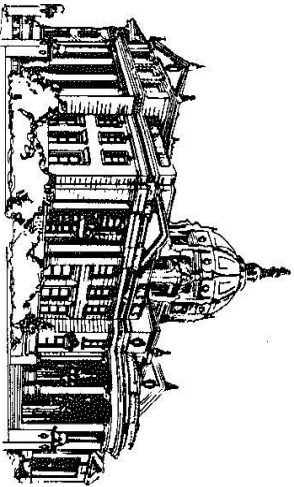


WASHINGTON COUNTY REPORTS

Vol. 105 No. 13 – OCTOBER 10, 2024

119 South College Street, Washington, PA 15301



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

2025 ADMINISTRATIVE ORDER

IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY PENNSYLVANIA

CIVIL DIVISION

IN RE: ADMINISTRATIVE REGULATIONS No. 2024-1, 2025-1

ADMINISTRATIVE ORDER

AND NOW, this 1st day of October, 2024, it is ORDERED, ADJUDGED, and DECREED that the Administrative Regulations for calendar year 2025 are set forth below. The Administrative Regulations shall be effective January 1, 2025.

I. CALENDAR 2025

The following Court Calendar and judicial assignments are made for calendar year 2025. While this Administrative Order attempts to set forth a pattern designed to expedite all of the business of the Court, the members of the Bench shall remain flexible so that adjustments may be made if required to fulfill both our obligation and that of the practitioners to the administration of justice.

In the event of a need for recusal, that Judge shall complete a recusal form and forward same to the President Judge for reassignment. In the event a magisterial district judge seeks to recuse from a case, he or she must complete a recusal form and forward same to the Deputy Court Administrator for Special Courts for review by the President Judge.

The Court Administrator shall publish a Court Calendar incorporating the dates set forth herein and any other pertinent information for the benefit of the Bar and the public. The Court Calendar shall be available on the Court's website at www.washingtoncourts.us and in hard copy at the office of Court Administration.

A. TRIAL TERMS

Selection dates for jury trials for the calendar year are established as follows:

Civil Jury Selection

January 2	August 4
February 4	September 2
March 3	October 1
April 1	October 31
May 1	December 2
June 3	

Criminal Jury Selection

Zone 1	Zone 2
January 6	January 13
February 3	February 10
March 10	March 17
April 21	April 7
May 12	May 5
June 2	June 9
August 11	August 18
September 8	September 15
October 6	October 20
November 3	November 17
December 1	December 8

Jury selection shall commence on the dates noted above for civil and criminal cases. Judges hearing criminal cases shall make requests for jurors in writing at least one (1) week in advance of the jury selection date to the Court Administrator's Office, as it is presumed that such cases will begin after selection. Judges in civil cases shall coordi-

WASHINGTON (Cont'd)

**WILMINGTON
SAVINGS FUND
SOCIETY, FSB, ET AL**

vs

**ROBERT J. SCHURR,
SOLELY IN HIS CAPACITY AS
HEIR OF MILDRED L. SCHURR,
DECEASED, ET AL**

**DOCKET #: 2023-6279
JUDGEMENT: \$106,906.42**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;

Address: 40 LAUREL AVENUE,
WASHINGTON, PA 15301
Tax #: 760-011-00-02-0012-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)
579-7700

WCR Vol 105 Issues 12,13,14

WEST BROWNSVILLE

**PNC BANK, NATIONAL
ASSOCIATION**

vs

ISAIAH Z. GRIMES

**DOCKET #: 2023-6613
JUDGEMENT: \$55,297.61**

In the Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough;

Address: 536 MIDDLE STREET,
BROWNSVILLE, PA 15417
Tax #: 670-007-00-01-0022-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

WASHINGTON (Cont'd)

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

vs

**THE ESTATE OF J
ANETTA V. LEDBETTER,
Georgette Ledbetter, Administratrix**

**DOCKET #: 2023-7550
JUDGEMENT: \$46,803.72**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;

Address: 464 EAST HALLAM AVE-
NUE, WASHINGTON, PA 15301
Tax #: 760-001-00-03-0021-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

WASHINGTON**WASHINGTON
SCHOOL DISTRICT**

vs

LANCE VALLEE**DOCKET #: 2017-2991****JUDGEMENT: \$2,510.67**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 820 DUNCAN AVENUE,
WASHINGTON, PA 15301

Tax #: 770-016-00-01-0012-01

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748WCR Vol 105 Issues 12,13,14**WASHINGTON (Cont'd)****CITY OF
WASHINGTON**

vs

**RICHARD I. CLEMENS
AND MARCY L. CLEMENS****DOCKET #: 2014-3426****JUDGEMENT: \$1,992.75**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 250 E PROSPECT AVENUE,
WASHINGTON, PA 15301

Tax #: 750-019-00-01-0002-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748WCR Vol 105 Issues 12,13,14**WASHINGTON (Cont'd)****WASHINGTON
SCHOOL DISTRICT**

vs

SHAWN NAJOWICZ**DOCKET #: 2018-3486****JUDGEMENT: \$1,094.23**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 1010 E MAIDEN STREET,
WASHINGTON, PA 15301

Tax #: 750-035-00-00-0005-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748WCR Vol 105 Issues 12,13,14**WASHINGTON (Cont'd)****WASHINGTON
SCHOOL DISTRICT**

vs

JAIMEE STUCHELL PHILLIPS**DOCKET #: 2018-4038****JUDGEMENT: \$2,627.59**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 380 ALLISON AVENUE,
WASHINGTON, PA 15301

Tax #: 770-002-00-03-0021-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748WCR Vol 105 Issues 12,13,14**WASHINGTON (Cont'd)****WASHINGTON
SCHOOL DISTRICT**

vs

**MARK A. LENNOX
AND TRACEY LENNOX****DOCKET #: 2020-4404****JUDGEMENT: \$1,955.24**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 345 E PROSPECT AVENUE,
WASHINGTON, PA 15301

Tax #: 750-023-00-02-0023-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748WCR Vol 105 Issues 12,13,14

nate with the Court Administrator's office at least six (6) weeks in advance of the jury selection date. The civil and criminal trial lists shall be managed by the individual judge to whom the cases have been assigned with the understanding that any case involving special circumstances in terms of length, use of resources, or the number of summoned jurors should be coordinated with Court Administration well in advance of jury selection. This includes requests for jury selection involving a larger than typical panel size (more than 45 panelists for criminal cases and 35 panelists for civil cases), which must be made a minimum of six (6) weeks in advance of the jury selection date. Courtroom Nos. 1, 2 and 7 shall be given preference for trials and other proceedings involving large jury panels and other special circumstances and the Judges assigned to Courtroom Nos. 1, 2, and 7 shall be prepared to allow for use of those courtrooms for such trials and other proceedings involving special circumstances.

B. ARGUMENT COURT

The Court Administrator shall set sessions for argument court in the Court Calendar, and shall assign cases to the argument list pursuant to Local Rule of Civil Procedure 302.

C. ORPHANS' COURT

Accounts shall be scheduled for audit on the following dates at 9:30 A.M. before the Judge assigned to Orphans' Court:

January 10	July 18
March 14	September 19
May 16	November 7

The Motions Court schedule for Orphans' Court can be found on the Court's website at www.washingtoncourts.us and in the Washington County Reports. Copies of all Accounts scheduled for Audit and a copy of every motion shall be provided prior to presentation to the Audit and Guardianship Clerk in the Court Administrator's office and the Audit Attorney.

D. DUI CENTRAL COURT

All preliminary hearings in cases where driving under the influence is a charged offense, shall be scheduled for DUI Central Court. Questions of whether a case should be scheduled for DUI Central Court shall be determined by the Court Administrator, in the absence of direction from the President Judge. Court Administration may schedule a matter for a non-DUI case track if the accompanying charges warrant doing so.

All continuance requests pertaining to DUI Central Court hearings shall be in writing and include the position of the other party. Continuance requests shall be submitted to the Deputy Court Administrator for Special Courts, who will review same and present such requests, as appropriate, to the President Judge for review and determination. Any continuance requested on the day of the hearing shall be decided upon by the presiding magisterial district judge.

Defendants who have a second offense or greater DUI conviction in ten years, or defendants who have multiple lifetime DUI convictions shall be considered for placement into the Washington County DUI Repeat Offender Program (D.R.O.P.) as a condition of bail. The D.R.O.P. conditions shall require the defendant to submit to and maintain compliance with: (1) a Secure Continuous Remote Alcohol Monitor (SCRAM); (2) an approved Remote Breath Monitoring device; and/or (3) be required to be screened for drug use via urine or oral fluid testing through the Washington County Adult Probation Office or as otherwise directed, in addition to any other conditions of bail. Alleged violations of these monitoring/testing modalities will be sent to the District Attorney's Office for review, which may be brought before the judge(s) assigned to DUI cases for a bail revocation hearing, or other appropriate sanction.

The following schedule is established for DUI Central Court:

January 10	July 11
January 31	July 25
February 7	August 1
February 21	August 15
	August 29
March 7	September 12
March 21	September 26
April 11	October 10
April 25	October 24
May 9	November 7
May 23	November 21
May 30	
June 6	December 5
June 20	December 19

The Court Administrator shall assign cases that are held for court among the designated Judges at the conclusion of the preliminary hearing.

II. JUDGE OF TERM

A. Civil. The Judge of the Term shall preside over Motions Court for unassigned cases. He/she shall decide unassigned civil matters brought before him/her and schedule any proceedings, if necessary, to dispose of issues involving those cases. The Motions Courts schedule for the Judge of Term shall be posted on the website for the Court and in the *Washington County Reports*. If the Judge of the Term is changed or unavailable to hear motions, the regularly assigned Judge of the Term shall notify the President Judge, the Court Administrator, and the Washington County Bar Association. The following schedule is established for the Judge of Term:

January 1-15	Judge Lucas
January 16-31	Judge Neuman
February 1-15	Judge Lucas
February 16-29	Judge Neuman
March 1-15	Judge Lucas
March 16-31	Judge Neuman
April 1-15	Judge Lucas
April 16-30	Judge Neuman
May 1-15	Judge Lucas
May 16-31	Judge Neuman
June 1-15	Judge Lucas
June 16-30	Judge Neuman
July 1-15	Judge Lucas
July 16-31	Judge Neuman
August 1-15	Judge Lucas
August 16-31	Judge Neuman
September 1-15	Judge Lucas
September 16-30	Judge Neuman
October 1-15	Judge Lucas
October 16-31	Judge Neuman
November 1-15	Judge Lucas
November 16-30	Judge Neuman
December 1-15	Judge Lucas

NORTH CHARLEROI

**REAL ESTATE
COMMERCIAL LENDER, LLC**
vs
**JAHEEL KIMBO, as Sole Member and
Sole Manager of KIMBO FAMILY
REALTY, LLC, ET AL**

**DOCKET #: 2023-5792
JUDGEMENT: \$42,184.93**

In the Commonwealth of Pennsylvania,
Washington County, North Charleroi Bor-
ough;

Address: 719 FOURTH STREET,
CHARLEROI, PA 15022
Tax #: 500-001-00-01-0019-00

Improvements: Residential Dwelling
Attorney: SHNAYDER LAW FIRM
LLC, 215-834-3103

WCR Vol 105 Issues 12.13.14

PETERS

MEB LOAN TRUST VI
vs
RICHARD M. McPEEK

**DOCKET #: 2024-2822
JUDGEMENT: \$84,565.29**

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

Address: 357 EAST McMURRAY
ROAD, McMURRAY, PA 15317
Tax #: 540-010-09-03-0027-00 & 540-
010-09-03-0028-00 (2)

Improvements: Residential Dwelling
Attorney: PARKER MCCAY P.A., (856)
810-5815

WCR Vol 105 Issues 12.13.14

PETERS (Cont'd)

**WEST-AIRCOMM
FEDERAL CREDIT UNION**
vs
**DUSTIN E. JONES AND
MELISSA M. JONES**

**DOCKET #: 2024-3413
JUDGEMENT: \$454,600.05**

In the Commonwealth of Pennsylvania,

Washington County, Peters Township;
Address: 112 MOUNT BLAINE DRIVE,
CANONSBURG, PA 15317
Tax #: 540-011-07-03-0001-03

Improvements: Residential Dwelling
Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (412) 434-7955
WCR Vol 105 Issues 12.13.14

PETERS (Cont'd)

**CITIZENS BANK OF
MORGANTOWN**
vs
**DANIEL R. GERMAIN, MELISSA M.
GERMAIN, AND UNITED STATES
OF AMERICA, ET AL**

**DOCKET #: 2023-7207
JUDGEMENT: \$277,154.62**

In the Commonwealth of Pennsylvania,
Washington County, Peters Township;
Address: 102 BOWER HILL ROAD,
VENETIA, PA 15367
Tax #: 540-005-00-00-0010-00

Improvements: Residential Dwelling
Attorney: BOWLES RICE LLP, 724-514-
8938
WCR Vol 105 Issues 12.13.14

UNION

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**
vs
ELIZABETH A. ABBOTT

**DOCKET #: 2024-3370
JUDGEMENT: \$61,068.07**

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 5146 HAZEL STREET,
FINLEYVILLE, PA 15332
Tax #: 640-004-02-02-0003-00

Improvements: Residential Dwelling
Attorney: RAS CITRON LLC, (855) 225-
6906

WCR Vol 105 Issues 12.13.14

CHARTIERS

PENNYMAC LOAN SERVICES LLC

vs

DENNIS E. JENKINS AND KIMBERLY S. JENKINS

DOCKET #: 2022-7128

JUDGEMENT: \$91,777.20

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

Address: 405 CHERRY STREET, HOUSTON, PA 15342

Tax #: 170-006-04-14-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

EAST BETHLEHEM

PLANET HOME LENDING, LLC

vs

ERIC HUFFMAN

DOCKET #: 2023-7084

JUDGEMENT: \$59,607.79

In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

Address: 111 CENTER STREET, MILLSBORO, PA 15348

Tax #: 260-006-00-02-0023-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215) 579-7700

WCR Vol 105 Issues 12,13,14

FALLOWFIELD

FEDERAL HOME LOAN MORTGAGE CORPORATION

vs

DEBORAH PAINTER, In Her Capacity as Administratrix and Heir to the ESTATE OF KENNETH PAINTER, DECEASED

DOCKET #: 2023-1020

JUDGEMENT: \$38,887.30

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

Address: 54 VAN VOORHIS LANE, VAN VOORHIS, PA 15366

Tax #: 320-005-01-04-0020-00 & 320-005-01-04-0019-00 (2)

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 105 Issues 12,13,14

HOUSTON

HSBC BANK USA, N.A., ET AL

vs

DAVID W. GRUDI

DOCKET #: 2023-6643

JUDGEMENT: \$124,751.22

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

Address: 113 N MAIN STREET, HOUSTON, PA 15342

Tax #: 360-009-00-04-0016-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 105 Issues 12,13,14

MONONGAHELA

FREEDOM MORTGAGE CORPORATION

vs

SHERRY L MIZWA, KNOWN HEIR OF LINDA L MIZWA, DECEASED, ET AL

DOCKET #: 2024-1638

JUDGEMENT: \$32,352.03

In the Commonwealth of Pennsylvania, Washington County, City of Monongahela;

Address: 614 E MAIN STREET, MONONGAHELA, PA 15063

Tax #: 420-011-00-02-0010-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 105 Issues 12,13,14

December 16-31 Judge Neuman

B. Criminal. For the year 2025, Criminal Trial responsibility has been primarily assigned to Judge Valarie Costanzo (Zone 1) and Judge Traci McDonald (Zone 2). Preliminary matters on criminal cases shall be brought to the assigned Judge for disposition. Miscellaneous matters that have not been assigned, such as extradition proceedings and assignment of defense counsel, should be presented to the Criminal Motions Judge unless specifically exempted below or provided otherwise. The Criminal Motions Judge schedule is as follows:

January	Judge Costanzo
February	Judge McDonald
March	Judge Costanzo
April	Judge McDonald
May	Judge Costanzo
June	Judge McDonald
July	Judge Costanzo
August	Judge McDonald
September	Judge Costanzo
October	Judge McDonald
November	Judge Costanzo
December	Judge McDonald

i. Bail Conditions and Bond Modifications

Initial bond modification hearings brought by the Pretrial Services Unit of the Adult Probation Office, or a party’s petition for modification of bond shall be presented to the Pretrial Services Judge(s). In the absence of exigent circumstances, no bond shall be modified unless the defendant has been assessed by pre-trial services.

All cases involving bail conditions for alleged crimes concerning domestic violence and abuse, violent acts including, but not limited, to homicide, rape, robbery, first degree burglary, involuntary deviate sexual intercourse, drug delivery resulting in death, or kidnapping, as defined within the Washington County Adult Probation and Parole Departmental on-call policy as Tier III, or serious potential public safety risks, shall be reviewed by the Pretrial Services Judge(s), including review of violations committed after-hours and judicial permission regarding any potential detainment of an offender for violations of bail conditions. The Pretrial Services Judge(s) shall be the point of contact, including any other after-hours contact, necessary for matters concerning conditions of bail and pretrial services. Once the bail has been reviewed by the Pretrial Services Judge, the MDJ shall no longer have the authority to modify the bail or bond conditions, absent an order by the Court of Common Pleas Judge.

ii. Interest of Justice Determinations

Initial Interest of Justice (“IOJ”) determinations for direct file cases involving juveniles shall be heard by a single assigned judge, who shall remain the presiding judge over the case if held for court. Thereafter, the IOJ reviews are to be scheduled before and heard by the assigned judge. This judicial assignment will be made irrespective of the zone from which a direct file case originates.

iii. Assignment of Criminal Costs Enforcement

Fines, costs, fees, and restitution enforcement shall be heard by the sentencing judge who originally assessed the same, and in the event that the original judge is no longer sitting on the Bench, the enforcement proceedings shall be assigned as set forth in Section III below.

iv. Search Warrants and Furlough Requests

Requests for the issuance of a search warrant by a common pleas judge should be made as set forth in Section III below.

Requests for a furlough from the correctional facility should be made to the assigned judge. If the case is unassigned, the request is to be made to the criminal mo-

tions judge. If the criminal judge is unavailable, the request is to be presented to the President Judge. Questions or clarification concerning proper presentation of a furlough request can be directed to the Court Administrator.

C. Motions Court. Motions relating to assigned cases must be presented to the Judge to whom the case has been assigned at his/her regularly scheduled Motions Court. The Motions Court schedules for the individual Judges can be found on the Court's website at www.washingtoncourts.us and in the *Washington County Reports*; internal operating procedures are located on the Court's website.

D. Abuse Act Actions. Judges assigned to hear Abuse Act Actions shall be available daily until the time set forth by local rule to hear temporary, *ex parte* petitions requesting an order of protection, and shall be available, if administrative procedures permit, to perform a preliminary arraignment of any defendant arrested for alleged contempt of a protection from abuse order pursuant to 23 Pa. Con. Stat. § 6113. The Court Administrator shall develop a calendar providing for the assignment of Judges for the hearing of temporary, *ex parte* Abuse Act Actions, proceedings related to the issuance of a decision/final order in accordance with Pennsylvania Rule of Civil Procedure 1901.7, and charges of indirect criminal contempt. Judges may ask their colleagues to cover hearings for temporary, *ex parte* requests; however, changes in coverage for final hearings must be approved by the President Judge. Requests to change final hearing coverage should be sent to the President Judge and Court Administrator so that an administrative order may be issued to reflect any changes.

III. JUDICIAL DUTIES AND ASSIGNMENTS

A. JUDGE GILMAN

1. Juvenile Dependency
2. Juvenile Delinquency
3. Termination of Parental Rights and Adoptions (CYS only)
4. Protection from Abuse Act Actions (per rotation as assigned)
5. Administrative Duties
6. Statutory or rules mandated matters for the President Judge (RTKL/Rule 509 appeals, State Mining Commission, etc.)
7. Matters involving magisterial district courts
8. Back-up for Judge Pettit

B. JUDGE DISALLE

1. Problem-Solving Courts: RTP, Mental Health, and DUI Court
2. Orphans' Court (excluding CYS terminations and adoptions)
3. Protection from Abuse Action Actions (per rotation as assigned)
4. Back-up for Mental Health (Civil) Procedures and Appeals

C. JUDGE COSTANZO

1. Criminal Jury and Non-Jury Trials (Zone 1)
2. Criminal - DUI (Zone 1)
3. Pretrial Services (Zone 1)
4. Interest of Justice Determinations for Direct File Cases
5. License Suspension Appeals
6. Protection from Abuse Act Actions (per rotation as assigned)
7. Back-up for Judge McDonald
8. Back-up for Juvenile Delinquency

D. JUDGE LUCAS

1. Civil Jury and Non-Jury Trials (as assigned)
2. Mental Health Commitment Procedures and Appeals
3. Fines, costs and restitution (if sentencing judge is no longer on the bench)
4. Search warrants (based on judge of term schedule)
5. Protection from Abuse Act Actions (per rotation as assigned)
6. Back-up for Judge Neuman
7. Back-up for Orphans' Court

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, NOVEMBER 1, 2024**, at **10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRI-DAY 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 descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

CANONSBURG

PENNSYLVANIA HOUSING FINANCE AGENCY

vs
DARYL L. LITZINGER

DOCKET #: 2024-2727
JUDGEMENT: \$142,335.46

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

Address: 436 CHARTIERS AVENUE,
CANONSBURG, PA 15317
Tax #: 090-014-00-02-0014-00

Improvements: Residential Dwelling
Attorney: VITTI LAW GROUP, INC.,
(412) 281-1725

WCR Vol 105 Issues 12,13,14

CHARLEROI

M&T BANK
vs
THE UNKNOWN HEIRS OF ED-
WARD CHILDS AKA EDWARD W.
CHILDS, DECEASED, ET AL

DOCKET #: 2024-2619
JUDGEMENT: \$28,884.14

In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;
Address: 606 CREST AVENUE,

CHARLEROI, PA 15022
Tax #: 160-013-00-03-0027-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

CHARLEROI (Cont'd)

TOWD POINT MORTGAGE
TRUST 2020-4, U.S. BANK
NATIONAL ASSOCIATION,
AS INDENTURE TRUSTEE

vs
DELORES D. COPPI A/K/A
DOLORES D. COPPI
AND FRANK A. COPPI

DOCKET #: 2024-3265
JUDGEMENT: \$54,601.63

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

Address: 722 WASHINGTON AVE-
NUE, CHARLEROI, PA 15022
Tax #: 160-012-00-05-0029-00

Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521

WCR Vol 105 Issues 12,13,14

for the relief requested by Plaintiff. You may lose money, 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 OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service, Washington County Bar Assn., 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466

WCR Vol 105 Issues 13,14,15

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION No. 2024-4699

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA Plaintiff vs.

THE ESTATE OF KRISTINA THOMAS, Miranda L. Levers, as heir, Donald W. Levers, as heir, unknown heirs, successors, Assigns and all persons, firms or Associations claiming right, title or interest Defendant

NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS. 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 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.

WASHINGTON CO. BAR ASSN. LAWYER REFERRAL SERVICE 119 SOUTH COLLEGE STREET WASHINGTON, PA 15301 (724) 225-6710

SOUTHWESTERN PENNSYLVANIA LEGAL AID SOCIETY 10 WEST CHERRY AVENUE WASHINGTON, PA 15301 (724) 225-6170

BY THE COURT: s/ _____ J. WCR Vol 105 Issue 13

NAME CHANGE NOTICE

In the Court of Common Pleas of Washington County, Pennsylvania Civil Division—Law No. 2024-4674 In Matter of Petition of Name Change of Juliana Lynn Bonus

NOTICE

Notice is hereby that on August 13, 2024, the petition Erika Prosser was filed in the above named Court, requesting an order to change the name of Juliana Lynn Bonus to Juliana Lynn Prosser.

The Court has fixed the day of November 8, 2024 at 9:00 am in courtroom #6 in Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

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E. JUDGE NEUMAN

- 1. Civil Jury and Non-Jury Trials (as assigned)
2. Problem-Solving Courts: Veterans' Court
3. Protection from Abuse Act Actions (per rotation as assigned)
4. Search warrants (based on judge of term schedule)
5. Back-up for Judge Lucas
6. Back-up for Problem-Solving Courts

F. JUDGE MCDONALD

- 1. Criminal Jury and Non-Jury Trials (Zone 2)
2. Criminal - DUI (Zone 2)
3. Pretrial Services (Zone 2)
4. Summary Appeals
5. Protection from Abuse Act Actions (per rotation as assigned)
6. Back-up for Judge Costanzo
6. Back-up for Juvenile Dependency

G. JUDGE PETTIT

- 1. Family: Custody, Divorce and Support Actions
2. Protection from Abuse Act Actions (per rotation as assigned)

These assignments designate areas of primary responsibility. All members of the Bench shall be available for assignment in every area of the Court as it may become necessary to effectuate the efficient operation of the Court. As the Supreme Court has held, "[a]ll judicial duties within a court of common pleas are equally necessary to the disposition of the business of the court... The differentiation of duties... are simply administrative tools employed to facilitate the efficient dispensing of justice. No division is more or less important than another division; no judicial duty is more or less important than another judicial duty; no judge is more or less important than another judge." In re Avellino, 547 Pa. 385, 394-395, 690 A.2d 1138, 1142-1143 (Pa. 1997). The Court Administrator shall have the authority to reassign cases among the members of the Bench.

IV. APPOINTMENTS

- A. Prison Board—Judge DiSalle
B. Dependency Roundtable—President Judge Gilman
C. Constable Review Board—Judge Neuman
D. Local Court Security Committee—Judge Costanzo
E. Criminal Justice Advisory Board—President Judge Gilman

V. HOLIDAYS

A. The Court shall observe the holidays listed below during the 2025 calendar year, as established for county employees. In addition, the Court shall excuse lawyers of the Jewish Faith from appearing in Court on Rosh Hashanah (September 22 - September 24) and Yom Kippur (October 2).

Table with 3 columns: Day, Date, Holiday Name. Includes entries for New Year's Day, Martin Luther King, Jr. Day, Presidents' Day, Good Friday, Memorial Day, Juneteenth, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, Day after Thanksgiving, Christmas Eve, and Christmas.

B. CONFERENCES

Pennsylvania Conference of State Trial Judges
February 19 - 21
July 23 - 25

Washington County Bar Association Bench/Bar Conferences
January 24
August 1

C. MEMORIAL MINUTES
March 6
June 5
September 4
November 6

The Washington County Board of Judges is invited to attend the conferences for educational purposes and participation with the Washington County Bar Association. In the event a judge does not attend, he/she shall be available for Motions Court and any emergencies in the judicial district. Judges should avoid scheduling personal time away from the Bench if not attending the conferences.

VI. PUBLIC SCHOOL DISTRICTS

To expedite this area of court business, matters affecting a public school district shall be brought to the judge assigned to hear those matters, except as follows:

1. Civil matters in which a jury trial is requested;
2. Tax Assessment Appeals; and
3. Eminent Domain actions.

The following assignments are made for the calendar year 2025:

President Judge Gilman	Ringgold; Washington
Judge DiSalle	Fort Cherry; McGuffey
Judge Costanzo	Bentworth; Peters
Judge Lucas	Trinity; Intermediate Unit & Vo-Tech
Judge Neuman	Charleroi; Avella
Judge McDonald	Beth-Center; Burgettstown; California
Judge Pettit	Canon-McMillan; Chartiers-Houston

Tax assessment appeals shall be assigned as necessary by the Court Administrator. Eminent domain actions and civil jury trial matters shall be assigned at random to the judges designated to hear civil cases.

VII. MAGISTERIAL DISTRICT COURTS

A. Office Operations. Office hours for all magisterial district courts shall be approved by the President Judge pursuant to Pa. R.J.A. 605(A)(3). Any request to modify the approved office hours must be submitted to the Deputy Court Administrator for Special Courts for review and approval by the President Judge. Bank accounts are to be established in the name of the magisterial district court, and authorized signatories shall be the magisterial district judge, the Deputy Court Administrator for Special Courts, and any other individual as approved by the President Judge.

B. Zone Prosecution. The criminal zones are set forth as follows:

Zone 1	27-1-01 27-3-07	27-2-01 27-3-10	27-3-06
Zone 2	27-1-02 27-3-03	27-1-03 27-3-05	27-3-01

Zones are subject to revision by the President Judge, and individual cases may be reassigned as necessary irrespective of the originating zone.

Helen K. Fisfis to make known the same, and all persons indebted to said Trust and/or the decedent, Helen K. Fisfis, to make payment without delay to NICHOLAS PREWETT, 1530 Locust Avenue, Apt. 11C, Philadelphia, PA 19102 or to NICHOLAS PREWETT c/o ROSALIE P. WISOTOZKI, ESQUIRE, 310 Grant Street, Suite 1109, Pittsburgh, PA 15219.

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CORPORATION NOTICES

**APPLICATION FOR
CERTIFICATE OF AUTHORITY**

NOTICE IS HEREBY GIVEN that an application was made to the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 26th day of September 2024, by **BWE Group, Inc.**, a West Virginia corporation, with its principal office located at 6000 Town Center Boulevard, Suite 220, Canonsburg, PA 15317, for a Certificate of Authority to do business within the Commonwealth of Pennsylvania under the provisions of the Business Corporation Law of 1988.

The proposed registered office of the said corporation in the Commonwealth of Pennsylvania will be located at 6000 Town Center Boulevard, Suite 220, Canonsburg, PA 15317.

McNEES WALLACE & NURICK LLC
Attorneys at Law
100 Pine Street
Harrisburg, PA 17101

WCR Vol 105 Issue 13

**ARTICLES OF
INCORPORATION – NONPROFIT**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a proposed nonprofit corporation, **Regents Park Community Association, Inc.**, which has been incorporated under the Associations Code. A brief summary of the purpose or purposes for which said corporation is organized is: homeowners association.

Donald P. Graham, Esquire
Dillon McCandless King
Coulter & Graham L.L.P.

600 Cranberry Woods Drive, Ste. 175
Cranberry Township, PA 16066

WCR Vol 105 Issue 13

REAL PROPERTY NOTICES

NOTICE OF SALE BY AUCTION

LEGAL NOTICE: Trigild IVL Group, LLC, in its capacity as the court appointed receiver in CIVIL ACTION NO. 2:21-cv-00237-RJC pending in the United States District Court for the Western District of Pennsylvania (the "Receiver") has entered into an auction agreement with Ten-X, LLC ("Ten-X"), with respect to real and other property located at 19 S. Main Street, Ellsworth, Pennsylvania 15331, and known as the Park View Apartments (the "Property"). The auction of the Property (the "Auction") will be conducted online at www.ten-x.com between October 21, 2024 and October 23, 2024. SALE OF THE PROPERTY IS SUBJECT TO APPROVAL BY THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA. Should any person wish to submit an Auction bid for the purchase of the Property, the interested party must participate in the Ten-X online Auction. For further information regarding the auction, contact Bradley Carver, Senior Sales Director, Ten-X, at (727) 580-4533.

WCR Vol 105 Issues 11,12,13,14

Court of Common Pleas - Washington County, PA - #2013-05334 - Ringgold School District vs. Sukhdeo Perumal & Matilde Perumal - Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2012 real estate taxes for property located at 785 McKean Ave., Donora, PA, Tax Parcel #240-013-00-03-0017-00. An Amended Writ of Scire Facias for \$1,786.79 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file 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 a judgment may be entered against you without further notice

without delay.

Executrix: Casey Kirwan a/k/a Casey J. Kirwan, 1005 Meadow Lane, Unit 306, Canonsburg, PA 15317
 Attorney: Benjamin Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 11.12.13

Kramzer, Evelyn H.

Late of Pittsburgh, PA, Allegheny County File No. 63-24-1374

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

Executor: David K. Langenbacher, 7008 Highland Creek Dr., Bridgeville, PA 15017

WCR Vol 105 Issues 11.12.13

Scott, Sharon L.

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

Administratrix: Cynthia J. Desmond, 95 E. Buffalo Church Rd., Washington, PA 15301

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

WCR Vol 105 Issues 11.12.13

Sninsky, Donald R.

Late of McMurray Washington Co., PA File No. 63-24-1348

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: Kenneth Sninsky, 157 Shoreline Dr., McMurray, PA 15317
 Attorney: Benjamin Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 11.12.13

Ungar, Ira Jay

a/k/a Ira J. Ungar Late of Peters Twp Washington Co., PA File No. 63-24-1214

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: Elizabeth Rachel Ungar, 720 Crosswinds Dr., McMurray, PA 15317
 Attorney: McKenna Adams, Esq., Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

WCR Vol 105 Issues 11.12.13

Wise, Frances Ann

a/k/a Frances A. Wise Late of Washington Washington Co., PA File No. 63-24-1293

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: Darlene F. McKahan, 135 Waynesburg Rd., 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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TRUST NOTICE

TRUST NOTICE

Nicholas Prewett, Trustee of the Helen K. Fisfis Revocable Living Trust, dated June 1, 2024, as amended, pursuant to 20 Pa.C.S. §7755 requests all persons having claims or demands against the Trust of

C. Rule 117 Availability of Issuing Authorities. The schedule for “after-hours coverage” pursuant to Pa. R. Crim. P. 117(B)(4) is set forth below. The on-call/night duty magisterial district judge shall also be available during business hours in their district court office to provide back-up coverage for search and arrest warrants and for arraignments. Magisterial district judges are not permitted to change and/or “switch/trade” their Rule 117 assignments without providing a written request to the Deputy Court Administrator for Special Courts and receiving approval from either the President Judge or the Administrator. It is the responsibility of the magisterial district judge changing assignment (if permitted) to notify Public Safety/911 Center and the District Attorney’s Office of the revision to the duty schedule.

BEGINNING	MDJ	HOLIDAY
JANUARY 6	HAVELKA*	
JANUARY 13	SAIEVA	
JANUARY 20	PORTER	MARTIN LUTHER KING
JANUARY 27	MANFREDI*	
FEBRUARY 3	HAVELKA*	
FEBRUARY 10	KANALIS	
FEBRUARY 17	SAIEVA*	PRESIDENTS’ DAY
FEBRUARY 24	MCQUILLAN	
MARCH 3	WILSON*	
MARCH 10	BRUNER	
MARCH 17	MELOGRANE*	
MARCH 24	PORTER	
MARCH 31	STEWART	
APRIL 7	BRUNER*	
APRIL 14	WILSON	GOOD FRIDAY
APRIL 21	KANALIS*	
APRIL 28	MANFREDI	
MAY 5	STEWART*	
MAY 12	MCQUILLAN	
MAY 19	PORTER*	
MAY 26	MANFREDI*	MEMORIAL DAY
JUNE 2	BRUNER*	
JUNE 9	WILSON	
JUNE 16	KANALIS*	JUNETEENTH
JUNE 23	MCQUILLAN	
JUNE 30	STEWART	INDEPENDENCE DAY
JULY 7	MANFREDI*	
JULY 14	MELOGRANE	
JULY 21	HAVELKA*	
JULY 28	BRUNER*	
AUGUST 4	PORTER	
AUGUST 11	WILSON*	
AUGUST 18	SAIEVA	
AUGUST 25	BRUNER*	
SEPTEMBER 1	HAVELKA	LABOR DAY
SEPTEMBER 8	MANFREDI*	
SEPTEMBER 15	STEWART	
SEPTEMBER 22	MCQUILLAN*	
SEPTEMBER 29	MELOGRANE	
OCTOBER 6	PORTER*	
OCTOBER 13	KANALIS	COLUMBUS DAY
OCTOBER 20	WILSON*	
OCTOBER 27	HAVELKA	

NOVEMBER 3	MANFREDI*	
NOVEMBER 10	MELOGRANE	VETERANS' DAY
NOVEMBER 17	SAIEVA*	
NOVEMBER 24	BRUNER	THANKSGIVING/DAY AFTER
DECEMBER 1	STEWART*	
DECEMBER 8	KANALIS	
DECEMBER 15	SAIEVA*	
DECEMBER 22	MELOGRANE	CHRISTMAS EVE/CHRISTMAS
DECEMBER 29	MCQUILLAN	NEW YEAR'S DAY

*denotes DUI Central Court assignment on Friday of the on-call week

D. Central Court. Preliminary hearings for the below-identified categories of cases are to be heard in Central Court. The Court Administrator shall be responsible for the scheduling of Central Court as to the time and location, the assignment of necessary staff, and will determine the assignment of magisterial district judges to preside over Central Court cases. Except for DUI Central Court cases, all requests for a continuance prior to the preliminary hearing shall be made to the President Judge. DUI Central Court continuances are addressed above in Section I, D.

1. All preliminary hearings for criminal defendants charged with Criminal Homicide pursuant to 18 Pa. C. S. A. §§ 2501, 2502, 2503, 2505, 2506, 2507, 2603, 2604, and 2605, shall be scheduled for Central Court at the Courthouse.
2. The President Judge or the Court Administrator may transfer a particular case to Central Court in the interest of the efficient administration of justice, emergency, or due to size or safety concerns.
3. The Commonwealth or defense counsel may petition the President Judge to approve holding the preliminary hearing for a case at Central Court. Said petition must be presented at least three (3) business days before the date of the preliminary hearing and articulate the reason(s) for the request.

E. Temporary Assignment of Issuing Authorities. Pursuant to Pa. R. Crim. P. 132, the assignment of temporary issuing authority is established among the magisterial district courts as follows:

DISTRICTS	27-1-01 27-3-07	27-2-01 27-3-10	27-3-06
DISTRICTS	27-1-02 27-3-03	27-1-03 27-3-05	27-3-01

These assignments are available for coverage in certain situations, including, but not limited to, illness, vacation, scheduling conflicts, attendance at centralized preliminary hearings, and participation in continuing education classes.

VIII. ADVANCED COMMUNICATION TECHNOLOGY

All judges are encouraged to continue to utilize advanced communication technology to conduct proceedings through Microsoft Teams, Polycom, audio device, or other forms of secure internet-based video conferencing and communication and shall encourage members of the Bar and litigants to utilize such technology as well. Inmate transfers for court proceedings and other matters shall be limited to fullest extent possible.

IX. COVERAGE

With respect to all the foregoing assignments, when a Common Pleas Judge is unavailable due to vacation, illness, conference, etc., he or she shall be responsible for ensuring coverage and shall notify the President Judge and the Court Administrator. Magisterial district judges who are unavailable due to vacation, illness, conference, etc., shall notify the Deputy Court Administrator for Special Courts, subject to any policy adopted pursuant to Pa. R.J. A. 605(B)(2).

BY THE COURT:
/s/ Gary Gilman, President Judge

15062
Attorney: Megan A. Kerns, Esq., 1747
Rostraver Rd., Belle Vernon, PA 15012
WCR Vol 105 Issues 12,13,14

Lee, Audrey
Late of Ellsworth Borough
Washington Co., PA

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

Executrix: Kristie Lee Turkovich c/o
Attorney: Frank C. Roney, Jr., Esq., 382
West Chestnut St., Ste. 102, Washington,
PA 15301

WCR Vol 105 Issues 12,13,14

Levering, Andrew Joseph
a/k/a Andrew Levering
Late of Dunlevy
Washington Co., PA
File No. 63-24-1328

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: George Levering c/o
Attorney: Analija M. Zampogna, Esq.,
Anderson & Labovitz, LLC, 429 Fourth
Ave., Ste. 602, Pittsburgh, PA 15219

WCR Vol 105 Issues 12,13,14

Pabian, Susan Carol
a/k/a Susan C. Pabian
Late of Muse
Washington Co., PA
File No. OC-2024-01141

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: Patrick N. Pabian, PO Box

458, Muse, PA 15350
Attorney: Kristine M. Anthon, Esq., 165
McClelland Rd., Canonsburg, PA 15317
WCR Vol 105 Issues 12,13,14

THIRD PUBLICATION

Bedner, Raymond
Late of Donora Borough
Washington Co., PA
File No. 63-24-1249

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: Raymond Bedner, Jr.,
Nelle Bedner Runge, and Mary Bedner
c/o Attorney: Thomas B. Kostolansky,
Esq., 617 McKean Ave., Donora, PA
15033

WCR Vol 105 Issues 11,12,13

Blum, Jo-Ann
a/k/a Jo-Ann Gilson
Late of Canonsburg
Washington Co., PA
File No. 63-24-01278

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: Brian F. Blum, 123 Mead-
owbrook Circle, Venetia, PA 15367

WCR Vol 105 Issues 11,12,13

Kirwan, Bridget Mary
a/k/a Bridget Kirwan
Late of McMurray
Washington Co., PA
File No. 63-24-01297

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

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: Deborah R. Erbstein and Wileen M. Navish c/o
Attorney: Todd T. Zwikl, Esq., 301 Grant St., Ste. 270, Pittsburgh, PA 15219

WCR Vol 105 Issues 13,14,15

Reid, James A.

a/k/a James Albert Reid
Late of North Strabane Twp.
Washington Co., PA
File No. 63-24-1435

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: Margaret T. Reid a/k/a Margaret Teresa Reid, 320 Upland Trail Rd., Elgin, SC 29045
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 13,14,15

Shaw, Larry

Late of Coal Center
Washington Co., PA
File No. 63-19-0861

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: Elizabeth Shaw, 152 California Dr., Coal Center, PA 15423
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 105 Issues 13,14,15

Simms, Cynthia F.

Late of Canonsburg Borough
Washington Co., PA

File No. 63-24-013049

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: Kara Alise Simms, 10 Simpson St., P.O. Box 94, Lawrence, PA 15055

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

WCR Vol 105 Issues 13,14,15

Snyder, Alan Keith

a/k/a Alan K. Snyder
a/k/a Alan Snyder
Late of Canton Twp.
Washington Co., PA
File No. 63-24-01400

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: Sierra Snyder a/k/a Sierra Nicole Snyder c/o
Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 105 Issues 13,14,15

SECOND PUBLICATION

Lawson, Jr., Henry Crosby

a/k/a Henry Lawson, Jr.
Late of Borough 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Zachary A. Lawson, Sr., 913 McMahan Ave., Monessen, PA

ESTATE NOTICES

FIRST PUBLICATION

Badia, Stella M.

a/k/a Stella Badia
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 Administratrix DBNCTA or attorney, and all persons indebted to the decedent to make payment to the Administratrix DBNCTA without delay.

Administratrix DBNCTA: Paula Thomas, 217 Roth St., Houston, PA 15342
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 13,14,15

Becka, Yvonne

Late of Coal Center
Washington Co., PA
File No. 63-24-01256

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: Paul J. Becka, 147 S. California Ave., Coal Center, PA 15423
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 105 Issues 13,14,15

Boyer, Patricia A.

a/k/a Patricia Ann Boyer
Late of Washington
Washington Co., PA
File No. 63-24-01450

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: Alexandra N. Boyer, a/k/a Alexandra Nicole Boyer, 200 Elizabeth Dr., Apt. 2202, Pittsburgh, PA 15220
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 13,14,15

Bunting, Judith D.

a/k/a Judy Bunting
a/k/a Judy D. Bunting
Late of North 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: Janeen R. Galati a/k/a Janeen Renee Galati, 1348 Route 519, Eighty-Four, PA 15330-2826
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 13,14,15

Carter, Sheila

a/k/a Sheila G. Phillips
a/k/a Sheila Phillips
a/k/a Sheila Phillips Carter
Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-01403

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: Jymme Dianne McQuillan a/k/a Jymme D. McQuillan, 152 Buckingham Dr., Pittsburgh, PA 15237
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 13,14,15

DeBerardinis, Charlotte A.

a/k/a Charlotte Ann DeBerardinis
Late of Donora 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 Co-Executor or attorney, and all persons indebted to the decedent to make payment to the Co-Executor without delay.

Co-Executor: Cara A. Pivovarnik, 39 2nd St. Extension, Donora, PA 15033, Christopher A. DeBerardinis, 113 W. Glenn Ave., Glenshaw, PA 15116,
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 13,14,15

DeGrave, Donald J.

Late of Washington
Washington Co., PA
File No. 63-24-1425

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: Mary Alice Hoyer c/o
Attorney: Todd T. Zwinkl, Esq., 301 Grant St., Ste. 270, Pittsburgh, PA 15219

WCR Vol 105 Issues 13,14,15

Delvecchio, Ennio F.

a/k/a Ennio Philip Delvecchio
Late of Cecil Twp.
Washington Co., PA

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

Co-Executor: Joyce D. Bobby aka Joyce Delvecchio Bobby, 206 Valley View Dr., McDonald, PA 15057, Joseph A. Delvecchio aka Joseph Anthony Delvecchio, 10002 Oakridge Dr., Wexford, PA 15090,

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

WCR Vol 105 Issues 13,14,15

Dulac, Christy

Late of City of Monongahela
Washington Co., PA

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

Executrix: Sarah Haddon, 1205 Half St. SE, Washington, DC 20003
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Fine, Jack Benson

a/k/a Jack B. Fine
Late of New Eagle Borough
Washington Co., PA
File No. 63-24-1446

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: Charles M. Fine, a/k/a Charles Michael Fine, 456 4th Ave., New Eagle, PA 15067
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Gallagher, Dorothy Ann

Late of Charleroi Borough
Washington Co., PA
File No. 63-24-0966

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: Shauna A. Soom, 110 Lopez Dr., Uniontown, PA 15401
Attorney: Dennis R. Paluso, Esq., 230 Fallowfield Ave., Charleroi, PA 15022

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Gashel, Harold R.

a/k/a Harold Ray Gashel
Late of South Strabane Twp.
Washington Co., PA
File No. 6324-0863

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

Executor: David C. Dubelle, 2093 Halfmoon Bluff NW, Kennesaw, GA 30152

Attorney: James P. Shields, Esq., Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

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Golna, William D.

Late of Washington
Washington Co., PA
File No. 63-24-1039

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: Behn W. Golna, 115 Boone Ave., Washington, PA 15301, Melissa S. Graham, 520 Sand Pit Rd., Aberdeen, NC 28315,

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

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Lachowicz, Raymond Leslie

a/k/a Raymond L. Lachowicz
a/k/a Ray Lachowicz
Late of Cecil Twp.
Washington Co., PA
File No. 63-24-0337

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: Douglas Henry Dreshman, 245 Fennel St., New Alexandria, PA 15670
Attorney: Richard W. Schimizzi, Esq., Schimizzi Law LLC, 35 West Pittsburgh St., Greensburg, PA 15601

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Magera, Nancy A.

Late of Canonsburg
Washington Co., PA
File No. 63-24-01427

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: Nancy Ann Hofrichter, 328 Locust St., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

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McFaddin, Patricia A.

Late of California
Washington Co., PA

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

Co-Executors: Michele Backo and William McFaddin c/o
Attorney: Lane M. Turturice, Esq., Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

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Plescia, Jr., Salvatore Anthony

a/k/a Salvatore Plescia
Late of Eighty Four
Washington Co., PA
File No. 63-24-1447