

WASHINGTON COUNTY REPORTS

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No. 45



Serving the Legal Community of Washington County

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

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

JUDGES & COURT/MOTIONS SCHEDULE**Complete motions info during judicial emergency at www.washingtoncourts.us**

Judge	Ctrm	Motions Court Schedule
Emery, Katherine (PJ)	CR#1	Tu, W, Th 9:15a Judge of the Term, Civil: 1st-15th of each month
DiSalle, John	CR#2	Tu 9:15a for Criminal Cases; Th 9:15a for Orphans' Court (copy of motion to be served beforehand to Audit Atty)
Gilman, Gary	CR#4	Tu, Th 9:15a. Judge of the Term, Criminal: March
Costanzo, Valarie	CR#3	Tu, Th 9:15a. Judge of the Term, Criminal: April During the judicial emergency , all motions shall be sent to the following email addresses: lori.hoag@washingtoncourts.us and jennifer.houpt@washingtoncourts.us . See website for motions format and teleconferencing info.
Lucas, Michael	CR#5	M 1:15p and Tu, W, Th 8:45a (also on Fr 8:45a when Civil Judge of the Term) Judge of the Term, Civil: 16th-end of each month
Neuman, Brandon	CR#6	Motions on Tu (pro se & attys; motions due by noon on Fri) and Wed (attys; motions due by noon on Mon) via teleconference between 9:15a to 11am. Atty motions to be emailed to law.clerk.neuman@washingtoncourts.us ; amber.ross@washingtoncourts.us ; court.crier.neuman@washingtoncourts.us NO Motions June 2, ALL motions that week on June 3 NO Motions June 23, ALL motions that week on June 24
McDonald, Traci	CR#7	W, Th 9:15a. During the declared judicial emergency, lawyers are directed to contact Daryl Holt, Judicial Secretary at daryl.holt@washingtoncourts.us with motions for scheduling, questions, or scheduling issues for Judge McDonald.

COURT CALENDARS

Upcoming Jury Trial Terms.....	Jun 8-19, July 13-17
Orphans' Court Audits, 2020:	Jul 9, Sep 24, Nov 12
Sheriff Sale Date	Last Date to File w/Prothonotary
Jul 10, 2020	Apr 24, 2020
	Apr 17, 2020

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Editor: Frank Arcuri, Esq.; Assistant Editor, Kathleen L. Sabol, WCBA Executive Director

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Obiter Dictum

From the *ABA Journal Daily Newsletter*:

[1] Two non-profits paid the bail of nearly 1,000 defendants in Cook County, Illinois, over the last three years, 162 of which were charged with felonies. While on bond, more than 20% were charge with new offenses.; [2] The Ohio Supreme Court has indefinitely suspended a lawyer accused of transferring more than \$147,000 from the accounts of a mentally ill client although he and his law firm were only owed about \$19,000. Among the overcharges, the lawyer charged standard hourly legal rates to perform personal services for the client that included helping her with household tasks, mowing the lawn, organizing her finances and doing her shopping. The lawyer has been convicted of felony theft.; [3] The U.S. Court of Appeals for the Fifth Circuit has directed a Texas law firm to comply with an IRS summons seeking information about any clients that created overseas accounts and entities holding that such disclosure is not in violation of attorney-client privilege.; [4] The ABA Standing Committee on Professional Responsibility has issued a Formal Opinion 491 clarifying a lawyer's ethical duties to inquire whether a client is seeking to use their services to commit fraud or other criminal activity. A lawyer cannot simply turn a blind eye by claiming he or she wasn't positive that the client was involved in criminal activity. If the facts "indicate a high probability" the client is using the lawyer to commit fraud or crime, the lawyer must inquire and cannot "ignore the obvious.;" [5] The U.S. Court of Appeals for the Tenth Circuit has struck down a Kansas law that required a birth certificate or other proof of citizenship to register to vote on the basis that the law violates equal protection and conflicts with the national motor voter law.; [6] Social distancing could mean long elevator lines for lawyers returning to work in many offices. The six-foot separation guideline could limit elevators to two people at a time. ; [7] The Chief U.S. District Judge from Pierre, South Dakota has ruled that forced catheterization of criminal suspects intended to check for drugs by police officers was violative of the Fourth Amendment and determined that all but one of the defendant police officers had qualified immunity in the case because it wasn't clear that the practice was illegal at the time.; [8] A U.S. District Judge from the District of Columbia has mostly struck down an ethics code that bans staff from the Administrative Office of the U.S. Courts from donating to candidates for office and belonging to political parties based upon the First Amendment.

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JOHN F. WARMAN**

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johnfranciswarman@gmail.com

COMMERCIAL / RESIDENTIAL / CURRENT OWNER / MINERAL TITLE

A DECADE OF EXPERIENCE E&O INSURED WILL TRAVEL
LOCAL TO FAYETTE COUNTY ACCEPTING NEW CLIENTS

ESTATE NOTICES

FIRST PUBLICATION

BUDZANOSKI, SARAH C.

a/k/a SARAH LUTES BUDZANOSKI
Late of Eighty Four,
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: Joseph Gorby c/o

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

_____ WCR Vol 100 Issues 45,46,47

BUSCH, JR., ROBERT F.

Late of Burgettstown,
Washington Co., PA
File No. 63-20-0480

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: Nancy McMurty, 5068

Innisbrook Dr., Stockton, CA 95219
Attorney: Joseph H. Fox, Esq., 125 S.
College St., Washington, PA 15301

_____ WCR Vol 100 Issues 45,46,47

CONARD, LOUISE R.

Late of Eighty Four,
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: Michelle A. Subrick c/o

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

_____ WCR Vol 100 Issues 45,46,47

DYKSTRA, MARY ALICE

Late of Chartiers 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: Jan Marie Maund a/k/a Jan M.

Maund, 211 Hawthorne St.,
Canonsburg, PA 15317

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

_____ WCR Vol 100 Issues 45,46,47

LUCY, MARGARET M.

a/k/a MARGARET MARY LUCY
Late of Cokeburg,
Washington Co., PA
File No. 63-20-0320

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: Albert W. Lemon, 79 Beech St.,
P.O. Box 289, Muse, PA 15350

Attorney: Clark A. Mitchell, Jr., Esq.,
Law Offices of Clark A. Mitchell, 17 S.
College St., Washington, PA 15301

_____ WCR Vol 100 Issues 45,46,47

MCKINNEY, JAMES H.

Late of Washington,
Washington Co., PA
File No. 63-20-0505

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: Daniel L. McKinney, 915 Sycamore St., Washington, PA 15301
Attorney: Kevin M. Hanley, Esq., 428 Washington Ave., 2nd Flr., Carnegie, PA 15106

WCR Vol 100 Issues 45,46,47

PATRICK, SHIRLEY ANN
a/k/a SHIRLEY A. PATRICK
Late of Charleroi,
Washington Co., PA

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

Executor: Rev. Jack T. Patrick, 282 Cloverleaf Dr., Longs, SC 29568
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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SAMMARTINO, RITA H.
Late of Claysville,
Washington Co., PA
File No. 63-20-0502

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

Executors: Jody Winter, Rita Ullom, 514 McNary Ave., Canonsburg, PA 15317
Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Flr., Washington, PA 15301

WCR Vol 100 Issues 45,46,47

TATAR, NAOMI MAE

Late of Union Twp.,
Washington Co., PA
File No. 63-20-0496

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

Executors: Beverly A. Wilson and Gerald J. Tatar, 336 Lusk Rd., Bentleyville, PA 15314

Attorney: Louis C. Blauth, Jr., Esq., 1300 Old Freeport Rd., Ste. 3BF, Pittsburgh, PA 15238

WCR Vol 100 Issues 45,46,47

ZOTOV, MARTHA

Late of Muse,
Washington Co., PA

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

Executors: Judy Hunter and Frank C. Roney, Jr. c/o

Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 100 Issues 45,46,47

SECOND PUBLICATION

BYERS, GLENN E.

Late of McMurray,
Washington Co., PA
File No. 63-20-0471

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: Shari L. Spochacz a/k/a Shari L. Nuebert, 450 Valleybrook Rd., McMurray, PA 15317

Attorney: Daniel J. Conway, Esq., 508 Washington Rd., Pittsburgh, PA 15228

WCR Vol 100 Issues 44,45,46

FRANKLIN, A. C.

Late of Finleyville, Washington Co., PA
File No. 63-20-0486

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: Daniel Franklin, 2620 Mackinaw Ave., Pittsburgh, PA 15216

Attorney: Timothy R. Berggren, Esq., Law Offices of Timothy R. Berggren, Esq., 6 S. Main St., Ste. 210, Washington, PA 15301

WCR Vol 100 Issues 44,45,46

GREENLEE, GAYLORD WILLIAM

a/k/a GAYLORD GREENLEE

Late of Donegal 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: Douglas S. Miller, 145 Turnberry Ln., Mooresville, NC 28117

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

WCR Vol 100 Issues 44,45,46

LOVRE, DONNA JEAN

Late of Washington, Washington Co., PA
File No. 63-20-0347

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 Bradley, 1055 Oakbrooke Dr., Canonsburg, PA 15317

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

WCR Vol 100 Issues 44,45,46

MALINOWSKI, MARY

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

Executor: Edward A. Malinowski c/o

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

WCR Vol 100 Issues 44,45,46

MCVAY, DAVID WALLACE

a/k/a DAVID W. MCVAY

Late of East Finley, Washington Co., PA
File No. 63-20-0476

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: Janice Ruffalo, 759 Plum Sock Rd., Prosperity, PA 15329

Attorney: Michael F. Santicola, Esq., Santicola, Steele & Fedeles, PC, 722 Turnpike St., Beaver, PA 15009

WCR Vol 100 Issues 44,45,46

QUATTRO, WILLIAM D.

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

Executor: Douglas T. McArthur,
191 Vista Dr., Canonsburg, PA 15317

Attorney: Joseph H. Fox, Esq., 125 S. College St., Washington, PA 15301

WCR Vol 100 Issues 44,45,46

THIRD PUBLICATION

GRATZ, JR., DONALD WILLIAM

Late of Washington,
Washington Co., PA
File No. 63-20-0335

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: Ellen Gratz, 19 Laurel Ave., Apt. 2, Washington, PA 15301

WCR Vol 100 Issues 43,44,45

GREENE, JAMES

a/k/a JAMES J. GREENE
a/k/a JAMES JOSEPH GREENE

Late of Donegal 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: Susan E. Greene,
12 Route 40 West,
West Alexander, PA 15376

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

WCR Vol 100 Issues 43,44,45

HANKS, SANDRA MARIE

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

Administrator: E. Scott Sotler, 1031 Green Valley Rd., Aleppo, PA 15310

WCR Vol 100 Issues 43,44,45

MCFARLAND, SUSAN P.

a/k/a S. PATRICIA MCFARLAND
a/k/a SUSAN PATRICIA MCFARLAND
Late of Smith 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: Ronald S. Bondo c/o
Attorney: Kurt J. Winter, Esq.,

1535 Main St., P.O. Box 53,
Burgettstown, PA 15021

WCR Vol 100 Issues 43,44,45

SPROWLS, RICHARD M.

Late of Claysville,
Washington Co., PA
File No. 63-20-0472

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: Sandy K. Sprowls, 840 Route 231 N., Claysville, PA 15323

Attorney: Timothy R. Berggren, Esq.,
Law Offices of Timothy R. Berggren,
Esq., 6 S. Main St., Ste. 210, Washington,
PA 15301

WCR Vol 100 Issues 43,44,45

CORPORATION NOTICES

ARTICLES OF INCORPORATION

Christopher M. Swart, Esquire Attorney
1151 Old Freeport Road, Pittsburgh, PA
15238-3108. Notice is hereby given that
Articles of Incorporation were filed with
the Department of State of the Common-
wealth of Pennsylvania, with respect to a
corporation has been incorporated under
the provisions of the Business Corpora-
tion Law of 1988. The name of the cor-
poration is **Naturally Restored, Inc.**

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CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate
of Organization-Domestic Limited Liabil-
ity Company has been filed with the De-
partment of State of the Commonwealth
of Pennsylvania on the 11th day of May,
2020, for a limited liability company es-
tablished under the provisions of the
Business Corporation Law for **Pat O'Bri-
en Consulting, LLC.**

James H. McCune, Esq.
Bowles Rice, LLP
1800 Main St., Ste 200
Canonsburg, PA 15317

WCR Vol 100 Issues 45

Per Court Order, the June Sheriff Sale
has been postponed to July 10, 2020.

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, June 5, 2020 at 10:00 o'clock AM** 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 PM**. 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 AM**, 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)

SHORT DESCRIPTION

By virtue of Writ of Execution
No. 2019-2956

New Residential Mortgage LLC
(Plaintiff) vs. Robert A. Cowden,
(Defendant)

Property Address 571 Highland Ridge
Road, Marianna, PA 15345

Parcel ID. No. 660-020-00-00-0002-00

Improvements thereon consist of a resi-
dential dwelling

Judgment Amount: \$70,285.74

Attorney for Plaintiff:

Lauren L. Schuler, Esquire
Hladik, Onorato & Federman. LLP
298 Wissahickon Avenue
North Wales, PA 19454

OFFICE FOR RENT

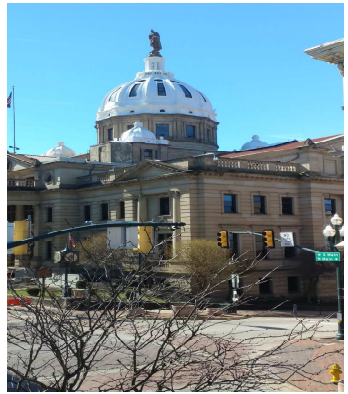
Recently remodeled property at 14 1/2 N. Main Street across from the courthouse in Washington. Perfect location for anyone in the legal profession looking for office space, a residential space or both. If one or several attorneys looking to share a space might be interested in this location please contact:

Dave Orndoff 724-413-1875

Kim Orndoff 724-554-8962

It is an unfurnished two bedroom, all electric, A/C, full bath, kitchen, located on the second floor with street parking. No pets. No smoking. New appliances. Three large windows overlook Main Street and the courthouse.

\$900/mo. including trash collection and sewage.



View of the Courthouse



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John P. Shaffer
PRESIDENT



Lisa M. Dougan, Esq.
VICE-PRESIDENT

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