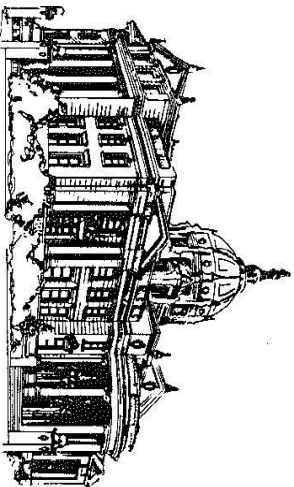


WASHINGTON COUNTY REPORTS

Vol. 103, No. 46 JUNE 1, 2023

119 South College Street, Washington, PA 15301



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

IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION No. 2023-1

IN RE: ADOPTION OF LOCAL RULES OF CIVIL PROCEDURE L-200.1

ADMINISTRATIVE ORDER

AND NOW, this 26th day of May, 2023, having received approval from the appropriate Rules Committee pursuant to Pa. R. J. A. 103(d)(4), it is hereby ORDERED, ADJUDGED, and DECREED that Washington County Local Rule of Civil Procedure L-200.1 is rescinded and the attached Local Rule L-200.1 is hereby adopted, effective thirty (30) days after publication of this ORDER in the *Pennsylvania Bulletin*.

This ORDER shall be processed in accordance with Pa. R. J. A. 103(d)(5) and (6). The District Court Administrator is directed to:

1. Distribute copies of the adopted local rules to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*;
2. File one (1) copy with the Administrative Office of Pennsylvania Courts;
3. Publish the local rules on the Court's website within thirty (30) days of the effective date; and
4. Cause a copy hereof to be published in the Washington County Reports once a week for two (2) successive weeks at the expense of the County of Washington.

BY THE COURT: /s/ John F. DiSalle, P.J.
John F. DiSalle, President Judge

RULE L-200.1. Assignment of Cases.

(1) The President Judge annually shall assign civil case types to the judges of the Court by Administrative Regulation. The Administrative Regulations shall be available by hard copy in the Office of the Court Administrator and at www.washingtoncourts.us.

(a) The Court Administrator shall assign cases to judges according to the method that the President Judge orders from time to time.

(i) All proceedings in a case after its assignment, including trial, will be scheduled and conducted by the assigned judge unless otherwise ordered by the Court.

(b) The President Judge or the Court Administrator shall have the authority to assign or reassign a case to a judge in the interest of the efficient administration of justice.

(c) The assignment process is to facilitate administrative control and to manage the flow of cases. All judges may hear any matter that properly comes before

the Court.

(2) No one in the office of the Court Administrator may reveal to any person, other than a judge, the sequence in which cases are assigned, if such cases are assigned randomly, unless necessary to administer the case management system or as authorized by the Court.

(3) The Court may punish a person for contempt if the person causes or attempts to cause an employee of the Court to reveal the sequence in which cases are randomly assigned or to assign a case inconsistent with the direction of the Court.

(4) Recusal.

(a) A judge who intends to recuse on a matter must submit a recusal form to the President Judge.

(b) Upon approval of the recusal, the President Judge shall reassign the case to another judge in consultation with the Court Administrator.

(c) If the President Judge is the recusing judge, the commissioned judge with the greatest seniority as determined by Pa. R. J. A. 705 shall reassign the case in consultation with the Court Administrator.

(d) In the instance of a full bench recusal, the President Judge will request assignment of a judge in accordance with Pa. R. J. A. 701 (C).

(5) Related Cases. Consolidation.

(a) When a determination is made that two cases are related, the case filed later will be assigned to the judge handling the lowest numbered (earlier filed) case, unless a determination is made that the efficient administration of justice requires otherwise.

(b) When cases involving common questions of law or fact are pending before different judges, a party may file a motion to consolidate the cases. The motion shall be filed in each case which the movant seeks to consolidate. The motion must be presented to and ruled upon by the judge assigned to the lowest numbered case. If cases assigned to different judges are consolidated, all cases will be assigned to the judge having the lowest numbered cases. Nothing shall prohibit the Court from consolidating a case on its own motion.

(6) Remand. A remanded case shall be assigned to the judge who previously presided over the case unless:

(a) the remand order directs otherwise; or

(b) the President Judge reassigns the case.

ESTATE NOTICES

FIRST PUBLICATION

Blayney, Carol Sue

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

Administrator: Philip Blayney, 120 Lamert Dr., Glenshaw, PA 15116

Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

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Bogdan, Thomas L.

Late of Carroll 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: Anthony Bogdan, 816 Wanner Ave., Monongahela, PA 15063

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

WCR Vol 103 Issues 46,47,48

Harris, Sr., Edgar Allen

Late of California
Washington Co., PA
File No. 63-23-0782

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: Laurie Stewart, 501 Franklin Farms Rd., Washington, PA 15301

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

WCR Vol 103 Issues 46,47,48

Kohout, Clara Elizabeth

Late of Monongahela
Washington Co., PA
File No. 63-22-1224

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: Barry A. Kohout c/o

Attorney: Ruschell & Assoc., LLC, P.O. Box 577, Midway, PA 15060

WCR Vol 103 Issues 46,47,48

Kwapien, Constance

a/k/a Constance Mae Kwapien
Late of California 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: Shirley Zippay, 262 Zippay Rd., Charleroi, PA 15022

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 46,47,48

Latchem, Ira S.

Late of Fallowfield 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: Samantha M. Shawley, 21 Arch Ave., Monessen, PA 15062

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 46,47,48

Mills, Raymond I.

a/k/a Raymond Isaac Mills, Jr.

Late of Mt. Pleasant Twp.

Washington Co., PA

File No. 63-23-0792

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: Gary L. Mills, 728 Redwood Dr., McDonald, PA 15057

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 103 Issues 46,47,48

Pansino, Nino J.

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

Executrix: Gina Marie Arzberger, 1007 Sweet Briar Dr., Aliquippa, PA 15001

Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 46,47,48

Raveglia, Raymond S.

Late of Peters Twp.

Washington Co., PA

File No. 63-23-0706

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: Dale A. Yecko & Victor R. Yecko, 4 Harvest Dr., Cranberry Twp., PA 16066

Attorney: Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086

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Santee, Phyllis J.

a/k/a Phyllis Santee

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

Executor and Attorney: Matthew J.

Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 46,47,48

Tuomi, William E.

Late of Clarksville

Washington Co., PA

File No. 63-23-0784

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: Constance M. Tuomi, 2130
Sandy Plains Rd., Clarksville, PA 15322
Attorney: Lisa J. Buday, Esq., P.O. Box
488, California, PA 15419

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SECOND PUBLICATION

Bernard, Eda

a/k/a Edith Bernard
Washington Co., PA
File No. 63-23-0455

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

Executor: Carol Ann Cox, 442 Christy
Rd., Eighty-Four, PA 15330
Attorney: Sarah A. Scott, Esq., Sweat Law
Offices, 375 Valleybrook Rd., Ste. 112,
McMurray, PA 15317

WCR Vol 103 Issues 45,46,47

Blake, Sherry Lynn

Late of City of Washington
Washington Co., PA
File No. 63-23-0766

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: Andrew Wayne Alexas,
478 E. McMurray Rd., McMurray, PA
15317

WCR Vol 103 Issues 45,46,47

Edmonds, Sr., Harry Lee

Late of West Bethlehem 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: Sherri L. Kolson, 1319 Olympia
Rd., Venice, FL 34293

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

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Haeck, Jr., George John

a/k/a George J. Haeck
Late of McMurray
Washington Co., PA
File No. 63-23-0747

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

Executrix: Kathy Mulheran, 5211 Lew St.,
Finleyville, PA 15332

Attorney: Charles B. Hadad, Esq., 501
Smith Dr., Ste. 3, Cranberry Twp., PA
16066

WCR Vol 103 Issues 45,46,47

Harmon, Marlene M.

Late of Charleroi 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: Michael R. Harmon, 117
Lynnwood Ave., Belle Vernon, PA 15012

Attorney: Richard C. Mudrick, 300 Fal-
lowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 45,46,47

Henry, Sr., James F.

a/k/a James F. Henry

a/k/a James Francis Henry, Sr.,
a/k/a James Henry
Late of McDonald
Washington Co., PA
File No. 63-22-1854

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: Jennifer L. Brezinski c/o
Attorney: Peter K. Darragh, Esq., P.O. Box
435, Hickory, PA 15340
WCR Vol 103 Issues 45,46,47

Kief, Randy Wayne
Late of Houston
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: Charles Alexander Kief c/o
Attorney: Frank C. Roney, Jr. Esq., 382
West Chestnut St., Ste. 102, Washington,
PA 15301
WCR Vol 103 Issues 45,46,47

Lemley, Charles Edwin
a/k/a C. Edwin Lemley
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-0249

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: Stacy L. Till c/o
Attorney: Stephanie M. Sewak, Esq., 90
West Chestnut St., Ste. 606, Washington,

PA 15301

WCR Vol 103 Issues 45,46,47

Masters, Stephen McLean

a/k/a Stephen M. Masters
Late of McDonald Borough
Washington Co., PA
File No. 63-23-0783

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: Peter Hilman Masters, 4256
Stanton Ave., Pittsburgh, PA 15201
Attorney: James A. Clayton, 2600 Boyce
Plaza Rd., Ste. 100, Pittsburgh, PA 15241
WCR Vol 103 Issues 45,46,47

Myers, Michelle A.
Late of Burgettstown
Washington Co., PA
File No. 63-22-1421

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: Paige Myers, 246 Lincoln
Highlands Dr., Coropolis, PA 15108
Attorney: Joseph P. Rewis, Esq., Rewis &
Yoder, P.C., 234 Shiloh St., Pittsburgh,
PA 15211
WCR Vol 103 Issues 45,46,47

Novak, George D.
a/k/a George David Novak
Late of California
Washington Co., PA
File No. 63-23-0798

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 Admin-

istratrix without delay.

Administratrix: Margaret Eileen Novak,
P.O. Box 549, 358 E. Malden Dr., California, PA 15419

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Roble, Geraldine M.

a/k/a Geraldine Elizabeth Rose McCurdy Roble

Late of Washington
Washington Co., PA
File No. 63-23-0684

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-Executrixes: Charlotte R. Carpenter, Emily S. Harper, c/o

Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 103 Issues 45,46,47

Spine, Sr., Joseph Michael

a/k/a Joseph M. Spine, Sr.
Late of Washington County
Washington Co., PA
File No. 63-23-0791

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 Simpson, 565 Hunter Ln., Washington, PA 15301

Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd, Ste. 112, McMurray, PA 15317

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THIRD PUBLICATION

Chambers, Shirley M.

a/k/a Shirley Mae Chambers
Late of South Strabane Twp.
Washington Co., PA

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

Executor: Harold W. Chambers, 144 Ruffed Grouse Dr., Bruceton Mills, WV 26525

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

WCR Vol 103 Issues 44,45,46

Detrick, Jr., Norman Baker

a/k/a Norman B. Detrick, Jr.
Late of Bentleyville
Washington Co., PA
File No. 63-23-0745

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: Haverly Amber Detrick, 201 Cottage St., New Salem, PA 15468

WCR Vol 103 Issues 44,45,46

Fulmer, Joan P.

Late of Borough of Dunlevy
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 C.T.A.: Pamela J. Hunnell, 106 Waynesburg Road, Washington, PA

15301

Attorney: Jeffrey P. Derrico, Esq.
Greenlee Derrico Posa, LLC, 60 East
Beau Street, Washington, PA 15301
WCR Vol 103 Issues 44,45,46

Gamble, James M.

Late of Donora
Washington Co., PA
File No. 63-23-0637

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: Thomas M. Garrity a/k/a Thomas Michael Garrity a/k/a Thomas Garrity, 974 Westchester Rd., South Park, PA 15129

Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

WCR Vol 103 Issues 44,45,46

Gariglio, Gary

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: Cynthia K. Greer c/o Kusturiss Law Firm, 12 North Jefferson Ave., Canonsburg, PA 15317

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 North Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 44,45,46

Golias, Frances

a/k/a Frances Loraine Golias
a/k/a Frances L. Golias
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 Co-Executrix or

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

Co-Executrix: Sherry Filkorn and Sherry Huchko c/o

Attorney: Frank Arcuri, Esq., 125 South College Street, Washington, PA 15301

WCR Vol 103 Issues 44,45,46

Hoover, Mary L.

Late of Meadowlands
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: Laurie Anne Hoover, c/o

Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Suite 1501, Canonsburg, PA 15317

WCR Vol 103 Issues 44,45,46

Horne, Betty R.

Late of West Bethlehem 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: Robin Hott, 75 Park Terrace, Washington, PA 15301

Attorney: Colin E. Fitch, Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

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Kadar, Sr., Thomas W.

a/k/a Thomas W. Kadar
Late of Charleroi
Washington Co., PA
File No. 63-23-0667

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: Toni L. McCracken, 1200 West Main St., Monongahela, PA 15063
Attorney: James W. Haines, Jr., Attorney at Law, 1202 West Main Street, Monongahela, PA 15063

 WCR Vol 103 Issues 44,45,46

Kerr, Patricia P.

Late 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: Kelly Lynn Shelton, 1011 Raintree Dr., Apollo, PA 15613
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

 WCR Vol 103 Issues 44,45,46

Leis, Ralph Robert

Late of Canonsburg
 Washington Co., PA
 File No. 63-23-0730

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: Eric T. Leis, 126 McClintock Dr., McMurray, PA 15317
Attorney: Edward J. Kress, Esq., 437 Grant Street, Suite 1240, Pittsburgh, PA 15219

 WCR Vol 103 Issues 44,45,46

Lesjak, Joseph W.

Late of Cecil
 Washington Co., PA
 File No. 63-23-0687

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: Tracy Lesjak c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317

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Link, Hugh J.

Late of Carroll 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: Terri A. Petroske, 49 Manor Rd., Donora, PA 15033
Attorney: Richard C. Mudrick, Attorney at Law, 300 Fallowfield Ave., Charleroi, PA 15022

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Love, Michaelene F.

a/k/a Michaelene Love
 Late of Borough of Cokeburg
 Washington Co., PA
 File No. 63-23-0726

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: Randi L. Love, P.O. Box 509, 3 Bigler Street, Cokeburg, PA 15324
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614 Washington Trust Bldg., Washington, PA 15301

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Reynolds, Connie A.

a/k/a Connie Ann Reynolds
a/k/a Connie Reynolds
Late of Washington
Washington Co., PA
File No. 63-23-0669

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 A. Reynolds, 468 Park Way, Monongahela, PA 15063

Attorney: James W. Haines, Jr., Attorney at Law, 1202 West Main St., Monongahela, PA 15063

WCR Vol 103 Issues 44,45,46

Steffan, Robert Francis

Late of Finleyville 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: Michele Mavilla, 1305 Route 481, Charleroi, PA 15022

Attorney: Richard C. Mudrick, Attorney at Law, 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 44,45,46

Winstel, III, Edmund J.

a/k/a Ed Winstel III
a/k/a Edmund Winstel III
a/k/a Edmund Joseph Winstel III
Late of Peters Twp.
Washington Co., PA
File No. 63-23-0700

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the

decedent to make payment to the Administratrix without delay.

Administratrix: Susan Winstel, 216 E. Edgewood Dr., McMurray, PA 15317

Attorney: Edward C. Spontak, Esq., 310 Grant Street, Ste. 3600, Pittsburgh, PA 15219

WCR Vol 103 Issues 44,45,46

Witkowski, John

Late of Meadowlands
Washington Co., PA
File No. 63-23-0662

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: Candice Bentz, 36 Pie Ridge Road, Prosperity, PA 15329

Attorney: Emmanuel S. Anthou, 165 McClelland Road, Canonsburg, PA 15317

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Yilit, Iva Arlene

Late of Hopewell Twp.
Washington Co., PA
File No. 169-26-6758

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

Co-Administratrices: Kimberly A. Mace, Georgann Miller, 299 Ridge Road, Avella, PA 15312-2124

Attorney: Geoffrey P. Wozman, Esq., 100 Ross Street, Ste. 130, Pittsburgh, PA 15219

WCR Vol 103 Issues 44,45,46

QUIET TITLE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION
Case No. 2023-2450

VERNON PATRICK II, Plaintiff,
VS.
ZELMA M. CALL, deceased
ROBERT CALL, potential heir of Zelma
Call)
DAWN MARIE HARDEMON, potential
heir of Zelma M. Call,
ZELMA M. CALL deceased unknown
heirs successors and those claiming
through Zelma M. Call,
WASHINGTON COUNTY TAX CLAIM
BUREAU,
CITY OF WASHINGTON,
WASHINGTON SCHOOL DISTRICT,
Defendants.

TO: Unknown heirs, Successors and
Those Claiming Through Zelma Call,
deceased herein Defendant(s). You have
been sued in court. An Action To Quiet
Title has been instituted against you to
resolve or extinguish any remaining
claims of title, right, possession, or inter-
est you may have with respect to the
premises located at 290 East Prospect
Avenue Washington, PA 15301 Tax Par-
cel I.D. No. 750-019-00-01-0012-00.

NOTICE TO DEFEND

You have been sued in Court. If you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after this Com-
plaint and Notice are served upon you by
entering a written appearance personally
or by an attorney and filing in writing
with the Court your defenses or objections
to the claims set forth against you. You
are warned that if you fail to do so the
case may proceed without you and a judg-
ment may be entered against you by the
Court without further notice for any mon-
ey claimed in the Complaint or for any
other claim or relief requested by the
Plaintiff. You may lose money or proper-

ty or other rights important to you.
YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER OR CAN-
NOT AFFORD ONE, GO TO OR TELE-
PHONE THE OFFICE SET FORTH BE-
LOW TO FIND OUT WHERE YOU
CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
WASHINGTON COUNTY BAR
ASSOCIATION

119 SOUTH COLLEGE STREET
WASHINGTON, PENNSYLVANIA
15301

(724) 225-6710

OR

SOUTHWESTERN PENNSYLVANIA
LEGAL AID SOCIETY

10 WEST CHERRY AVENUE
WASHINGTON, PENNSYLVANIA
15301

(724) 225-6170

WCR Vol 103 Issue 46

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Cer-
tificate of Organization, Domestic Limited
Liability Company was filed with the De-
partment of State of the Commonwealth of
Pennsylvania, for a limited liability com-
pany formed under the Limited Liability
Company Law of 1994. The name of the
company is **Marttri, LLC**.

Warner Mariani, Esquire,
Poerio & Walter, Inc.
411 Seventh Avenue, Suite 1400,
Pittsburgh, PA 15219

WCR Vol 103 Issue 46

MORTGAGE FORECLOSURE

CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. C-63-CV-2023-815
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE FOR
MORGAN STANLEY ABS CAPITAL I
INC. TRUST 2003-NC8, Plaintiff
v.
KAREN ANN KLETCH, IN HER CA-
PACITY AS ADMINISTRATRIX AND
HEIR OF THE ESTATE OF VINCENT
PAUL KLETCH A/K/A VINCENT
KLETCH; et al, Defendants

To: UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS, CLAIM-
ING RIGHT, TITLE, OR INTEREST
FROM OR UNDER VINCENT PAUL
KLETCH A/K/A VINCENT KLETCH
Defendant(s), 294 CHUBBIC RD CAN-
ONSBURG, PA 15317

COMPLAINT IN MORTGAGE FORE- CLOSURE

You are hereby notified that Plaintiff,
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE FOR
MORGAN STANLEY ABS CAPITAL I
INC. TRUST 2003-NC8, has filed a Mort-
gage Foreclosure Complaint endorsed
with a Notice to Defend, against you in
the Court of Common Pleas of WASH-
INGTON County, PA docketed to No. C-
63-CV-2023-815, seeking to foreclose the
mortgage secured on your property locat-
ed, 294 CHUBBIC RD CANONSBURG,
PA 15317.

NOTICE

YOU HAVE BEEN SUED IN COURT. If
you wish to defend against the claims set
forth in this notice you must take action
within twenty (20) days after the Com-
plaint and Notice are served, by entering a

written appearance personally or by attor-
ney and filing in writing with the Court
your defenses or objections to the claims
set forth against you. You are warned that
if you fail to do so, the case may proceed
without you, and a judgment may be en-
tered against you by the Court without
further notice for any money claimed in
the Complaint or for any other claim or
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 THE
INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL SERVICES
TO ELIGIBLE PERSONS AT A RE-
DUCED FEE OR NO FEE.

Lawyer Referral Service
119 South College Street
Washington, PA 15301
(724) 225-6710

Southwestern Pennsylvania Legal Aid
Society

10 West Cherry Avenue
Washington PA, 15301
724-225-6170

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC

A Florida professional limited liability
company

ATTORNEYS FOR PLAINTIFF

Jonathan M. Etkowicz, Esq. ID No.
208786

133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

NAME CHANGE NOTICES

Change of Name Notice

Notice is hereby given that on the date of May 4, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-2874 by the Petitioner **Victoria Lynn Walker** for a change of name to Victoria Lynn Taylor.

The court has fixed the date of Friday, June 23, 2023 and time of 9:15am in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 103 Issue 46

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION No. 2023-2398

IN RE: CHANGE OF NAME OF
NICOLE KIMBERLIN GRAY a/k/a
NICOLE K. GRAY
a/k/a NICOLE GRAY

NOTICE OF NAME CHANGE

Notice is hereby given that, on April 11th, 2023, the Petition of Name Change was filed in the Washington County Court of Common Pleas, requesting an order to change the name of **Nicole Kimberlin Gray** to Liam Scott Gray.

The Court has fixed the day of June 2, 2023 at 9:15am, in Courtroom 6, of the 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, as to why the request of the Petitioner should not be granted.

WCR Vol 103 Issue 46

CHANGE OF NAME

Please take notice that **Mari J. Harrington**; a/k/a Megin Harrington; has filed a Petition at No. 2023-3165 in the Court of Common Pleas of Washington County, Civil Division, returnable on the 19th day of July 2023 at 9:00 a.m. in Court Room No. 1, requesting the Court to authorize changing her name to Megin James Harrington.

Eric G. VanKirk, Esquire
Peacock Keller, LLP
95 West Beau Street, Suite 600
Washington, PA 15301

WCR Vol 103 Issue 46

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2023-3105

In re: Petition of **Gianna Letty Elder**, a minor, by the petitioner, Caitlin Elder, natural parent or guardian, for change of name to Gianna Letty Jewell Nero.

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of July 5, 2023 and time of 9:00AM in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 103 Issue 46

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, JULY 7, 2023, at 10:00 o'clock A.M.** - **ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our 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)

CENTERVILLE

FREEDOM MORTGAGE CORPORATION

Vs MICHAEL GLEMZUA AND SANDARA L. GLEMZUA

DOCKET #: 2022-2871

JUDGEMENT: \$52,285.41

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

Address: 169 BARNEYS RUN ROAD, FREDERICKTOWN, PA 15333

Tax #: 155-056-00-00-0001-01 & 155-056-00-00-0003-01 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

CENTERVILLE (Cont'd)

PLANET HOME LENDING, LLC

Vs QUINTIN L. SARGENT, As Heir of the Estate of MARCELLA SARGENT, DECEASED, ET AL

DOCKET #: 2022-4999

JUDGEMENT: \$86,261.71

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

Address: 411 SPRING STREET, CENTERVILLE, PA 15358

Tax #: 154-005-00-03-0062-00 & 154-005-00-0063-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

CHARLEROI

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, ET AL

Vs JEFFREY A. SHEPLER AND JAIME L. SHEPLER

DOCKET #: 2022-2947

JUDGEMENT: \$38,906.43

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

Address: 914 MEADOW AVENUE, CHARLEROI, PA

Tax #: 160-008-00-03-0012-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-A

JUDGEMENT: \$152,531.47

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

Address: 1106 LINCOLN AVENUE,
CHARLEROI, PA 15022

Tax #: 160-003-00-00-0024-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-B

JUDGEMENT: \$152,531.47

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

Address: 732 FALLOWFIELD AVE-
NUE, CHARLEROI, PA 15022

Tax #: 160-012-00-06-0035-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-D

JUDGEMENT: \$152,531.47

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

Address: 913 PROSPECT AVENUE,
CHARLEROI, PA 15022

Tax #: 160-009-00-01-0021-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-E

JUDGEMENT: \$152,531.47

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

Address: 213 CREST AVENUE, CHAR-
LEROI, PA 15022

Tax #: 160-027-00-03-0009-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

EAST BETHLEHEM

**NORTHWEST BANK, f/k/a NORTH-
WEST SAVINGS BANK**

**Vs GREGORY J. NOPWASKEY AND
JENNA L. NOPWASKEY**

DOCKET #: 2019-5596

JUDGEMENT: \$38,618.24

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

Address: 458 FIRST STREET, VES-
TABURG, PA 15368

Tax #: 260-001-04-10-0027-00

Improvements: Residential Dwelling

Attorney: GRENN & BIRSIC, P.C.,
(412) 281-7650

WCR Vol 103 Issues 46,47,48

FALLOWFIELD

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-C

JUDGEMENT: \$152,531.47

In the Commonwealth of Pennsylvania,
Washington County, Fallowfield Town-
ship;

Address: 527 WOODWARD AVENUE,
CHARLEROI, PA 15022

Tax #: 320-008-03-03-0003-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

MONONGAHELA

**WILMINGTON SAVINGS FUND SO-
CIETY, FSB, d/b/a Christiana Trust as
Trustee for PNPMS Trust III**

**Vs UNKNOWN HEIRS, Devisees, and/
or Personal Representatives of ANN
JORDAN, DECEASED, ET AL**

DOCKET #: 2022-7650

JUDGEMENT: \$21,512.12

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

Address: 545 PARK AVENUE, MO-
NONGAHELA, PA 15063

Tax #: 420-028-00-00-0004-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-
SOCIATES, LLC, (215) 886-8790

WCR Vol 103 Issues 46,47,48

NORTH STRABANE

**U.S. BANK TRUST NATIONAL AS-
SOCIATION, ET AL**

**Vs L.F. A MINOR, In Her Capacity as
Heir of ANTHONY R. FROSINI, c/o
Nicole Graziano, ET AL**

DOCKET #: 2022-377

JUDGEMENT: \$231,215.92

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

Address: 1141 BAYBERRY DRIVE,
CANONSBURG, PA 15317

Tax #: 520-013-27-00-0014-02

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

NORTH STRABANE (Cont'd)

WELLS FARGO BANK, N.A.

Vs ERICK BAKER AND CHRISTINA J. BAKER

DOCKET #: 2022-6325

JUDGEMENT: \$99,576.96

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

Address: 156 LINNWOOD ROAD,
EIGHTY FOUR, PA 15330

Tax #: 520-007-00-00-0021-01

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

NORTH STRABANE (Cont'd)

**HERCULES PAINTING COMPANY,
INC., MARIA SAVAKIS AND
GEORGE SAVAKIS**

**Vs STAVRO N. SEMANDERES, a/k/a
STAVROS SEMANDERES and STAV-
ROS N. SEMANDERES, ET AL**

DOCKET #: 2017-5544

JUDGEMENT: \$1,082,704.65

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

Address: 1650 WASHINGTON ROAD,
WASHINGTON, PA 15301

Tax #: 520-010-00-00-0002-00

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C.,
(412) 566-1212

WCR Vol 103 Issues 46,47,48

PETERS

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, As Trustee For
Long Beach Mortgage Loan Trust 2006
-8**

**Vs GARY M. FIEBER AND DREENA
R. FIEBER**

DOCKET #: 2012-5416

JUDGEMENT: \$642,065.47

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

Address: 102 GOLDEN EAGLE DRIVE,
VENETIA, PA 15367

Tax #: 540-001-03-00-0021-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

PETERS (Cont'd)

**CITIZENS BANK, N.A., S/B/M TO
CITIZENS BANK OF PENNSYLVANIA**

Vs ROBERT G. CONNELL

DOCKET #: 2023-1141

JUDGEMENT: \$20,466.86

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

Address: 2782 LOCUST DRIVE, PITTS-
BURGH, PA 15241

Tax #: 540-003-08-01-0016-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY
JAVARDIAN, LLC, (215) 942-9690

WCR Vol 103 Issues 46,47,48

SOUTH STRABANE**NORTHWEST BANK****Vs FIRST LOVE CHRISTIAN ACADEMY INC.****DOCKET #: 2020-2071****JUDGEMENT: \$508,725.70**

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

Address: 1530 HILLCREST AVENUE,
WASHINGTON, PA 15301

Tax #: 600-004-14-02-0009-00

Improvements: Residential Dwelling

Attorney: BUCHANAN INGERSOLL &
ROONEY PC, (412) 562-8800

_____ WCR Vol 103 Issues 46,47,48

WEST PIKE RUN**FIRSTKEY MASTER FUNDING 2021
-A COLLATERAL TRUST****Vs BARBARA N. MASTRAIENI F/K/
A BARBARA N. ROOK****DOCKET #: 2023-35****JUDGEMENT: \$86,505.45**

In the Commonwealth of Pennsylvania,
Washington County, West Pike Run
Township;

Address: 1 GLAD STREET, DAI-
SYTOWN, PA 15427

Tax #: 700-012-03-03-0017-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111

_____ WCR Vol 103 Issues 46,47,48

NOTICE OF JUDICIAL SALE
Washington County Tax Claim Bureau

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by order of the Court of Common Pleas of the County of Washington, at No. 2023-934, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau of Washington County on

WEDNESDAY, the TWENTY FIRST day of JUNE, 2023, at 10:00 AM
Washington County Fairgrounds
4-H Building
2151 N. Main St.
Washington, PA 15301

freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

All properties to be sold were previously exposed to Upset Sale on one of the following dates: September 24, 2021, or November 24, 2021, or September 26, 2022, or November 16, 2022.

All properties to be sold were previously advertised in the Washington Observer-Reporter, The Valley Independent, & The Washington County Reports on August 12, 2021, or August 15, 2021, or August 17, 2021, or August 19, 2021, or October 21, 2021, or July 14, 2022, or October 13, 2022.

Notice is hereby given that the properties described on the sale list will be sold by the Washington County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will be held at the Washington County Fairgrounds, 4-H Building, 2151 N. Main St., Washington, PA. The sale will commence on WEDNESDAY, JUNE 21, 2023, AT 10:00 AM prevailing time and will continue until such time that all properties have been exposed for sale by public bidding.

Terms of the Sale: The following are our terms of sale. By registering to bid, you are agreeing to ALL of the following terms of sale in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.
2. Registration will take place before the sale, beginning at 9:00 AM on Monday, June 5, 2023 and concluding on Friday, June 9, 2023 at 4:30 PM at the Washington County Tax Revenue Office located at 95 W. Beau St., Suite 525, Washington, PA 15301. Registration can also be made by mail. A non-refundable, \$25.00 deposit (cash only) will be required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration for bidders as well as non-bidding potential owners. A notarized Affidavit of

Bidder as well as any Affidavits of Non-Bidding Potential Owners must be completed as part of the registration for the sale. Each registrant will be provided an auction/bid number before the tax sale on June 21, 2023. If you are registering as a business, corporation, or LLC, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as provide a LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. The registration forms are available for download on the Washington County website. All registrations (In-Person & Mailed) must be received and submitted completely by 4:30 PM on June 9, 2023. There will be NO REGISTRATION on the DAY OF THE SALE.

3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. NO personal or personal business checks will be accepted. All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau. THE PURCHASE PRICE IS TO BE PAID AT THE TREASURER'S OFFICE, 95 W. BEAU STREET, ROOM 130, WASHINGTON, PA 15301 BY 3:00 PM ON THE DAY OF THE SALE, JUNE 21, 2023.
4. No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale.
5. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:
 - Owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
 - Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal, or unsanitary manner such that the property posed a threat to health, safety, or property IN THE COMMON WEALTH OF PENNSYLVANIA within the last 3 years
 - Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years

Any individual who is found to be in contravention of the above shall forfeit any registration fees, deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau on behalf of Washington County and the taxing jurisdictions it serves. This term of sale is in addition to and not to be confused with the right to cure delinquencies as provided by RETSL. You may also be banned from registering from future tax sales in Washington County, Pennsylvania.

6. DEED RECORDING – title will be in the registered bidder's name and non-bidding potential owner's names ONLY (NO EXCEPTIONS). If a deed is to be

recorded in the name of a trust, corporation, company, LLC etc., the registered bidder must disclose at the time of registration that he/she is bidding in such a capacity, and valid documentation supporting the existence of the trust, corporation, company or entity must be provided to the Tax Claim office before the deed can be properly prepared, subject to the following additional terms: (a) A property may be deeded to a trust, provided that proper documentation of a legally recognized trust is provided to the WTCB. Said Trust/Corporation/Business/LLC (etc.)'s must be in existence prior to the sale and registered with the Internal Revenue Service. The Trust/Corporation/Business/LLC (etc.)'s EIN or Social Security Numbers must be provided and evident on the documents and for reporting purposes as required. As described in the terms of pre-registering for the sale, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Under no circumstances will the WTCB be considered to be the Grantor to or Settlor of a Trust. A named Trustee, Member, Officer, Manager, Partner, etc. MUST be designated as the Grantee, who shall hold legal title to the property on behalf of said business, trust, LLC, corporation, etc. (b) A property may be deeded into a corporate entity provided that said entity is registered with the appropriate Department of State, and documentation supporting said registration is provided to the WTCB and verified. EIN numbers must be provided for reporting purposes. (c) All supporting documentation provided shall be subject to review and approval of the Director and Solicitor.

7. The address used within the certificate of residence on the deed will be the address given on the Bidder Registry registration form. If your municipality requires a P.O. Box, please provide the P.O. Box and the house number and street on the BIDDER REGISTRATION FORM.
8. Other terms will be announced at the time of the sale.

******RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY AFTER THE SALE OF SAID PROPERTY******

All properties exposed for sale at the Judicial Sale that are not sold will be transferred to the Washington County Repository for Unsold Properties. Those properties will be exposed at a Repository Auction to be held on Wednesday, August 23, 2023 at 10:00 a.m. at Washington County Courthouse Square, Commissioner's Meeting Room 103-104, 100 W Beau St, Washington, PA. All parcels unsold at the Judicial 2023 sale will hold their Judicial value to be sold at the 2023 Repository Sale. All other parcels being exposed at the auction will have a minimum bid price of \$300.00. Trailers will have a minimum bid of \$150.00. The Repository Auction will be advertised online along with the terms of the sale approximately one month prior to the sale. Please follow the Repository Auction on the county website at www.co.washington.pa.us/Tax Revenue Department/Claims/Repository.

Raffaele Casale, Director of Washington County Tax Revenue Department
Blane A. Black, Solicitor

A complete listing of individual properties being exposed for this sale can be viewed on Washington County's website by logging onto www.co.washington.pa.us – go to Departments, Tax Revenue, Claims, Judicial Sale

**SEE UNBOUND INSERT
FOR LIST OF JUNE 21, 2023
JUDICIAL SALE PROPERTIES**