

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
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*Serving the  
Legal Community  
of Washington County*

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

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

## ESTATE NOTICES

### FIRST PUBLICATION

**Barnes, Audrey S.**

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 L. Barnes c/o

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

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**Berger, Virginia K.**

a/k/a Virginia Berger  
Late of Amwell 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: Teri L. Kiger c/o

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

WCR Vol 101 Issues 25,26,27

**Birmingham, Thomas Robert**

Late of Finleyville  
Washington Co., PA  
File No. 63-20-1359

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: Patricia Birmingham c/o

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

WCR Vol 101 Issues 25,26,27

**Burns, Harriett Kathern**

a/k/a H. Kathern Burns  
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: Carl E. Rush, 103 Municipal Dr., Rogersville, PA 15359

Attorney: Kirk A. King, Esq., 77 S. Washington St., Waynesburg, PA 15370

WCR Vol 101 Issues 25,26,27

**Cowan, Sandra Lee**

Late of Canonsburg  
Washington Co., PA  
File No. 63-20-1505

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: Ann Knaus, 264 Verbeke St., Harrisburg, PA 17102

Attorney: Timothy R. Berggren, Esq., Law Offices of Timothy R. Berggren, Esq., 22 E. Beau St., Washington, PA 15301

WCR Vol 101 Issues 25,26,27

**Cunningham, Robert D.**

Late of Fredricktown  
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: Theresa A. Mitchell c/o  
Attorney: David Bayard Wolf, Esq.,  
Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 101 Issues 25,26,27

**Kime, Robert**

Late of Richeyville  
Washington Co., PA  
File No. 63-20-1316

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: Robin Poole, 250 Richland Dr.,  
Pittsburgh, PA 15235  
Attorney: Susan Foster-Blank, Esq.,  
1634 East National Pike, Scenery Hill,  
PA 15360

WCR Vol 101 Issues 25,26,27

**Nagy, Charles E.**

Late of Finleyville  
Washington Co., PA  
File No. 63-20-1521

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: Robin Barker, 212 Lea St.,  
Munhall, PA 15120  
Attorney: Timothy R. Berggren, Esq.,  
Law Offices of Timothy R. Berggren,  
Esq, 22 E. Beau St., Washington, PA  
15301

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**Sloan, Gregg Williams**

a/k/a Gregg Sloan  
Late of Centerville 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Elizabeth Sloan c/o  
Attorney: Webster & Webster, 51 E.  
South St., Uniontown, PA 15401

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**Zollars, Katherine D.**

Late of Burgettstown  
Washington Co., PA  
File No. 63-20-0485

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: David M. Zollars,  
1303 Main St., Burgettstown, PA 15021  
Attorney: Stephen H. Lebovitz, Esq.,  
Lebovitz & Lebovitz, P.A., 2018 Monongahela Ave., Pittsburgh, PA 15218

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**SECOND PUBLICATION**

**Carney, John Charles**

a/k/a John C. Carney  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Shannon M. Daddario c/o  
Attorney: Angela D. Kusturiss, Esq.,  
Kusturiss, Wolf & Kusturiss, 12 N. Jefferson  
Ave., Canonsburg, PA 15317

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**Castor, Clea I.**

a/k/a Clea Irene Castor  
Late of Finleyville  
Washington Co., PA  
File No. 63-20-1504

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: Gaylyn Frosini, 482 Ross Rd.,  
Eighty Four, PA 15330

Attorney: Timothy R. Berggren, Esq.,  
Law Offices of Timothy R. Berggren,  
Esq., 22 E. Beau St., Washington, PA  
15301

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**Johnson, Lois Jean**

a/k/a Lois J. Johnson  
Late of Washington  
Washington Co., PA  
File No. 63-20-1104

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: Jon D. Lackman, 19 Leet St.,  
Washington, PA 15301

Attorney: Art Wilson, Esq., 189 Hackney  
Station Rd., Amity, PA 15311

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**Lutes, Barbara A.**

Late of Richeyville  
Washington Co., PA  
File No. 63-20-1382

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: Terri L. Schweichler, P.O. Box  
436, Richeyville, PA 15358

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

\_\_\_\_\_ WCR Vol 101 Issues 24,25,26

**Maund, Jeffrey**

a/k/a Jeffrey K. Maund  
a/k/a Jeffrey Kevin Maund  
Late of California Borough  
Washington Co., PA  
File No. 63-20-1489

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: Alex Andrea Maund, 1240  
Highland Dr., California, PA 15419

Attorney: Christopher M. Swart, Esq.,  
1151 Old Freeport Rd., Pittsburgh, PA  
15238

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**Shaw, Deborah M.**

Late of Eighty Four, Somerset Twp.  
Washington Co., PA  
File No. 63-20-1497

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: Joshua J. Shaw, 16 Somerset  
Dr., Eighty Four, PA 15330

Attorney: Todd A. Fuller, Esq., Brenlove  
& Fuller, LLC, P.O. Box 36, 401 Wash-  
ington Ave., Bridgeville, PA 15017

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**West, Cindy L.**

a/k/a Cindy Lee West  
 a/k/a Cindy L. Lesch  
 Late of Canton Twp.  
 Washington Co., PA  
 File No. 63-20-1502

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 K. Main, 738 Wilmington Ave., Washington, PA 15301

Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 E. Maiden St., Washington, PA 15301

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

Executor: Patricia Ann Porter, 100 Century Farm Rd., Clinton, PA 15026

Attorney: Philip K. Rubenstein, Esq., 312 22nd Ave., Carnegie, PA 15106

\_\_\_\_\_ WCR Vol 101 Issues 23,24,25

**THIRD PUBLICATION****Butler, Terrence Robert**

Late of Winter Haven, Polk County, FL  
 File No. 63-20-1475

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: Kathy Denise Butler, 622 Kings Ln. SW, Winter Haven, FL 33880

Attorney: Colt A. McKelvey, Esq., McKelvey Law Offices, LLC, 437 Theatre Dr., Johnstown, PA 15904

\_\_\_\_\_ WCR Vol 101 Issues 23,24,25

**Jones, Frances Mary**

a/k/a Frances Jones  
 Late of Canonsburg  
 Washington Co., PA  
 File No. 63-20-1483

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

**CORPORATION NOTICE**INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 10, 2020, for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177.

The name of the corporation is **B & B Real Estate Enterprises, Inc.** with its principal place of business being located at 428 Williams Street, Monongahela, Pennsylvania 15063.

John I. Nubani, Esquire  
Bassi, Vreeland & Associates, P.C.  
Attorneys at Law  
P.O. Box 144  
111 Fallowfield Avenue  
Charleroi, PA 15022

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**MISCELLANEOUS**

OFFICIAL  
NOTICE OF ANNUAL MEETING  
OF POLICYHOLDERS OF  
OLD ELIZABETH MUTUAL  
FIRE INSURANCE COMPANY

The Annual Meeting of the policyholders of the Old Elizabeth Mutual Fire Insurance Co. will be held by a zoom meeting on January 16, 2021 at ten o'clock a.m. for the purpose of acting on any other pertinent business.

If would like to participate please call 724-484-0839 for call in information.

Shirley A. Bedillion,  
Secretary

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## SHERIFF'S SALE—Samuel L. Romano, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, February 5, 2021 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

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

### CALIFORNIA

**QUICKEN LOANS LLC F/K/A  
QUICKEN LOANS INC.**

**Vs**

**CHRISTINE NOEL AKA CHRISTINE  
A. NOEL**

**DOCKET #: 2019-7944  
JUDGEMENT: \$177,347.95**

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

Address: 156 QUARRY LANE, CALIFORNIA, PA 15419  
Tax #: 080-022-01-00-0016-00

Improvements: Residential Dwelling

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

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### CANONSBURG

**LOANCARE, LLC**

**Vs**

**MARTIN E. LESTANDER  
DOCKET #: 2020-2183  
JUDGEMENT: \$69,396.96**

In the Commonwealth of Pennsylvania,  
Washington County, Canonsburg Bor-

ough;

Address: 501 W COLLEGE STREET,  
CANONSBURG, PA 15317

Tax #: 100-017-00-00-0012-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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### CANONSBURG

**LENDING ONE, LLC c/o NewRez,  
LLC f/k/a New Penn Financial, LLC d/  
b/a Shellpoint Mortgage Servicing**

**Vs**

**PATTY RUTH LLC**

**DOCKET #: 2019-8094  
JUDGEMENT: \$72,701.92**

In the Commonwealth of Pennsylvania,  
Washington County, Canonsburg Bor-

rough;  
Address: 146 MURDOCK STREET,  
CANONSBURG, PA 15317

Tax #: 100-009-00-01-0022-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, 215-579-7700

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**CHARLEROI****EQUITY RESOURCES, INC.****Vs****DYLAN M. FRITZ AND BROOKE A. KINDER****DOCKET #: 2016-3083****JUDGEMENT: \$110,114.01**In the Commonwealth of Pennsylvania,  
Washington County, Charleroi Borough;Address: 503 CREST AVENUE, CHAR-  
LEROI, PA 15022

Tax #: 160-017-00-02-0025-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611WCR Vol 101 Issues 25,26,27**CHARTIERS****SELECT PORTFOLIO SERVICING  
INC.****Vs****TIMOTHY P. O'NEIL****DOCKET #: 2019-7947****JUDGEMENT: \$47,123.27**In the Commonwealth of Pennsylvania,  
Washington County, Chartiers Township;Address: 700 NORTH MAIN STREET,  
HOUSTON, PA 15342

Tax #: 170-007-00-00-0011-01

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND  
FEDERMAN, LLP, (215) 855-9521WCR Vol 101 Issues 25,26,27**HANOVER****DEUTSCHE BANK NATIONAL  
TRUST COMPANY, As Trustee, In  
Trust For The Registered Holders of  
Morgan Stanley ABS Capital I Inc.  
Trust 2006-HE8, Mortgage Pass-  
Through Certificates, Series 2006 HE8****Vs****MICHELLE ANN DEITRICH, ET AL****DOCKET #: 2019-7410****JUDGEMENT: \$189,727.08**In the Commonwealth of Pennsylvania,  
Washington County, Hanover Township;Address: 155 FIVE POINTS ROAD,  
BURGETTSTOWN, PA 15021

Tax #: 340-034-00-00-0002-02

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND  
FEDERMAN, LLP, (215) 855-9521WCR Vol 101 Issues 25,26,27**MONONGAHELA****U.S. BANK NATIONAL ASSOCIA-  
TION, As Indenture Trustee, for the  
Holders of the CIM Trust 2018-NR1,  
Mortgage-Backed Notes, Series 2018-  
NR1****Vs****DAVID CONSTAN COOKE, Individu-  
ally and in his capacity as Heir of VIR-  
GINIA SARA FAIR, Deceased****DOCKET #: 2019-4105****JUDGEMENT: \$71,436.16**In the Commonwealth of Pennsylvania,  
Washington County, City of Monongahe-  
la;Address: 503 FOURTH STREET, MO-  
NONGAHELA, PA 15063

Tax #: 430-014-00-03-0006-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322WCR Vol 101 Issues 25,26,27



**NORTH FRANKLIN & CANTON****THE TOWNSHIP OF CHARTIERS**

Vs

**REGINA V. BOBIK****DOCKET #: 2018-2331****JUDGEMENT: \$11,300.00**

In the Commonwealth of Pennsylvania,  
Washington County, (straddling) North  
Franklin and Canton Townships;

Address: 230 ROOSEVELT STREET,  
WASHINGTON, PA 15301

Tax #: 510-001-04-04-0008-00

Improvements: Residential Dwelling

Attorney: LIEKAR & LIEKAR, (724)  
745-0557

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**UNION**

**KEYBANK, N.A. s/b/m to FIRST NI-  
AGARA BANK, N.A.**

Vs

**DONNA ANTIS****DOCKET #: 2018-1486****JUDGEMENT: \$87,525.45**

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

Address: 3519 ORCHARD AVENUE,  
FINLEYVILLE, PA 15332

Tax #: 640-010-03-01-0008-00

Improvements: Residential Dwelling

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

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**PETERS****FIRST COMMONWEALTH BANK**

Vs

**BRIAN FERRIS a/k/a BRIAN M.****FERRIS AND JAMIE FERRIS a/k/a****JAMIE M. FERRIS****DOCKET #: 2020-5357****JUDGEMENT: \$83,971.96**

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

Address: 111 GOLDEN EAGLE  
DRIVE, VENETIA, PA 15367

Tax #: 540-001-03-00-0045-00

Improvements: Residential Dwelling

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

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