petersburg, FL 33707

Attorney: Mark E. Ramsier, Esq., 823 Broad Ave., Belle Vernon, PA 15012

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**BANKRUPTCY NOTICE**

**IN THE UNITED STATES  
BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF  
PENNSYLVANIA**

**IN RE: Robert A. &  
Jennifer L. Raineri**

**BANKRUPTCY NUMBER:  
18-23674 GLT**

**NOTICE OF SALE TO  
CREDITORS AND OTHER  
PARTIES IN INTEREST**

Notice is hereby given that Julie Frazee Steidl, Attorney for the Debtor, has filed a Motion to Sell Real Property Free and



Clear of all Liens, Judgments and Encumbrances.

The Husband Debtor, Robert A. Raineri, has received an offer of \$148,800.00 for the Debtor's real property being known as 11 Fort Cherry Road, McDonald, PA 15057 in Washington County free and clear of all liens and encumbrances.

A hearing will be held in Courtroom A, 54th Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219 on October 27, 2022 at 10:30 am for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted.

Additional information is available at the office of the Debtor's attorney, Julie Frazee Steidl, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412)391-8000.

WCR Vol 103 Issue 13

## NAME CHANGE NOTICES

### Change of Name Notice

Notice is hereby given that on the date of August 7, 2022, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2022-5198 by Petitioner, Lara Morgan Huss for a change of name to Austin Ryan Huss.

The court has fixed the date of November 4, 2022, and time of 9:00 AM in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 103 Issue 13

### Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2022-5402 In re: Petition of **BW**, minor, by the Petitioner, Ryleigh Steadman natural parent or guardian, for change of name to Bentley Robert Steadman

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said petition and fixed the date of October 17, 2022 and time of 9:00a.m. in Courtroom #1, in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 103 Issue 13

## CORPORATION NOTICE

### INCORPORATION NOTICE

#### **Blackwater Inc.**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on September 12, 2022, with respect to a Business Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation: **Blackwater Inc.**, with its principal place of business being located at 814 Woodside Dr., Houston, PA 15342. The name and address of all persons owning or interested in said business: Brian B. Balaski, 1032 Eldersville Rd., Burgettstown, PA 15021.

WCR Vol 103 Issue 13

## SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, NOVEMBER 4, 2022 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)

### CARROLL

**U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust**

vs

**MICHELLE CARTER AND TERRY CARTER**

**DOCKET #: 2022-2715**

**JUDGEMENT: \$103,474.83**

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

Address: 101 WATSON DRIVE, MONONGAHELA, PA 15063

Tax #: 130-011-01-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

### CECIL

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. as Trustee for Mortgage Assets Management Series I Trust**

vs

**SHERRET AUSTIN, Known Surviving Heir of ROSE BROWN and UNKNOWN SURVIVING HEIR OF ROSE BROWN**

**DOCKET #: 2022-157**

**JUDGEMENT: \$101,750.59**

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

Address: 640 REDWOOD DRIVE, MCDONALD, PA 15057

Tax #: 140-006-04-07-0005-00 & 140-006-04-01-0004-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**CHARTIERS****VILLAS OF ARDEN MILLS  
CONDOMINIUM ASSOCIATION****vs  
AUDREY L. REARDON****DOCKET #: 2021-1638  
JUDGEMENT: \$6,918.14**In the Commonwealth of Pennsylvania,  
Washington County, Chartiers Township;Address: 511 FAIR MEADOW DRIVE,  
WASHINGTON, PA 15301

Tax #: 170-018-02-00-0001-08F

Improvements: Residential Dwelling

Attorney: BRANDT, MILNES & REA,  
(412) 255-6500WCR Vol 103 Issues 12,13,14**EAST FINLEY (Cont'd)****LOANCARE, LLC****vs  
THOMAS FURMANEK AND STEF-  
FANIE J. FURMANEK****DOCKET #: 2022-3323  
JUDGEMENT: \$116,735.59**In the Commonwealth of Pennsylvania,  
Washington County, East Finley Town-  
ship;Address: 367 HAWTHORNE ROAD,  
CLAYSVILLE, PA 15323

Tax #: 270-002-00-00-0002-01

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-  
6906WCR Vol 103 Issues 12,13,14**EAST FINLEY****PNC BANK, NATIONAL ASSOCIA-  
TION S/B/M National City Mortgage, a  
Division of National City Bank of  
Indiana C/O PNC Bank, N.A.****vs  
MARK PHILLIPS JR. AND  
AMANDA CASS****DOCKET #: 2020-877  
JUDGEMENT: \$151,410.44**In the Commonwealth of Pennsylvania,  
Washington County, East Finley Town-  
ship;Address: 1670 PLEASANT GROVE  
ROAD, CLAYSVILLE, PA 15323

Tax #: 270-010-00-00-0007-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611WCR Vol 103 Issues 12,13,14**NORTH BETHLEHEM****PNC BANK, NATIONAL  
ASSOCIATION****vs  
UNKNOWN HEIRS and/or ADMINIS-  
TRATORS TO THE ESTATE OF  
JAMES D. SMITH, ET AL****DOCKET #: 2021-7603  
JUDGEMENT: \$41,886.95**In the Commonwealth of Pennsylvania,  
Washington County, North Bethlehem  
Township;Address: 102 BEATTY LANE, SCEN-  
ERY HILL, PA 15360

Tax #: 490-024-00-00-0013-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611WCR Vol 103 Issues 12,13,14

**NORTH CHARLEROI**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs**

**ALEX ANDERSON, REECE ANDERSON, ROMAN ANDERSON AND SARAH ANDERSON, KNOWN HEIRS OF IAN P. ANDERSON, DECEASED, ET AL**

**DOCKET #: 2021-7188  
JUDGEMENT: \$60,282.88**

In the Commonwealth of Pennsylvania, Washington County, North Charleroi Borough;

Address: 564 CONRAD AVENUE, NORTH CHARLEROI, PA 15022  
Tax #: 500-006-00-01-0014-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**NORTH FRANKLIN**

**SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA**

**vs**

**KEVIN S. MORGAN**

**DOCKET #: 2022-2294  
JUDGEMENT: \$57,839.34**

In the Commonwealth of Pennsylvania, Washington County, North Franklin Township;

Address: 170 NOKOMIS DRIVE, WASHINGTON, PA 15301  
Tax #: 510-003-04-02-0013-00

Improvements: Residential Dwelling

Attorney: GREENLEE, DERRICO & POSA, (724) 225-7660

WCR Vol 103 Issues 12,13,14

**SMITH**

**NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS BANK**

**vs**

**JOHN M. MARIANO AND  
GEORGIA L. MARIANO**

**DOCKET #: 2022-3228  
JUDGEMENT: \$136,345.89**

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

Address: 74 COWDEN ROAD, BURGETTSTOWN, PA 15021  
Tax #: 570-030-00-00-0004-09

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C., (412) 281-4333

WCR Vol 103 Issues 12,13,14

**SMITH (Cont'd)**

**WELLS FARGO BANK, N.A.  
vs  
JAMES M. RUBIN**

**DOCKET #: 2022-3572  
JUDGEMENT: \$116,233.92**

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

Address: 1495 SMITH TOWNSHIP STATE ROAD, BURGETTSTOWN, PA 15021  
Tax #: 570-031-00-00-0018-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**STRABANE****RBC BANK (GEORGIA), N.A.**

vs

**MICHAEL KUNA a/k/a MICHAEL  
STEPHEN KUNA and UNITED  
STATES OF AMERICA, c/o United  
States Attorney Western District of  
Pennsylvania****DOCKET #: 2019-5066****JUDGEMENT: \$479,912.64**In the Commonwealth of Pennsylvania,  
Washington County, Strabane Township;Address: 6 KINGSWOOD COURT,  
WASHINGTON, PA 15301  
Tax #: 600-001-03-00-0010-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &  
CONWAY, (215) 790-1010WCR Vol 103 Issues 12,13,14**WASHINGTON (Cont'd)****WASHINGTON SCHOOL DISTRICT**

vs

**JOSH PASSIOTTI****DOCKET #: 2012-2923****JUDGEMENT: \$9,414.71**In the Commonwealth of Pennsylvania,  
Washington County, City of Washington;Address: 1030 IDAHO STREET, WASH-  
INGTON, PA 15301

Tax #: 770-024-00-05-0006-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-  
ATES, LTD, (866) 720-9748WCR Vol 103 Issues 12,13,14**WASHINGTON****SLOVENIAN SAVINGS & LOAN  
ASSOCIATION OF CANONSBURG,  
PENNSYLVANIA**

vs

**MINDY M. BATES AND WILLIAM  
GALLO****DOCKET #: 2022-2293****JUDGEMENT: \$58,436.03**In the Commonwealth of Pennsylvania,  
Washington County, City of Washington;Address: 1130 SYCAMORE STREET,  
WASHINGTON, PA 15301

Tax #: 770-046-00-01-0001-00

Improvements: Residential Dwelling

Attorney: GREENLEE, DERRICO &  
POSA, (724) 225-7660WCR Vol 103 Issues 12,13,14



**Lisa Conklin**  
Sales Associate

Office: 724-228-9700  
Cell: 412-217-1177  
lisaconklin@howardhanna.com



**Howard Hanna**  
Real Estate Services

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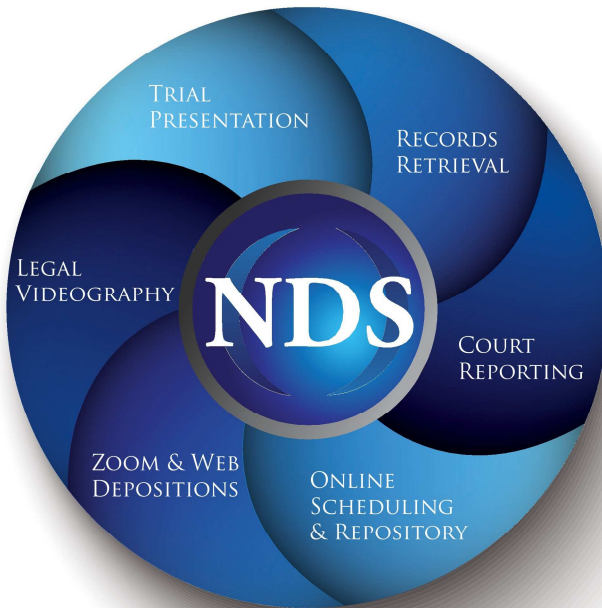
- Safe housing
- Counseling & support groups
- Legal advocacy
- Housing & homelessness prevention
- Children's programs
- Prevention education programs

Legal advocacy office is located on the basement level of the Washington Co. Courthouse.



Legal advocacy: 724-223-8349  
24/7 hotline: 800-791-4000  
Website: [peacefromdv.org](http://peacefromdv.org)





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