

MOTIONS COURT SCHEDULE

CR#/Suite#	COMPLETE info at www.washingtoncourts.us/101/Judges
Gilman, Gary (PJ) CR#7/1001	Tu & Th 9:15a. Copy of motion due before 12p the business day prior to scheduled presentation. Motions in person, may be remote upon approval.
DiSalle, John CR#2/2002	Motions handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that motion is being filed and if 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. Advance copy of Orphan’s Court motions shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valarie CR#1/2001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Jun, Aug, Oct, Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo
Lucas, Michael, CR#6/1006	Motions 1st—20th of each month on 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, with sign up by Noon the business day prior to presentation.
Neuman, Brandon CR#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with sign up by Noon the business day prior to presentation; sign up in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge’s office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Judge of the Term, Criminal: Jul, Sep, Nov. Motions in person, with sign up by Noon the business day prior to presentation. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald .
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with sign up for Tues. motions by Noon the Friday prior and sign up for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .

COURT CALENDARS

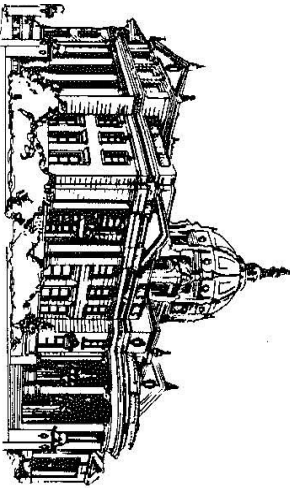
Sheriff Sale DatesLast Date to File w/Prothonotary
 November 1, 2024 August 30, 2024
 December 6, 2024 September 27, 2024
 Orphans’ Court Audit Dates: Jul 19, Sep 20, Nov 22

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WASHINGTON COUNTY REPORTS

Vol. 105 No. 16 – OCTOBER 31, 2024

119 South College Street, Washington, PA 15301



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

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Obiter Dictum

From the ABA Journal Daily Newsletter: [1] A Los Angeles lawyer is accused in an ethics complaint of charging inmates to submit requests for re-sentencing to prosecutors who were unlikely to act. Lawyer Aaron Spolin charged inmates to submit petitions to prosecutors when they were not accepting outside submissions and when the cases did not fit re-sentencing criteria. According to the disciplinary charges, defendants who hired Spolin were unlikely to obtain “meaningful relief” despite paying thousands of dollars in legal fees. The impetus for Spolin’s re-sentencing work was a 2018 law that allowed courts to recall and re-sentence defendants upon the recommendation of the District Attorney. According to the Los Angeles Times, Spolin marketed his re-sentencing services in mass mailings to prisons and purchased on-line search terms that directed people to his web site. Spolin “eventually accumulated nearly 2,000 incarcerated clients, becoming a virtual celebrity in California prison yards. “Families, many of limited resources, forked over fees starting at \$3,000 and ranging upward of \$30,000.” Spolin represented inmates despite receiving multiple letters from the Los Angeles District Attorney’s Office and the Orange County District Attorney’s Office informing him that it would not act on re-sentencing requests under the new law because it was creating a new unit to evaluate cases and because it was prioritizing cases for review or that it would only consider re-sentencing requests from the California Department of Corrections and Rehabilitation, respectively. According to the ethics complaint, Spolin failed to communicate in a way that allowed clients to make informed decisions, failed to give candid advice, misled clients about his services, charged unconscionable fees and committed acts of moral turpitude. [2] The U.S. Supreme Court recently refused to immediately clear the way for the Biden Administration’s new student loan relief and repayment plan, adding to uncertainty about the future of the program that would affect millions of borrowers and has become part of the sharp political debate over who is responsible for hefty tuition debt. Biden introduced the program, Saving on a Valuable Education, last fall as millions of American resumed student loan payments after a hiatus of more than three years because of the pandemic.

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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Washington County Bar Association Calendar of CLEs & Events

Nov. 6 -- Energy Law CLE: "Future of the Natural Gas Industry," (1s), 5-8pm, Hilton Garden Inn, Southpointe. Presented in cooperation with the Washington County Chamber of Commerce and the Marcellus Shale. WCBA will be offering CLE credit (1s) covering the discussion (6pm-7pm) between Dennis L. Degner, CEO & President of Range Resources, and moderator David Callahan, President Marcellus Shale Coalition. \$25 PA + \$25 WV / OH. You must also register to attend through the Chamber of Commerce (\$75 Chamber members, \$150 Non-Chamber Members). Heavy hors d'oeuvres and libations will be offered.

Nov. 12 -- Energy Law CLE: "A Bumpy Road: EVs and Implications for State Budgets," 11am-Noon, free zoom webinar offered by the W&J College Center for Energy Policy Management with CLE provided by WCBA. Presenter: Dr. Jay Golden, Pontarelli Professor of Environmental Sustainability and Finance at the Maxwell School of Citizenship and Public Affairs at Syracuse University and director of its Dynamic Sustainability Lab. \$25 PA + \$25 WV / OH. Register to (if you want CLE credit, you must register both with WCBA and with W&J. Free to attend/audit).

Nov. 13, Memorial Minutes, Courtroom #7, 3:00pm

To participate in the proceedings or submit comments in writing, please contact the Bar office.

**Roger J. Gaydos, Sr.
 C. Jerome Moschetta
 Stephen P. Moschetta**

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Get “live online” CLE credits from our extensive library of pre-recorded programs when you watch them at the Bar office. Contact us at wcba@washcobar.org to make an appointment. Starting at \$30 per credit hour

PBI Seminars @ the Bar Office

Nov 12—Artificial Intelligence and Its Influence in Society 2024 – 2.5s/.5e
Nov 26—Aging in Place-Legal Strategies for Attorneys 2024–3 s
Dec 18—Year in Review for the General Practitioner 2024 - 3s
Dec 20—Essential Ethics 2024 - 3e

PBI Seminars are held at WCBA, 119 S. College St., Washington, PA, unless noted. Register for PBI seminars through PBI at 1.800.932.4637 or www.pbi.org. Any person requiring special PBI arrangements for a disability contact Zina Barlup at 800.932.4637 ext. 2284 at least 10 days before the course.

PBI reserves the right to cancel any seminar 10 days prior if two or fewer people are pre-registered.

ADMINISTRATIVE ORDER

Closure of Magisterial District 27-3-02

IN THE COURT OF COMMON PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA

CIVIL DIVISION, No. 2024-3

IN RE: CLOSURE OF MAGISTERIAL DISTRICT 27-3-02; CESSATION OF FILINGS AND PAYMENTS IN MAGISTERIAL DISTRICT 27-3-02; TRANSFER OF OPEN CASES FROM MAGISTERIAL DISTRICT 27-3-02

ADMINISTRATIVE ORDER

AND NOW, this 22nd day of October, 2024, the Supreme Court of Pennsylvania having ordered for the closure of Magisterial District 27-3-02 and the realignment of Magisterial Districts 27-1-03 and 27-3-03, it is hereby ORDERED, ADJUDGED, and DECREED as follows:

1. Effective upon the close of business on November 21, 2024, new filings will no longer be accepted in Magisterial District 27-3-02.
2. In preparation for the elimination of Magisterial District 27-3-02, all new filings occurring after the close of business on November 21, 2024, in Bentleyville Borough and Long Branch Borough shall be filed in Magisterial District 27-1-03 before Magisterial District Judge Eric Porter.
3. All new filings occurring after the close of business on November 21, 2024, in Beallsville Borough, Cokeburg Borough, Deemston Borough, Ellsworth Borough, Marianna Borough, North Bethlehem Township, Somerset Township, West Bethlehem Township, and West Pike Run Township shall be filed in Magisterial District 27-3-03 before Magisterial District Judge Joshua Kanalis.
4. Magisterial District 27-3-02 shall cease to accept and receipt payments at 12:00 P.M. on December 12, 2024.
5. Magisterial District 27-3-02 shall permanently close to the public at 4:30 P.M. on December 12, 2024.
6. Beginning December 13, 2024, all open cases in Magisterial District 27-3-02 shall be transferred to Magisterial District 27-1-03 irrespective of the originating jurisdiction.
7. The Special Courts Administrator shall reassign court staff as necessary following the closure of Magisterial District 27-3-02 consistent with the authority of the undersigned to supervise the magisterial district courts pursuant to Pa. R. J. A. 605.

This Court notes that the aforementioned jurisdictional designations are consistent with the Order of the Supreme Court of Pennsylvania at No. 532 of the Magisterial Rules Docket, In re: Reestablishment of the Magisterial Districts within the 27th Judicial District of the Commonwealth of Pennsylvania, dated April 13, 2023.

It is further ORDERED that a copy of this order shall be posted on the entry doors of Magisterial District 27-3-02 and that the Special Courts Administrator shall serve a copy of this order on the magisterial district judges, the District Attorney, Public Defender, Probation Services, Sheriff, Clerk of Courts, Prothonotary, Washington County Correctional Facility, and Behavioral Health and Development Services. The Special Courts Administrator shall also transmit a copy to the Washington County Bar Association for distribution to its members via email. Each magisterial district judge shall disseminate the information contained in this order to all police departments and municipalities within his or her district.

BY THE COURT:
/s/ Gary M. Gilman, P. J.
GARY M. GILMAN, PRESIDENT JUDGE

ESTATE NOTICES

FIRST PUBLICATION

Augenstene, Donald William

a/k/a Donald W. Augenstene
Late of Prosperity
Washington Co., PA
File No. 63-24-1569

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 Charles Augenstene,
428 Bells Lake Rd., Prosperity, PA
15329

Attorney: Michael C. Cruny, Esq., Sweat
Law Offices, 375 Valley Brook Rd., Suite
112, McMurray, PA 15317

_____ WCR Vol 105 Issues 16,17,18

Coffman, Jr., Kenneth E.

a/k/a Kenneth Coffman, Jr.
a/k/a Kenneth Coffman
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Leonard E. Coffman c/o
Attorney: Frank Arcuri, Esq., 125 S. Col-
lege St., Washington, PA 15301

_____ WCR Vol 105 Issues 16,17,18

Giacomantonio, Dorothy

a/k/a Dorothy A. Giacomantonio
Late of Scenery Hill
Washington Co., PA
File No. 63-24-01583

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: Pamela Giacomantonio a/k/a
Pamela Ann Giacomantonio, 307 Monon-
gahela St., Bentleyville, PA 15314

Grossek, Jr., Henry Anthony

a/k/a Henry A. Grossek
Late of Cecil
Washington Co., PA
File No. 63-24-1479

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: Ryan N. Grossek, 1397 E. Boil-
ing Spring Rd., Southport, NC 28461
Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 111 W. McMurray
Rd., McMurray, PA 15317

_____ WCR Vol 105 Issues 16,17,18

Hannah, Martha L.

a/k/a Martha Louise Hannah
Late of South Strabane
Washington Co., PA
File No. 63-24-01549

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: Sherry R. Strnisa, 251 Vance
Dr., Burgettstown, PA 15021
Attorney: Mark S. Riethmuller, Esq.,
Speakman, Riethmuller & Allison, 6 S.
Main St., Ste. 614, Washington, PA
15301

_____ WCR Vol 105 Issues 16,17,18

Miller, Rebecca Ann

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: Andrew K. Miller aka Andrew Kingdom Miller, 2717 Jefferson Ave., Washington, PA 15301

Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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Zuraw, Sandra Francine

a/k/a Sandra F. Zuraw
a/k/a Sandra Zuraw
Late of McMurray
Washington Co., PA
File No. 63-24-1460

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: Dorothy A. Joseph, 880 Edgewood Ave., Pittsburgh, PA 15234
Attorney: Alan I. Farber, Esq., 5301 Grove Rd., Ste. M-106 Caste Village, Pittsburgh, PA 15236

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SECOND PUBLICATION**Ferrari, Joan D.**

a/k/a Joan DeSantis Ferrari
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: Jodi F. Hannah, c/o
Attorney: Delia A. Dougherty, Esq., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr. #200, Moorestown, NJ 08055

WCR Vol 105 Issues 15,16,17

Lutz, Ernest Andrew

a/k/a Ernest A. Lutz
Late of California
Washington Co., PA
File No. 63-24-1481

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: Shannon Jankowski, 943 Field Club Rd., Pittsburgh, PA 15238
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 105 Issues 15,16,17

Manolakas, James G.

a/k/a James George Manolakas
Late of North Strabane Township
Washington Co., PA
File No. 63-24-1502

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

Co-Executors: Denise Bellan, Maria Weissenseel, c/o 510 Harvest View Drive, Venetia, PA 15367
Attorney: Scott P. Magnuson, 2651 Monroeville Blvd., Monroeville, PA 15146

WCR Vol 105 Issues 15,16,17

Minetti, Paul S.

Late of Somerset Township
Washington Co., PA
File No. 63-24-1175

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 W. Moulton, Jr., 8875 Kind Drive, Pittsburgh, PA 15237
Attorney: Joseph R. West, Esq., West & Zuberbuhler, PC, 2200 Georgetown Drive, Ste. 202, Sewickley, PA 15143

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Reynolds, Loretta Mae

a/k/a Loretta Reynolds
Late of Township of Smith
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: Lisa Larue a/k/a Lisa Marie Reynolds, c/o
Attorney: Ashley M. Elias, Esq., Nalli, Elias & Associates, PC, 150 Pleasant Drive, Ste. 101, Aliquippa, PA 15001

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Schwarz, Jeffrey N.

Late of Washington
Washington Co., PA
File No. 63-24-1146

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: Walter C. Schwarz, 582 Hazelwood Ave., Pittsburgh, PA 15207
Attorney: Michael H. Marks, Esq., Marks Elder Law P.C., 4231 Murray Ave., Pittsburgh, PA 15217

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Stefkovich, Debra B.

a/k/a Debra Beth Stefkovich
Late of Claysville
Washington Co., PA

File No. 63-24-1542

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: August Richard Stefkovich, II, 12503 Hawk Creek Dr., Frisco, TX 75033
Attorney: Gary L. Sweat, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

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Stitchick, Ernest A.

a/k/a Ernest Stitchick
Late of Centerville
Washington Co., PA
File No. 63-24-1513

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 D. Stitchick c/o
Attorney: Craig S. O'Connor, Esq., Ciao, Torisky & O'Connor LLC, 7240 McKnight Rd., Pittsburgh, PA 15237

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Terrell, Jr., William David

a/k/a William D. Terrell, Jr.
Late of Eighty Four
Washington Co., PA
File No. 63-24-1531

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 Ann Duffill, a/k/a Kathryn A. Duffill, 598 Vanceville Road, Eighty Four, PA 15330
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, 95 West Beau Street, Ste. 600, Washington, PA 15301

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Urcho, Anna Marie

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

Administrator: Louis Urcho, 101 Gibson Ave., Bentleyville, PA 15314
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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THIRD PUBLICATION**Berteotti, Richard Marion**

a/k/a Richard M. Berteotti
Late of Canonsburg
Washington Co., PA
File No. 63-24-01367

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 A. Berteotti a/k/a Richard Arthur Berteotti, 12 Ciaffoni Rd., Canonsburg, PA 15317
Attorney: A. Blane Volovich, Esq., McMeekin & Volovich, 555 Grant St., Ste. 120, Pittsburgh, PA 15219

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D'Ambrosia, Joan F.

a/k/a Joan D'Ambrosia
Late of Washington
Washington Co., PA
File No. 63-24-1239

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 Joan Golobish, 9 Wa-

bash Ave., Hickory, PA 15340
Attorney: Christopher P. Deegan, Seamon Law Offices, 6000 Town Center Blvd., Ste. 124, Canonsburg, PA 15317

WCR Vol 105 Issues 14.15.16

Durbin, Catherine Louise

a/k/a Catherine L. Durbin
Late of West Alexander, Donegal Twp.
Washington Co., PA
File No. 63-24-1351

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: Kandy L. Camps, 1801 Alamae Lakes Rd., Washington, PA 15301, Chris Durbin, 1006 Maple Ave., West Alexander, PA 15376

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Hancher, James W.

Late of Washington
Washington Co., PA
File No. 63-24-1405

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: Marla Nicolella, 156 Sawgrass Dr., Millersville, PA 17551, Mark Hancher, 792 Locust Ave., Washington, PA 15301,
Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

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Hoag, Elaine P.

a/k/a Elaine Hoag
Late of McDonald
Washington Co., PA
File No. 63-24-1462

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: Carol A. Brown aka Carol A. Hoag Brown c/o
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

WCR Vol 105 Issues 14.15.16

Howard, Barbara

Late of Uniontown
Washington Co., PA
File No. 63-24-01437

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: Benjamin Joseph Howard, 254 Haines Rd., Carmichaels, PA 15320
Attorney: Louis C. Blauth, Jr., Esq., 304 Ross St., Ste. 703, Pittsburgh, PA 15219

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Molk, Mary S.

a/k/a Mary Molk
Late of Brownsville
Washington Co., PA

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

Executrix: Bonnie J. Molk, 515 Reliance Ave., Brownsville, PA 15417
Attorney: Matthew J. Madvay, Esq., Charles Zebley, Esq., 60 East Beau St., Washington, PA 15301

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Pizzuti, Barbara A.

a/k/a Barbara Ann Pizzuti
a/k/a Barbara Pizzuti
Late of McDonald
Washington Co., PA
File No. 63-24-1237

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. Brezinski c/o
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

WCR Vol 105 Issues 14.15.16

Shafer, Clayton Wayne

a/k/a Clayton W. Shafer
a/k/a Clay Shafer
Late of Chartiers Twp.
Washington Co., PA
File No. 63-24-1418

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: Janine Zito aka Janie S. Zito, 105 Piatt Estates Dr., Washington, PA 15301

Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 14.15.16

Toothman, Robert Jess

a/k/a Robert J. Toothman
Late of Burgettstown
Washington Co., PA
File No. 63-24-0561

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

Executor/Administrator: Tammy Ramsey, 109 Westview, Follansbee, WV 26037

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REAL PROPERTY NOTICES

LOGS LEGAL GROUP LLP
 BY: CHRISTOPHER A. DeNARDO, PA
 I.D. NO. 78447
 SAMANTHA GABLE, PA I.D. NO.
 320695
 STEVEN PALMER, PA I.D. NO. 334553
 LESLIE J. RASE, PA I.D. NO. 58365
 HEATHER RILOFF, PA I.D. NO.
 309906
 KEVIN T. TONCZYCZYN, PA I.D. NO.
 332616
 ELIZABETH L. WASSALL, PA I.D.
 NO. 77788
 JOSEPH L. LoCASTRO, IV, PA I.D. NO.
 314973
 985 OLD EAGLE SCHOOL ROAD,
 SUITE 514
 WAYNE, PA 19087
 TELEPHONE: (610) 278-6800
 E-MAIL: PAHELP@LOGS.COM
 LLG FILE NO. 22-068014

COURT OF COMMON PLEAS
 WASHINGTON COUNTY
 CIVIL DIVISION NO: 2023-1203

U.S. Bank Trust National Association, not
 in its individual capacity but solely as
 owner trustee for RCAF Acquisition Trust
 PLAINTIFF

VS.

Unknown, Heirs, Successors, Assigns and
 all Persons, Firms or Associations Claim-
 ing Right, Title or Interest from or under
 Dianne S. Scott, deceased
 DEFENDANT

To the Defendants, Unknown, Heirs, Suc-
 cessors, Assigns and all Persons, Firms or
 Associations Claiming Right, Title or
 Interest from or under Dianne S. Scott,
 deceased: TAKE NOTICE THAT THE
 Plaintiff, **U.S. Bank Trust National As-
 sociation, not in its individual capacity
 but solely as owner trustee for RCAF
 Acquisition Trust** has filed an amended
 action **Mortgage Foreclosure**, as cap-
 tioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU
 MUST ENTER A WRITTEN APPEAR-
 ANCE PERSONALLY OR BY ATTOR-
 NEY AND FILE YOUR DEFENSE OR
 OBJECTIONS WITH THE COURT. YOU
 ARE WARNED THAT IF YOU FAIL
 TO DO SO THE CASE MAY PROCEED
 WITHOUT YOU AND A JUDGMENT
 MAY BE ENTERED AGAINST YOU
 WITHOUT FURTHER NOTICE FOR
 THE RELIEF REQUESTED BY THE
 PLAINTIFF. YOU MAY LOSE MONEY
 OR PROPERTY OR OTHER RIGHTS
 IMPORTANT TO YOU.

YOU SHOULD TAKE THIS NOTICE
 TO YOUR LAWYER AT ONCE. IF
 YOU DO NOT HAVE A LAWYER 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 IN-
 FORMATION ABOUT AGENCIES
 THAT MAY OFFER LEGAL SERVICES
 TO ELIGIBLE PERSONS AT A RE-
 DUCED FEE OR NO FEE.

Lawyer Referral Service
 119 South College Street
 Washington, PA 15301
 724-25-6710

Southwestern Pennsylvania Legal Aid
 10 W. Cherry Street
 Washington, PA 15301
 724-225-6170

_____ WCR Vol 105 Issue 16

LOGS LEGAL GROUP LLP
 BY: CHRISTOPHER A. DeNARDO, PA
 I.D. NO. 78447
 SAMANTHA GABLE, PA I.D. NO.
 320695
 STEVEN PALMER, PA I.D. NO. 334553
 LESLIE J. RASE, PA I.D. NO. 58365
 HEATHER RILOFF, PA I.D. NO.
 309906

KEVIN T. TONCZYCZYN, PA I.D. NO.
 332616
 ELIZABETH L. WASSALL, PA I.D.
 NO. 77788
 JOSEPH L. LoCASTRO, IV, PA I.D. NO.
 314973
 985 OLD EAGLE SCHOOL ROAD,
 SUITE 514
 WAYNE, PA 19087
 TELEPHONE: (610) 278-6800
 E-MAIL: PAHELP@LOGS.COM
 LLG FILE NO. 23-069237
 COURT OF COMMON PLEAS
 CIVIL DIVISION
 NO: C-63-CV-2023-3409
 WASHINGTON COUNTY

JPMorgan Chase Bank, National Associa-
 tion
 PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and
 All Persons, Firms or Associations Claim-
 ing Right, Title or Interest from or under
 Kyle Nevling, deceased and Kristina
 Nevling, Known Heir of Kyle Nevling,
 deceased
 DEFENDANTS

To the Defendants, Unknown Heirs, Suc-
 cessors, Assigns and All Persons, Firms or
 Associations Claiming Right, Title or
 Interest from or under Kyle Nevling,;
 TAKE NOTICE THAT THE Plaintiff,
**JPMorgan Chase Bank, National Asso-
 ciation** has filed an amended action
Mortgage Foreclosure, as captioned
 above.

NOTICE

IF YOU WISH TO DEFEND, YOU
 MUST ENTER A WRITTEN APPEAR-
 ANCE PERSONALLY OR BY ATTOR-
 NEY AND FILE YOUR DEFENSE OR
 OBJECTIONS WITH THE COURT. YOU
 ARE WARNED THAT IF YOU FAIL
 TO DO SO THE CASE MAY PROCEED
 WITHOUT YOU AND A JUDGMENT
 MAY BE ENTERED AGAINST YOU
 WITHOUT FURTHER NOTICE FOR
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OR PROPERTY OR OTHER RIGHTS
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_____ WCR Vol 105 Issue 16

CIVIL ACTION LAW
 COURT OF COMMON PLEAS
 WASHINGTON COUNTY
 Number 2022-00069

DLJ Mortgage Capital Inc v. Robert
 Clarke, Known Surviving Heir of Clau-
 dette H. Clarke, et. al.

**NOTICE OF SHERIFF'S SALE OF RE-
 AL PROPERTY**

TO: Kristin Miller a/k/a Kristen Miller,
 Known Surviving Heir of Lynette Dalla-
 valle, Deceased Administratrix of the Es-
 tate of Claudette H. Clarke
 Your house (real estate) at **2151 The Cir-
 cle, Washington, Pennsylvania 15301** is
 scheduled to be sold at Sheriff's Sale on
December 6, 2024 at 10:00AM, at a pub-
 lic on-line auction conducted by Real
 Foreclosure, [https://
 washington.pa.realforeclose.com](https://washington.pa.realforeclose.com) to en-
 force the court judgment of \$137,132.68

obtained by DLJ Mortgage Capital Inc against the above premises.

NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must take immediate action:

The sale will be canceled if you pay to DLJ Mortgage Capital Inc the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

YOU MAY STILL BE ABLE TO
SAVE YOUR PROPERTY AND YOU
HAVE OTHER RIGHTS
EVEN IF THE SHERIFF'S SALE
DOES TAKE PLACE

If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

You have a right to remain in the property until the full amount due is paid to the

Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, 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.

LAWYER REFERRAL SERVICE
ASSOCIATION DE LICENCIADOS

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

Lawyer Referral Service
119 South College Street
Washington, PA 15301

McCABE, WEISBERG & CONWAY,
LLC

Attorneys for Plaintiff
 1420 Walnut St., Ste. 1501, Phila., PA
 19102, 215-790-1010

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- Litigation (Plaintiff or Defense)
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- Business Transactions / Corporate
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In addition to associate level candidates we also seek partner level candidates, groups with a portable book, or small firms looking to merge.

Please call Dianne at 412-596-2626.

All inquiries are held in strictest confidence



Attorney 1 (Criminal)

Starting Salary Range: \$58,799—\$77,449

Department: Central Legal Staff

Location: Philadelphia, Pittsburgh, or Harrisburg, PA

Posting Date: 8/29/2024

Benefits: <https://www.pacourts.us/judicial-administration/human-resources/benefits>

Description: This position requires significant research and writing skills for work performed with the Superior Court of Pennsylvania's Central Legal Staff. This individual must possess the ability to work both independently and as part of a statewide team, with the ability to meet deadlines. The attorney will handle matters relating to criminal law and work closely with various judicial chambers and Judges.

Typical Duties

- ✓ Review docketing statements, motions (standard and emergency), opinions circulating in Superior Court, and certified records.
- ✓ Review trial court dockets thoroughly to determine not only if any jurisdictional issues exist, but any other problems that require attention prior to listing the appeal before a merits panel.
- ✓ Prepare summaries and draft orders for review by Motions Judge.
- ✓ Prepare summaries, recommendations, and draft orders for review and votes by Motions Panel.
- ✓ Assist in research projects requested of Central Legal Staff.
- ✓ Work directly with Judges and chambers of the Superior Court of Pennsylvania to resolve various matters involving criminal cases.
- ✓ Assist in editing team members' work.
- ✓ Assist in various attorney functions in the relevant office, including, but not limited to, working with Superior Court Prothonotary's office to resolve issues pertaining to appeal docket.
- ✓ Perform related work as required.

Minimum Qualifications

- ✓ J.D. from ABA-accredited law school.
- ✓ Admitted to and in active standing with the practice of law before the Supreme Court of Pennsylvania.

Additional Qualifications/Preferences

- ✓ Familiarity with Pennsylvania Rules of Appellate Procedure and Pennsylvania Rules of Criminal Procedure.
- ✓ Experience with criminal matters desired, but not required.
- ✓ Prior experience with or before Pennsylvania appellate courts is desired, but not required. 7 Proficiency with Microsoft Office applications (Word, Excel, and Outlook)
- ✓ Ability to maintain a high level of integrity in the performance of job duties.
- ✓ Satisfactory criminal background check required.

How to Apply

- ✓ Apply online using the Workday website. Applicants must provide a cover letter and resume. A list of references and writing sample (fewer than 10 pages) are desirable, but not required.
- ✓ Commencement Date: October 2024

Unified Judicial System Hiring Policy: The Unified Judicial System of Pennsylvania recruits, employs and promotes the most qualified applicants without regard to their political affiliation, race, color, age, national origin, sex, sexual orientation, gender identity or expression, religion, disability, or other non-merit facts or considerations. Reasonable accommodations will be provided to applicants with disabilities as may be necessary to ensure that all applicants are given a fair and equal opportunity to compete for all employment positions. Applicants who need accommodation for an interview should request so in advance. UJS hiring and employment policies and procedures are intended to conform to all applicable state and federal laws governing fair and nondiscriminatory hiring and employment practices and are subject to change as necessary to remain in compliance with such laws.



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Holly Whalen 0 Amy Coco 0 Bethann Lloyd

INSIST UPON OUR EXPERIENCED TEAM

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