

MOTIONS COURT SCHEDULE

Judge	COMPLETE info at www.washingtoncourts.us/101/Judges
Gilman, Gary (PJ) CR#7 (Ste. 1001)	Tu, W, Th, & Fr at 9:15a. Judge of the Term, Civil: 16th-end of the month. Copy of motion due before noon the business day prior to scheduled presentation. Motions in person, may be remote upon approval.
DiSalle, John CR#2 (Ste. 2002)	Until further order, all motions shall be handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that a motion is being filed and if motion is contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA's Office for acknowledgment of objection or consent. An advance copy of any Orphan's Court motion shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valarie CR#1 (Ste. 2001)	Motions Tu & W at 9:15am. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
Lucas, Michael, CR#6 (Ste. 1006)	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.
Neuman, Brandon CR#4 (Ste. 3005)	Tu, W & Th at 9:15a. Criminal Judge of the Term: May. Motions to be listed and in Motions Inbox at least 24hrs in advance. Faxed motions not be accepted. Motions in person.
McDonald, Traci CR#5 (Ste. 1004)	W & Th 9:30a. Motions in person, unless otherwise approved. Sign-up required. See updated Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3 (Ste. 2003)	Tu & Th at 9:15am. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge . Criminal Judge of the Term: Apr

COURT CALENDARS

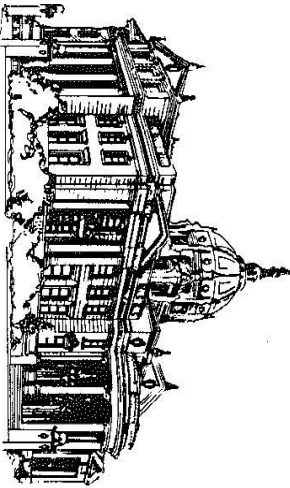
Sheriff Sale Dates Last Date to File w/Prothonotary
 May 3, 2024..... Feb 23, 2024
 Jun 7, 2024 Mar 28, 2024
 July 12, 2024 April 26, 2024
 Orphans' Court Audit Dates: May 17, Jul 19, Sep 20, Nov 22

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WASHINGTON COUNTY REPORTS

Vol. 104 No. 40 - APRIL 18, 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 federal judge in Texas appeared exasperated with government lawyers when he ruled that the U.S. Department of Commerce’s Minority Business Development Agency unconstitutionally denies benefits based on race and barred the agency from applying a statutory presumption that certain minorities are socially or economically disadvantaged which entitles them to benefits under the program. According to the Court, the presumption violates the due process clause. The government had argued that the presumption is constitutional because it remedied past discrimination in which the government “passively participated.” One allegedly discriminatory issue involved credit access. Questions that must be answered are whether incidents of historic discrimination caused minority businesses to have less access to credit and if the problem is rooted in private sector disparities, whether the government participated in causing it. The evidence shows that minority businesses are more likely to be denied loans, get less money when they apply and must pay more for it, the government had argued, but the Court determined that the government must identify past incidents of discrimination that caused the problem. According to the Court, “while the government identifies a few concrete examples of past discrimination, the record fails to trace those few examples to modern disparities today. If the record contains more specifics the agency fails to identify them and while the Court expended hundreds of man hours reviewing the record, it isn’t the Court’s job to mine a 4,456-page record to find better evidence for the agency.” The Judge also chided the government for offering scant evidence that the government participated in credit discrimination. [2] A suspended criminal court judge has been booked into a Memphis, Tennessee jail after she tested positive for cocaine while awaiting a trial on charges of coercing a witness and harassment. Judge Roy Morgan of Tennessee revoked bond for Judge A. Melissa Boyd of Shelby County, Tennessee. Besides facing criminal charges, Boyd has received two public reprimands since she became a judge in September 2022. She was criminally charged in December with harassment and trying to coerce or influence her former campaign manager to testify falsely or withhold truthful testimony in an official proceeding. The trial is scheduled for April 24.

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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ESTATE NOTICES

FIRST PUBLICATION

Jeffries, Anna Belle
 Late of Washington
 Washington Co., PA
 File No. 63-24-00455

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

Executor: Susan S. Timko a.k.a. Susan Storrick Timko, 420 Mary Lane, Canonsburg, PA 15317
 Attorney: Benjamin W. Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 40,41,42

Jones, Harry E.
 Late of Brownsville
 Washington Co., PA
 File No. 63-23-01351

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: Amy Cover, 406 Adams Ave., Brownsville, PA 15417
 Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 40,41,42

Keating, John C.
 Late of Bulger
 Washington Co., PA
 File No. 63-24-0386

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

dent to make payment to the Executor without delay.

Executor: Gwen Keating, 4 Hindman Ave., Burgettstown, PA 15021
 Attorney: Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126

WCR Vol 104 Issues 40,41,42

Krupa, Adele N.
 a/k/a Adele Krupa aka Adele Nancy Krupa
 Late of Canonsburg
 Washington Co., PA
 File No. 63-24-0434

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: Matthew J. Krupa, 1009 Center Ave., Aspinwall, PA 15215
 Attorney: Emmanuel S. Anthon, Esq., Anthon Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 40,41,42

Madzey, Donald
 a/k/a Donald Madzey, Sr.
 Late of Stockdale
 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: Donald M. Madzey, Jr. aka Donald Madzey, Jr., 1435 Lincoln St., Monessen, PA 15062
 Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 40,41,42

Popko, Kenneth H.

Late of Peters Twp.
Washington Co., PA
File No. 63-24-0499

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: Arlene L. Popko, 303 Oak Ridge Dr., Venetia, PA 15367
Attorney: Michael J. Dempster, Esq., at Houston Harbaugh, Three Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 104 Issues 40,41,42

Quarture, Claudine P.

Late of Canonsburg
Washington Co., PA
File No. 63-24-0551

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

Executor: James P. Quarture, 135 Pearl Dr., Canonsburg, PA 15317
Attorney: Jarrod T. Takah, Esq., Tershel & Assoc., Helena Professional Bldg., 55 S. Main St., Washington, PA 15301

WCR Vol 104 Issues 40,41,42

Solt, Patricia A.

Late of Lawrence Twp.
Washington Co., PA
File No. 63-24-00528

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 Welch, 4014 Christine

Lane, Lawrence, PA 15055
Attorney: James A. Clayton, Esq., 2600 Boyce Plaza Rd., Ste. 100, Pittsburgh, PA 15241

WCR Vol 104 Issues 40,41,42

Staley, Patricia J.

Late of McDonald
Washington Co., PA

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

Executor: Steven Tkach, Jr., 604 W. Lincoln Ave., McDonald, PA 15057
Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 40,41,42

Taylor, Eric N.

Late of Houston
Washington Co., PA
File No. 63-23-0649

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: Lydia J. Taylor, 110 Country Barn Rd. East, Houston, PA 15342

WCR Vol 104 Issues 40,41,42

SECOND PUBLICATION**Baumgartner, Amelia Jean**

a/k/a Amelia J. Baumgartner
a/k/a Amelia Baumgartner
Late of McMurray
Washington Co., PA
File No. 63-24-0486

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having

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

Executor: Lisa Ann O'Brien, 123 Christy Dr., Aliquippa, PA 15001

WCR Vol 104 Issues 39,40,41

Beddow, Caroline

a/k/a Caroline M. Beddow
Late of Amwell Twp.
Washington Co., PA

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

Administratrix: Mary Louise Mankey, 1151 Amity Ridge Rd., Amity, PA 15311
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Bedillion, Betty Jean

a/k/a Betty Burt Bedillion
a/k/a Betty Jean Burt Bedillion
Late of Washington Co., PA
File No. 63-24-0476

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

Executor: James Burt Bedillion, 404 Pine Brook Court, Washington, PA 15301
Attorney: Christian E. Seseck, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Bee, Gladys Virginia

a/k/a Gladys V. Bee
Late of Hanover 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: Geary A. Bee c/o
Attorney: Kurt J. Winter, Esq., 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 104 Issues 39,40,41

Caramela, Alice L.

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

Executor: Shawna Vezzetti, 17 Montraver Dr., Monessen, PA 15062
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 39,40,41

Glavach, Anson W.

a/k/a Anson Walter Glavach
Late of Donegal Twp.
Washington Co., PA

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

Executrix: Melisa Beck, 115 Shaler Rd., West Alexander, PA 15376
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Hart, Larence E.

Late of Peters Twp.

Washington Co., PA
File No. 63-24-00485

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: Sheryl Guzan, 509 Clubview Dr., McMurray, PA 15317
Attorney: D. Scott Lautner, Esq., 68 Old Clairton Rd., Pittsburgh, PA 15236

WCR Vol 104 Issues 39,40,41

Hega, Emagene

Late of Charleroi
Washington Co., PA

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

Executor: Stephen B. Hega, Jr., 428 Isabella Ave., N. Charleroi, PA 15022
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 104 Issues 39,40,41

Hummel, Michael L.

a/k/a Michael Lee Hummel
Late of Coal Center
Washington Co., PA
File No. 63-24-0498

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

Executor: Joseph B. Hummel, 126 Crestview Dr., Pittsburgh, PA 15236

WCR Vol 104 Issues 39,40,41

Kosharsky, Jody L.

a/k/a Jody Kosharsky
a/k/a Jody Lynn Kosharsky

Late of Houston
Washington Co., PA
File No. 63-24-00537

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: Jennifer R. Lutz, 608 Longvue Dr., Houston, PA 15342

WCR Vol 104 Issues 39,40,41

Kusmirak, Stephen William

a/k/a Stephen W. Kusmirak, Jr.
aka Stephen W. Kusmirak
aka Stephen Kusmirak
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Janet L. Takach, 416 Thompson Ave., Donora, PA 15033
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 39,40,41

Lawrence, Deanna Joy

a/k/a Deanna J. Lawrence
a/k/a Dee J. Lawrence
Late of Lockhart, Caldwell County, Texas

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: Terry Lynn Rodriguez, 1517 Wedgewood Cove, Lockhart, TX 78644
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Ostrowski, Sr., William

Late of Canonsburg
Washington Co., PA
File No. 63-22-0737

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

Executor: Edward Ostrowski, 154 Jamesway Rd., Ebensburg, PA 15931
Attorney: Jarrod T. Takah, Esq., Tershel & Assoc., 55 South Main St., Helena Professional Bldg., Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Popeck, Jane Davis

Late of Washington
Washington Co., PA
File No. 63-24-0331

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 David Popeck c/o Attorney: Donald S. Mazzotta, 1370 Navahoe Dr., Pittsburgh, PA 15228

WCR Vol 104 Issues 39,40,41

Powell, Audra Imogene

a/k/a Audra I. Powell
a/k/a Audra Powell
Late of Burgettstown
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: Carl F. Powell, 13 Bartleysville Rd., Burgettstown, PA 15021
Attorney: Angela D. Kusturiss, Esq.,

Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 104 Issues 39,40,41

Stark, Linda M.

a/k/a Linda Stark
Late of Washington
Washington Co., PA
File No. 63-21-0566

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: Kelli Burns, 2327 Old Green-tree Rd., Carnegie, PA 15106

WCR Vol 104 Issues 39,40,41

Vinski Jr., John A.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0459

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: Justin John Vinski, 960 Nevada St., Washington, PA 15301
Attorney: Joseph J. Gally Jr., Esq., 1 Reese Ave., Pittsburgh, PA 15223

WCR Vol 104 Issues 39,40,41

Wright, Doyle William

a/k/a Doyle W. Wright
Late of Monongahela
Washington Co., PA
File No. 63-24-00503

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: William Doyle Wright and Elizabeth Ann Wright, 1414 McFarland Rd., Pittsburgh, PA 15216
 Attorney: Amanda M. Como, Esq., Goodwin Como, P.C., 607 Broad Ave., Belle Vernon, PA 15012

WCR Vol 104 Issues 39,40,41

REVOCABLE TRUST

Administration of the Revocable Trust, of Angela T. McGrosky, Deceased, late of Peters Township, Washington County, Lisa McGrosky Kleja, Trustee wishes her personal address not to be published. Notice is hereby given to all persons indebted to said estate to make immediate payment, and to those having claims against the same to present them to:

Lea E. Anderson, Esquire
 GRB Law
 525 William Penn Place, Suite 3100
 Pittsburgh, PA 15219

WCR Vol 104 Issues 39,40,41

THIRD PUBLICATION

Bury, Helen

Late of Washington
 Washington Co., PA

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

Executor: Michele Liggett, 184 Paul St., Washington, PA 15301
 Attorney: Jessica Johnson, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 104 Issues 38,39,40

Ciarallo, Ernest N.

Late of Canonsburg
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having

claims against the decedent to make known the same to the Co-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Jackie L. Carr, Jamie J. Falcioni, 139 Foxchase Dr., Canonsburg, PA 15317

Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 38,39,40

Durka, Jr., Joseph W.

Late of Borough of Speers
 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: Rita Durka, 105 Crest St., Charleroi, PA 15022
 Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre, Monessen, Pa 15062

WCR Vol 104 Issues 38,39,40

Holtkamp, Patricia A.

a/k/a Patricia Ann Holtkamp
 Late of South Franklin 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: Mark Holtkamp c/o
 Attorney: Frank C. Roney, Jr., Esq., 382 West Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 38,39,40

Jackson, Robert W.

Late of North Strabane
 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: Melanie J. Higgins, 155 Dry Ridge Rd., West Alexander, PA 15376

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

WCR Vol 104 Issues 38,39,40

Keliikipi, Jacob Sherman

Late of East Washington
 Washington Co., PA

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

Administrator: Joseph G. Keliikipi, 752 Lockhart St., Washington, PA 15301
 Attorney: Colin E. Fitch, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 38,39,40

Kvartek, Kenneth J.

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

Administrator: Kathryn M. Yurchick, P.O. Box 514, Ellsworth, PA 15331
 Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., P.O. Box 1, Charleroi, PA 15022

WCR Vol 104 Issues 38,39,40

Paluso, Eugene F.

a/k/a Eugene Francis Paluso
 Late of South Franklin Twp.
 Washington Co., PA
 File No. 63-24-00232

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: Brian F. Paluso, 124 Bryna Ln., Carnegie, PA 15106
 Attorney: Charles B. Hadad, Esq., The Lynch Law Group, LLC, 501 Smith Dr., Cranberry Township, PA 16066

WCR Vol 104 Issues 38,39,40

White, Roger L.

Late of South Strabane Twp.
 Washington Co., PA
 File No. 63-24-00477

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

Executrix: Susan White Dykes, 122 Sandridge Rd., Hubert, NC 28539-4353
 Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 38,39,40

MORTGAGE FORECLOSURE

CIVIL ACTION

COURT OF COMMON PLEAS

WASHINGTON COUNTY, PA

CIVIL ACTION-LAW

NO. 2023-6793

NOTICE OF ACTION IN

MORTGAGE FORECLOSURE

MCLP Asset Company, Inc., Plaintiff

v.

Dwight Carr, Known Heir of Marlene

Furman, Deceased, et al. Defendant

To: Any and All Unknown Heirs, Successors and Assigns, Representatives and

Devises, and All Persons, Firms or Associations Claiming Right, Title or Interest

from or Under Marlene Furman, Deceased / 102 South Cherry Street, Houston, PA 15342

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, MCLP Asset Company, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County, PA docketed to No. 2023-6793, seeking to foreclose the mortgage secured on your property located, 102 South Cherry Street, Houston, PA 15342.

102 South Cherry Street, Houston, PA 15342.

15342.

15342.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, MCLP Asset Company, Inc., has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County, PA docketed to No. 2023-6793, seeking to foreclose the mortgage secured on your property located, 102 South Cherry Street, Houston, PA 15342.

102 South Cherry Street, Houston, PA 15342.

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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.

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Washington, PA 15301

(724) 225-6710

Southwestern Pennsylvania Legal Aid

Society

10 West Cherry Avenue

Washington, PA 15301

(724) 225-6170

Padgett Law Group

Attorneys for Plaintiff

700 Darby Road, Suite 100

Havertown, PA 19083

(850) 422-2520

WCR Vol 104 Issue 40**MISCELLANEOUS**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

In Re: Case No. 2024-2545
Certificate of Title for 1963 Chevrolet
Corvette

RULE TO SHOW CAUSE

And Now, this 11th day of April, 2024, upon the Petition of Shannon L. Cunningham, a Rule to Show Cause is hereby issued to show cause why Petitioner's request to issue title to a 1963 Chevrolet Corvette bearing VIN number 30867S115601 should not be granted.

A hearing on this Petition shall be held on the 10th day of May, 2024, at 9:00 o'clock A.M., in Courtroom no. 6 of the Washington County Courthouse. If there are no objections the Petition will be granted as unopposed and the Pennsylvania Department of Transportation, Bureau of Motor Vehicles shall be ordered to issue a certificate of title to Shannon L. Cunningham.

WCR Vol 104 Issue 40

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, MAY 3, 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 release 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 **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BENTLEYVILLE

**WILMINGTON SAVINGS
FUND SOCIETY, FSB, Not In Its
Individual Capacity but Solely as
Trustee of Reliant Trust**

vs

**GREGORY B. MARSTELLER, Solely
in His Capacity as Heir of D. BOYD
MARSTELLER, DECEASED, ET AL**

**DOCKET #: 2023-3248
JUDGEMENT: \$137,439.24**

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

Address: 1215 MAIN STREET, BENT-
LEYVILLE, PA 15314
Tax #: 040-026-00-00-0005-00

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

WCR Vol 104 Issues 38,39,40

BUFFALO

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**CODY D. PHILLIPS AND
LAUREN M. PHILLIPS
DOCKET #: 2023-5991**

JUDGEMENT: \$209,896.06

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

Address: 389 RURAL VALLEY ROAD,
CLAYSVILLE, PA 15323
Tax #: 060-002-00-00-0008-00

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

WCR Vol 104 Issues 38,39,40

CALIFORNIA

**FREEDOM MORTGAGE
CORPORATION**
vs
WILLIAM D. AVOLIO

**DOCKET #: 2023-7327
JUDGEMENT: \$164,179.33**

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

Address: 255 HILLCREST DRIVE,
CALIFORNIA, PA 15419
Tax #: 080-020-00-04-0004-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 38,39,40

CARROLL

PENNYMAC LOAN SERVICES, LLC
vs
ADAM SABOL

**DOCKET #: 2018-749
JUDGEMENT: \$97,357.19**

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

Address: 1691 FOURTH STREET a/k/a
1691 4TH STREET, MONONGAHELA,
PA 15063

Tax #: 130-006-01-00-0012-00

Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 104 Issues 38,39,40

CHARTIERS

**PENNSYLVANIA HOUSING
FINANCE AGENCY**
vs
KENNETH D. MOORBY

**DOCKET #: 2023-3501
JUDGEMENT: \$51,984.34**

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

Address: 327 GRACE AVENUE, CAN-
ONSBURG, PA 15317
Tax #: 170-006-03-06-0013-01

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

WCR Vol 104 Issues 38,39,40

CLAYSVILLE

PENNYMAC LOAN SERVICES LLC
vs
ELIZABETH J. LAUER

**DOCKET #: 2023-6824
JUDGEMENT: \$78,019.89**

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

Address: 226 WAYNE STREET,
CLAYSVILLE, PA 15323
Tax #: 180-007-00-03-0007-00

Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 104 Issues 38,39,40

HANOVER

**THE BANK OF NEW YORK
MELLON FORMERLY KNOWN AS
THE BANK OF NEW YORK, ET AL**
vs
**ALBERT RUSCHELL AND NAOMI
RUSCHELL**

**DOCKET #: 2023-3927
JUDGEMENT: \$788,652.17**

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

Address: 341 PARIS COLLIERS ROAD,
BURGETTSTOWN, PA 15021
Tax #: 340-002-00-00-0006-00

Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521
WCR Vol 104 Issues 38,39,40

NORTH BETHLEHEM

BANK OF AMERICA, N.A.
vs
**MARI BETH GUIDO AND
ALBERT GUIDO**

**DOCKET #: 2023-5472
JUDGEMENT: \$106,975.18**

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

Address: 23 DYNAMITE ROAD,
WASHINGTON, PA 15301
Tax #: 490-010-00-00-0003-00 & 020-
011-00-00-0010-04 (2)

Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010
WCR Vol 104 Issues 38,39,40

NORTH FRANKLIN**PENNYMAC LOAN SERVICES LLC**

vs

MARISSA R. DUNN**DOCKET #: 2023-3450****JUDGEMENT: \$164,875.15**

In the Commonwealth of Pennsylvania,
Washington County, North Franklin
Township;

Address: 160 IOLA AVENUE, WASH-
INGTON, PA 15301

Tax #: 510-003-04-03-0015-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)
942-2090

_____ WCR Vol 104 Issues 38,39,40

NORTH STRABANE**CHICAGO TITLE
INSURANCE COMPANY**

vs

**ROSE CONTE, SALVATORE
CONTE, AND MICHELLE CONTE****DOCKET #: 2007-8240****JUDGEMENT: \$326,000.00**

In the Commonwealth of Pennsylvania,
Washington County, North Strabane
Township;

Address: 1157 BAYBERRY DRIVE,
CANONSBURG, PA 15317

Tax #: 520-013-27-00-0012-01

Improvements: Residential Dwelling

Attorney: WONG FLEMING, P.C., (609)
951-9520

_____ WCR Vol 104 Issues 38,39,40

SOMERSET**WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST AS TRUSTEE FOR PNPMS
TRUST III**

vs

**JEFFREY THOMAS, In His Capacity
as Administrator and Heir of the Estate
of DARLA S. THOMAS, Deceased Heir
of NANCY ANN THOMAS, ET AL****DOCKET #: 2023-3562****JUDGEMENT: \$5,155.46**

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

Address: 314 SOMERSET DRIVE,
EIGHTY FOUR, PA 15330

Tax #: 580-005-00-00-0008-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 38,39,40

WASHINGTON**WELLS FARGO BANK, N.A.**

vs

**KATHY ARMSTRONG IN HER
CAPACITY AS HEIR OF CHAD E.
ARMSTRONG, DECEASED; ET AL****DOCKET #: 2022-2022****JUDGEMENT: \$62,709.55**

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

Address: 960 BROAD STREET, WASH-
INGTON, PA 15301

Tax #: 780-016-00-01-0007-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 38,39,40

WASHINGTON (Cont'd)**SPECIALIZED LOAN
SERVICING LLC**

vs

JOHNNA L. YEZESKI**DOCKET #: 2023-5008****JUDGEMENT: \$141,930.39**

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

Address: 347 CLARK STREET, WASH-
INGTON, PA 15301

Tax #: 770-015-00-02-0022-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 38,39,40

**DiBella Weinheimer****Geer McAllister Best Coco Lloyd Whalen**

Holly Whalen 0 Amy Coco 0 Bethann Lloyd

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