

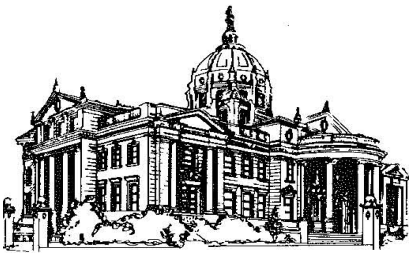
# WASHINGTON COUNTY REPORTS

Vol. 102

DECEMBER 23, 2021

No. 23

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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

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DO NOT DELAY DELIVERY.**

# JUDGES & COURT/MOTIONS SCHEDULE

Complete motions info at [www.washingtoncourts.us](http://www.washingtoncourts.us)

Judge	Motions Court Schedule. County/Court offices closed 12/24. 1/31
DiSalle, John (PJ) CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans' Court (copy of motion to be served prior to Audit Atty). <b>"Until further order</b> , 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."
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Criminal (Sep, Nov) Call staff to schedule the presentation of the motion. Motions will be heard in person. However, if counsel wishes to be present via an advanced communication device (ACD), please call staff to make arrangements. Further, opposing counsel must be notified that ACD will be used.
Costanzo, Valarie CR#3	Motions on Tu, Thurs at 9:15am. Judge of the Term, Criminal (Dec). Motions instructions and courtroom procedures at <a href="http://www.washingtoncourts.us/194/Valarie-Costanzo">http://www.washingtoncourts.us/194/Valarie-Costanzo</a> .
Lucas, Michael CR#5	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-21st of each month. <b>No motions the remainder of 2021</b>
Neuman, Brandon CR#4	Motions on Tu 9:15a (pro se & attys; motions due by noon on Fri) and Wed 9:15a (attys; motions due by noon on Mon). Starting Tues., June 1, all motions will be heard in person.
McDonald, Traci CR#7	W, Th 9:30 a. All motions will be heard remotely until further notice. <b>All other proceedings will be handled in person.</b> Filing party must notify all necessary parties and motions must include email addresses for all parties on the notice of presentment. Motions can be emailed to <a href="mailto:billie.jo.pustovrh@washingtoncourts.us">billie.jo.pustovrh@washingtoncourts.us</a> and <a href="mailto:court.crier@washingtoncourts.us">court.crier@washingtoncourts.us</a> . Requests for appearance thru remote methods will be considered upon request, but must be approved a min. of 3 days in advance by contacting chambers.
Emery, Katherine (SJ) CR#6	Judge of the Term, Civil: 22nd to end of each month. <u>Uncontested Motions</u> —Original sent to chambers for signature; Judge's staff will file signed original, Pro will distribute copies. <u>Contested Motions</u> to be heard Tu, Th 9:30p by phone or at a time convenient to the parties. Upon request, a motion will be heard in person. Contested motion (original or filed copy) shall be sent to chambers for scheduling. Court will notify Movant of the date: movant shall notify all counsel/parties. <u>Emergency motions</u> may be dropped off to chambers at any time for scheduling.

## COURT CALENDARS

Recorder of Deeds office will close on Dec. 30 at noon for the remainder of the day.  
Orphans' Court Audit ..... **Jan 4, Mar 18, May 13, Jul 14, Sep 16, Nov 18**  
Next Sheriff's Sales: ..... No Sale in Jan, Feb 4, Mar 4, April 1, May 6, June 3

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## Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] A federal appeals court recently ruled in favor of Plaintiffs who alleged that spectators using wheelchairs at T-Mobile Park, home of the Seattle Mariners major league baseball team, had inadequate sightlines under the Americans with Disabilities Act. In a 27-page opinion, the U.S. Court of Appeals for the 9<sup>th</sup> Circuit held that the lower court incorrectly applied the Department of Justice's stadium-related guidelines by analyzing only the requirement that a person using a wheelchair be able to see the game between the heads and over the shoulders of the people standing in the row immediately in front of them. In reversing, the panel concluded that the lower court erred by failing to analyze and consider the additional requirement that a person using a wheelchair must also be able to see the playing surface over the heads of the persons standing two rows in front. The court remanded the matter back to the district court for reconsideration. [2] Twenty states have sued the Biden administration claiming that protections for transgender people, including access to bathrooms and locker rooms, are invalid under federal law based upon the allegation that the Department of Education and Equal Employment Opportunity Commission's interpretations of Title IX of the Education Amendments of 1972 and Title VII of the Civil Rights Act of 1964 were predicated upon misconstruction of the federal anti-discrimination laws. [3] The Arizona Supreme Court recently published a rule modification ending the use of peremptory challenges in both civil and criminal cases, effective January 1, 2022. The rule modification was predicated upon a report issued by a state task force to study whether Arizona juries included fair representations of local communities. The task force was also charged to consider whether the criminal or civil rules should be changed regarding for-cause challenges. Its recommendations were expected to be released by November 1, 2021. [4] A federal appeals court has upheld a lower court's refusal to block a mask mandate in a challenge brought by a Catholic elementary school in Lansing, Michigan which challenged the mandate as a violation of religious freedom, contending, in part, that masks hide faces "made in God's image and likeness." The decision of the U.S. Court of Appeals for the 6<sup>th</sup> Circuit was based, in part, upon a determination that the order was neutral and of general applicability because it applied to all elementary schools which was sufficient to satisfy constitutional scrutiny utilizing a rational basis test, rather than the more rigorous test - compelling state interest - the latter test being rejected by the court.

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

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IN THE COURT OF COMMON PLEAS OF  
WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION

No.: 2021-1

IN RE: PUBLIC ACCESS TO CASE RECORDS IN THE COURT OF COMMON  
PLEAS

**ORDER**

**AND NOW**, this 14<sup>th</sup> day of December, 2021, it is hereby **ORDERED, ADJUDGED, and DECREED** that Washington County Local Rules of Judicial Administration 3000 and 3001 shall be amended. The amendments to these rules shall be effect 30 days after the date of publication in the Pennsylvania Bulletin. As the amendments to the statewide *Case Records Public Access Policy* become effective January 3, 2020, the Court finds that interim action pursuant to Pa.R.J.A. 103 (Comment) is necessary and appropriate. Therefore, the amended provisions of the local rule concerning the use of Confidential Information Forms for the filing of legal papers and pleadings in the Court of Common Pleas is required effective January 3, 2022. Filers shall no longer submit such documents for filing in either “Redacted” or “Unredacted” versions.

This Order shall be processed in accordance with Pa. R. J. A. 103. The District Court Administrator is directed to do the following:

1. Publish the local rules on the Court’s website to be incorporated into the set of local rules on the website within 30 days after the publication of the local rules in Pennsylvania Bulletin.
2. File one (1) copy of the local rules in the appropriate filing offices for public inspection and copying.

Cause a copy hereof to be published in the Washington County Bar Journal once a week for two successive weeks at the expense of the County of Washington.

BY THE COURT:

/s/ John F. DiSalle, President Judge

Date Filed December 15, 2021

WCR Vol 102 Issues 23,24

RULE OF JUDICIAL ADMINISTRATION  
ACCESS TO CASE RECORDS

**Rule 3000. Public Access Policy. Case Records. Court of Common Pleas**

(a) **Scope.** The Supreme Court of Pennsylvania has adopted a policy governing public access to Unified Judicial System case records, entitled *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania*. The policy may be accessed at [www.pacourts.us](http://www.pacourts.us), [www.washingtoncourt.us](http://www.washingtoncourt.us), in the office of the District Court Administrator, and in the office of the applicable custodian.

(b) **Confidential Information.** Pursuant to Sections 7.0 and 8.0 of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania*, persons who file a pleading, exhibit, or other document that contains confidential information as defined by the policy shall utilize and file with the applicable custodian a confidential information form (“CIF”) or a confidential document form (“CDF”), as applicable, in order to comply with the Policy. Parties are expressly prohibited from filing two versions of any pleading, exhibit, or other document, *i.e.*, a redacted version and an unredacted version.

(c) **Certification of Compliance.** A party, or their attorney, shall attach a certification to each filing to attest to their compliance with this policy. The certification shall be substantially in the following form:

I certify that this filing complies with the provisions of the *Case Records Public Access Policy of the Unified Judicial System of Pennsylvania* that require filing confidential information and documents differently than non-confidential information and documents.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
(Name)

(d) **Fee Schedule.** Unless otherwise provided by applicable authority, the fees for duplication by photocopying, or printing from electronic media or microfilm, shall not exceed \$0.25 per page. The custodian of the case record may institute a reasonable surcharge beyond the per page fee for records that are produced by request on a disc or other storage media..

(1) The Court shall approve the fee schedule for any custodian pursuant to the Policy by administrative order.

(2) The custodian shall post the approved fee schedule in an area accessible to the public in his or her office and at [www.washingtoncourts.us](http://www.washingtoncourts.us).

**Rule 3001. Public Access of Official Case Records in the Magisterial District Courts**

(1) Unless otherwise provided by applicable authority, the fees for duplication by photocopying or an alternative method shall not exceed \$0.25 per page

(2) The magisterial district court shall remit all fees collected pursuant to this rule to the County of Washington.

(3) The magisterial district court may waive the fees if it determines that the requestor is indigent.

## ESTATE NOTICES

### FIRST PUBLICATION

**Gladden, Rebecca S.**

Late of Washington Co., PA  
File No. 63-21-2141

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: Rebecca L. Brizzi, 965  
Fairoaks St., Bethel Park, PA 15102

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

WCR Vol 102 Issues 23,24,25

**Jericho, Charlotte Jean**

a/k/a Charlotte Jericho  
a/k/a Charlotte J. Jericho  
Late of Donora  
Washington Co., PA  
File No. 63-21-1196

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: Dianne Naylor, 336 Spear St., Belle Vernon, PA 15012

WCR Vol 102 Issues 23, 24,25

**Killen, Donna F.**

a/k/a Donna Fay Killen  
Late of South Franklin Twp.  
Washington Co., PA  
File No. 63-21-2124

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: Matthew Killen, 191 E. Buffalo Church Rd., Washington, PA 15301

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

WCR Vol 102 Issues 23,24,25

**Krajacic, Anthony J.**

a/k/a James A. Krajacic  
a/k/a A. J. Krajacic  
a/k/a James Anthony Krajacic  
a/k/a Anthony James Krajacic  
a/k/a James Krajacic  
a/k/a James Krojacic  
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-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Jody Morgan, Tina Krajacic c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 102 Issues 23,24,25

**Martin, Donald W.**

Late of Avella  
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: Nina LeClaire c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 102 Issues 23, 24,25

**Plants, George W.**

a/k/a George W. Plants, Jr.  
Late of Claysville  
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-Executor or attorney, and all persons indebted to the decedent to make payment to the Co-Executor without delay.

Co-Executor: Jason Plants, 58 Claysville  
Taylorstown Ridge Rd., Claysville, PA  
15323; Valerie Sanders, 267 Mt. Zion  
Rd., Prosperity, PA 15329,

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

\_\_\_\_\_ WCR Vol 102 Issues 23,24,25

**Quail, C. Raymond**

a/k/a Charles Raymond Quail, Jr.  
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: Michael Raymond Quail, 9975  
Spyglass Circle, Auburn, CA 95602

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

\_\_\_\_\_ WCR Vol 102 Issues 23,24,25

**Shure, Marilyn G.**

a/k/a Marilyn Shure  
Late of Washington  
Washington Co., PA  
File No. 63-21-2098

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 attor-

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

Executor: Robert G. Shure c/o

Attorney: Jonathan M. Schmerling, Esq.,  
Dentons Cohen & Grigsby P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152

\_\_\_\_\_ WCR Vol 102 Issues 23,24,25

**Smith, Rose M.**

a/k/a Rosa M. Smith  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-21-02110

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: Debra A. Moon, 305 Washington Woods Dr., Washington, PA 15301

Attorney: Kathryn Eck Goff, Esq., 3  
325 Saw Mill Run Blvd., Pittsburgh, PA  
15227

\_\_\_\_\_ WCR Vol 102 Issues 23,24,25

**Sulkowski, Carolyn C.**

Late of McMurray  
Washington Co., PA  
File No. 63-2021-01456

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

Co-Executrices: Carol S. Deberardinis,  
20 Montbard Dr., Chadds Ford, PA  
19317, Toni Jean Sulkowski, 196 Friar  
Ln., McMurray, PA 15317

Attorney: Susan M. Key, Esq., Peacock  
Keller, LLP, 95 West Beau St., Ste. 600,  
Washington, PA 15301

\_\_\_\_\_ WCR Vol 102 Issues 23, 24,25

**Trageser, Robert**

a/k/a Robert J. Trageser  
Late of McMurray  
Washington Co., PA  
File No. 63-21-1988

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: Erika Cecere c/o

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

WCR Vol 102 Issues 23,24,25

**SECOND PUBLICATION****Hull, Carla**

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: Holly P. Onopiuk, 84 Baker Rd., McDonald, PA 15057

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

WCR Vol 102 Issues 22,23,24

**Lombardi, Louis A.**

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

Executrix: Rosemary Lombardi, 1 Morgan St., Canonsburg, PA 15317

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

WCR Vol 102 Issues 22,23,24

**Patton, Curtis J.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-1802

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: Barbara Patton, 151 Margaret St., Apt. 2, Pittsburgh, PA 15210

Attorney: Thomas N. Farrell, Esq., Thomas N. Farrell & Assoc., 100 Ross St., Ste. 1, Pittsburgh, PA 15219

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**Randall, Alice Pettit**

Late of Washington  
Washington Co., PA  
File No. 63-21-1973

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: Cheryl J. Randall, 225 Preston Rd., Washington, PA 15301

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

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**Rotz, Martha J.**

Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-21-2043

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: Douglas Rotz, P.O. Box 2072, Olympic Valley, CA 96146

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

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**Stevenson, John Richard**

Late of Charleroi  
Washington Co., PA  
File No. 63-21-2092

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: Dale P. Frayer, Esq., 250 Mt. Lebanon Blvd., Ste. 207, Pittsburgh, PA 15234

WCR Vol 102 Issues 22,23,24

**Wadsworth, Gloria Y.**

Late of Daisytown  
Washington Co., PA  
File No. 63-21-02029

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 Wadsworth, Jr., P.O. Box 113, Perryopolis, PA 15473

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

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**Wehman, Patrick George**

a/k/a Patrick G. Wehman  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-21-2053

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: Theodore Arthur Wehman and Pamela Ann Wehman, 421 Armstrong Rd., Portersville, PA 16051

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

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## **THIRD PUBLICATION**

**Cross, Jr., Thomas S.**

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

Administratrix: Nancy J. Dotts, 50 Old LR 234, Glen Hope, PA 16645

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

WCR Vol 102 Issues 21,1,2

**Englert, Margaret A.**

a/k/a Margaret Englert  
Late of Burgettstown  
Washington Co., PA  
File No. 63-21-2055

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: Mary Ann Williams, 139 Eldersville Rd., Burgettstown, PA 15021

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

WCR Vol 102 Issues 21,1,2

**Foster, Eugene M.**

a/k/a Eugene Foster  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-21-1819

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: Renee Foster Dickson, 154 Foster Road, Washington PA 15301

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 102 Issues 21,1,2

**Janicki, Minnie**

a/k/a Dominica Janicki  
Late of Peters Twp.  
Washington Co., PA

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

Executrix: Marcy Baily, 300 River Ln., Carmichaels, PA 15320

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

WCR Vol 102 Issues 21,1,2

**Kearnery, Elizabeth W.**

Late of N. Strabane Twp.  
Washington Co., PA  
File No. 63-21-2065

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: Susan K. Marks, 107 Doubletree Dr., Venetia, PA 15367

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

WCR Vol 102 Issues 21,1,2

**Krehnovi, Dorothy**

a/k/a Dorothy Jane Krehnovi  
Late of Robinson Twp., 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: Kevin Murgel, 1763 Sugarberry Trail, Sarasota, FL 32420

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

WCR Vol 102 Issues 21,1,2

**Martos, Victoria**

Late of Cokeburg  
Washington Co., PA  
File No. 63-21-2033

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: Rebecca Palovich, P.O. Box  
467, 138 Washington St., Cokeburg, PA  
15324

Attorney: Stephanie M. Sewak, Esq.,  
90 W. Chestnut St., Ste. 606, Washington,  
PA 15301

WCR Vol 102 Issues 21,1,2

**Novak, Patricia L.**

a/k/a Patricia Lynn Novak  
Late of Hickory, Mt. Pleasant Twp.  
Washington Co., PA  
File No. 63-21-1831

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 Faieta and Denise Kimberling c/o

Attorney: Natalie M. Ruschell, Esq., Ruschell & Assoc., P.O. Box 577, Midway, PA 15060

WCR Vol 102 Issues 21,1,2

**Risher, Judith A.**

a/k/a Judith Anne Risher  
a/k/a Judith A. Volosky  
a/k/a Judy Risher  
Late of McMurray, Peters Twp.  
Washington Co., PA

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

Executrix: Jennifer L. Anderson, 63 Forest St., Middletown, CT 06457

WCR Vol 102 Issues 21,1,2

## REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS  
WASHINGTON COUNTY,  
PENNSYLVANIA

MidFirst Bank, Plaintiff,  
vs.

Beth L. Harton; Shawn A. Eisler,  
Defendants.

CIVIL DIVISION

Docket No.: C-63-CV-2019-7970

NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY PURSUANT TO  
PENNSYLVANIA RULE OF CIVIL  
PROCEDURE 3129

TO: Shawn A. Eisler  
703 North Franklin Street  
Washington, PA 15301

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be held at the Washington County Sheriff's Office, in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301 on February 4, 2022 at 10:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

(SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A").

The LOCATION of your property to be sold is:

703 North Franklin Street, Washington, PA 15301

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. C-63-CV-2019-7970

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Beth L. Harton  
Shawn A. Eisler

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Washington County, in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

Lawyer Referral Service  
Washington County Bar Association  
119 South College Street  
Washington, PA 15301  
(724) 225-6710

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Washington County

to open the Judgment if you have a **meritorious defense against the person or company** that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.

2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Washington County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.

3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Washington County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's Office, Washington County Courthouse, 1 South Main Street, Washington, PA 15301, before presentation of the petition to the Court.

Dated: 11/08/2021

Kimberly J. Hong, Esquire (74950)

Manley Deas Kochalski LLC

P. O. Box 165028

Columbus, OH 43216-5028

Telephone: 614-222-4921

Fax: 614-220-5613

Email: [kjhong@manleydeas.com](mailto:kjhong@manleydeas.com)

Attorney for Plaintiff

WCR Vol 102 Issues 23

IN THE COURT OF COMMON PLEAS  
Washington COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE  
Term No. 2021-2792

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AEG 2006-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AEG 2006-HE1

Plaintiff

vs.

THE UNKNOWN HEIRS OF KAREN L. CALDWELL DECEASED  
Mortgagor and Real Owner  
*Defendant*

**NOTICE TO: THE UNKNOWN HEIRS OF KAREN L. CALDWELL DECEASED**

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

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

Your house at 208 Stevenson Street, Midway, PA 15060 is scheduled to be sold at Sheriff's Sale on Friday, February 4, 2022, at 10:00 AM, in Public Mtg Rm 104 Courthouse Sq 100 W Beau St Wash to enforce the court judgment of \$68,794.65 obtained by U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST, SERIES AEG 2006-HE1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES AEG 2006-HE1 against you.

**NOTICE**

If you wish to defend, you must take action, by entering a written appearance personally or by attorney and filing 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 you may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

WASHINGTON COUNTY  
BAR ASSOCIATION  
119 South College Street  
Washington, PA 15301  
724-225-6710

SOUTHWESTERN PA  
LEGAL AID SOCIETY  
10 West Cherry Avenue  
Washington, PA 15301  
724-225-6170

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

WCR Vol 102 Issues 23

IN THE COURT OF COMMON PLEAS  
Washington COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE  
Term No. C-63-CV-2020-5177

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE  
PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS AC-CUBANC MORTGAGE

Plaintiff

vs.

Allen McKean in his capacity as Heir of Judith D. Kusch, DENNIS MCKEAN in his capacity as Heir of Judith D. Kusch, JAMES MCKEAN in his capacity as Heir of Judith D. Kusch, Linda Schmidt in her capacity as Heir of Judith D. Kusch & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH D. KUSCH, DECEASED  
Mortgagor and Real Owner  
*Defendant*

NOTICE TO: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUDITH D. KUSCH, DECEASED**

THIS LAW FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT. THIS NOTICE IS SENT TO YOU IN AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THAT PURPOSE.

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

Your house at 88 Kusch Road, Scenery Hill, PA 15360 is scheduled to be sold at

Sheriff's Sale on Friday, February 4, 2022, at 10:00 AM, in Public Mtg Rm 104 Courthouse Sq 100 W Beau St Wash to enforce the court judgment of \$74,052.30 obtained by PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO., DOING BUSINESS AS AC-CUBANC MORTGAGE against you.

### **NOTICE**

If you wish to defend, you must take action, by entering a written appearance personally or by attorney and filing 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 you may lose money or property or other rights important to you.

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IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. WASHINGTON COUNTY BAR ASSOCIATION

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

SOUTHWESTERN PA  
LEGAL AID SOCIETY  
10 West Cherry Avenue  
Washington, PA 15301  
724-225-6170

Michael T. McKeever  
Attorney for Plaintiff

KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322

WCR Vol 102 Issues 23

## **MISCELLANEOUS NOTICE**

### **NOTICE FOR SUBSTITUTE SERVICE BY PUBLICATION**

TO: Michael David Patrick

A Motion has been filed asking the Court to void the specific devise of the real estate located at 915 Lincoln Avenue, Charleroi, PA. The Court has set a hearing to be held in the Washington County Courthouse, Washington, PA before the Honorable John F. DiSalle in Courtroom 2, on December 29, 2021 at 11:30 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 the real estate may be ended by the court without you being present. You have a right to be represented at the hearing by a lawyer. 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  
WASHINGTON BAR ASSOCIATION  
119 S. COLLEGE STREET  
WASHINGTON, PA 15301  
(724) 225-6710

Bradley M. Bassi, Esquire  
BASSI, VREELAND &  
ASSOCIATES, P.C.  
Attorneys at Law  
P.O. Box 144  
111 Fallowfield Avenue  
Charleroi, PA 15022

WCR Vol 102 Issue 23

**CORPORATION NOTICES**

H&S Continuum Consulting Corp hereby gives notice that articles of incorporation are filed with the Department of State of the Commonwealth of Pennsylvania, under the provisions of the Pennsylvania Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

\_\_\_\_\_ WCR Vol 102 Issue 23

**INCORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania with respect to a nonprofit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is **WEST MIDDLETOWN HISTORIC REVITALIZATION CORPORATION**.

Dennis M. Makel, Esquire  
Makel & Associates, LLC  
98 East Maiden Street  
Washington, PA 15301

\_\_\_\_\_ WCR Vol 102 Issue 23

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Lisa M. Dougan, Esq. | John P. Shaffer, Esq. | Thomas E. Crowley, Esq.

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