

MOTIONS COURT SCHEDULE

CR#/Suite#	COMPLETE info at www.washingtoncourts.us/101/Judges
Gilman, Gary (PJ) CR#7/1001	Tu & Th 9:15a. Copy of motion due before 12p the business day prior to scheduled presentation. Motions in person, may be remote upon approval.
DiSalle, John CR#2/2002	Motions handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that motion is being filed and if contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA’s Office for acknowledgment of objection or consent. Advance copy of Orphan’s Court motions shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valarie CR#1/2001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Jun, Aug, Oct, Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo
Lucas, Michael, CR#6/1006	Motions 1st—20th of each month on M 1:15p and Tu, W & Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person, with signup by Noon the business day prior to presentation.
Neuman, Brandon CR#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge’s office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Judge of the Term, Criminal: Jul, Sep, Nov. Motions in person, with signup by Noon the business day prior to presentation. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald .
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .

COURT CALENDARS

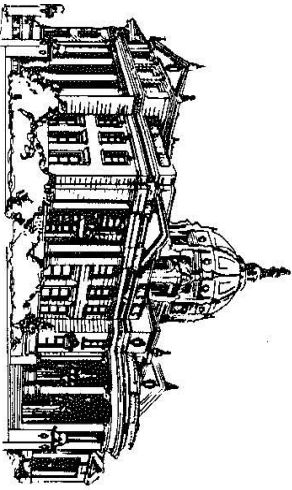
Sheriff Sale DatesLast Date to File w/Prothonotary
 November 1, 2024 August 30, 2024
 December 6, 2024 September 27, 2024
 Orphans’ Court Audit Dates: Jul 19, Sep 20, Nov 22

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WASHINGTON COUNTY REPORTS

Vol. 105 No. 14 – OCTOBER 17, 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 mother who heard her daughter’s car crash while giving her directions by cell phone is entitled to recover for emotional distress, even though she wasn’t aware of the defendant’s alleged role in causing the accident. The California Supreme Court ruled for the plaintiff who alleged that the City of Riverside, California and nearby property owners were partly responsible for her daughter’s crash because of negligent placement of traffic signals and vegetation obstructing the view of the car that crashed into hers. The decision relied upon *Dillon v. Legg*, a 1968 California Supreme Court decision, in which the Court recognized that a bystander could recover for negligent infliction of emotional distress when witnessing an event that injured a close relative, but only when the plaintiff is at the scene and aware the incident is causing injury. Dillon involved a parent who watched a negligent driver collide with her child. The parent was allowed to sue for negligent infliction of emotional distress even though she was not in the “zone of danger.” [2] A federal judge in Texas struck down a Federal Trade Commission ban on non-compete agreements finding that the agency exceeded its authority with a rule that would have voided contracts that bar workers from moving to rival employers. In a 26-page opinion, U.S. District Judge Ada Brown found the FTC lacked the statutory authority to issue the rule, after determining that the “FTC’s promulgation of the rule [was] an unlawful agency action.” In addition to exceeding its authority, Judge Brown further determined that the FTC issued the rule based on “inconsistent and flawed evidence,” while failing to consider evidence supporting non-compete clauses and that the agency failed to find alternatives to the rule at issue. As noted in the opinion, “[t]he role of an administrative agency is to do as told by Congress, not to do what the agency thinks it should do.” Brown’s opinion stands in contrast to a recent Pennsylvania judge’s ruling that rejected a similar challenge. In denying a Pennsylvania based tree care company’s bid for a preliminary injunction against the rule, U.S. District Judge Kelley Hodge found that the FTC agency was well within its authority to issue the ban. It has been opined that the issue will likely and eventually be reviewed by the U.S. Supreme Court.

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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2024 UPSET-ADJOURNMENT TAX SALE

**WASHINGTON COUNTY TAX CLAIM BUREAU
 NOTICE OF SALE OF PROPERTIES FOR DELINQUENT TAXES**

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR ANY OTHER JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

WARNING

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, OR THE COUNTY LAWYER REFERRAL SERVICE.

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 North Main Street, Washington, PA 15301. The sale will commence on **WEDNESDAY, NOVEMBER 20, 2024 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:** (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 GUARANTEE 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) **New Bidder Registration** will take place before the sale on Monday, November 4, Tuesday, November 5, Wednesday, November 6, Thursday, November 7, and Friday, November 8, 2024, 9:00 AM to 4:00 PM) within the Tax Claim Bureau Department. There is no online registration for any tax sale in Washington County. **IF YOU ALREADY REGISTERED FOR THE UPSET SALE ON SEPTEMBER 25, 2024, YOU DO NOT NEED TO REGISTER AGAIN. ALL DISQUALIFIED BIDDERS FROM THE SEPTEMBER 25, 2024 UPSET SALE ARE NOT PERMITTED TO REGISTER FOR THE ADJOURNMENT SALE.** Registration will take place at 95 West Beau St, Suite 525, at which time a \$25.00 **CASH ONLY** deposit will be required to be made by each registering bidder. 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. If you are registering on behalf of a corporation, business entity, LLC, etc., you must provide a valid copy of that said entity’s IRS SS-4 Form at the time of registration. You must also provide a list of all individuals and their titles with interest in that said business entity at the time of registration as well as a separate list of all other businesses, LLCs, corporations, enterprises, etc., of which you are a member, officer, partner, and/or any other person with any interest or right. **IF YOU DO NOT HAVE ALL OF YOUR REGISTRATION MATERIALS, YOUR REGISTRATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE.** Each registrant will be provided an auction/bid number between the hours of 9:00 AM and 9:45 AM on the morning of the tax sale, November 20, 2024. The registration form is available for download on the Washington County website (see web link at the bottom of this notice). **Registration concludes as of Friday, November 8, 2024 - There will be no registration on the day of the sale.** There

will be **no refunds** given of the \$25.00 registration fee once it has been paid. (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 to the Treasurer's Office located at 95 West Beau St, Suite 130, Washington, PA 15301. 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. (4) No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale. No individual may offer any bids neither individually nor as an agent for any other person or entity if he/she has any outstanding code violations in the Commonwealth of Pennsylvania within three years of their bidder application OR if he/she owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located in the Commonwealth of Pennsylvania. Any individual who in contravention of the above shall forfeit any 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. (5) Other terms to be announced at time of sale. The purchasers shall receive a deed in fee simple for the property sold from the Tax Claim Bureau as trustee grantor.

OWNERS SHALL NOT BE PERMITTED TO REDEEM
SAID PROPERTY IF SOLD ON NOVEMBER 20, 2024
NO PAYMENTS WILL BE ACCEPTED
AFTER THE SALE OF SAID PROPERTY

CAUTION: Recent U.S. and Pennsylvania Supreme Court cases indicate that any mortgages, judgments or other liens of record against the property you purchase may not be divested by this sale. The Tax Claim Bureau suggests that you do a title search before bidding on any properties.

We will periodically update the listing of the individual properties still being exposed for sale. The listing can be viewed on the Washington County website by visiting <https://www.washingtoncopa.gov/tax-revenue/claims-adjournment-sale> to
*Departments *Tax Revenue *Claims *Adjournment Sale

Raffaele Casale, Director

_____ WCR Vol 105 Issue 14

ESTATE NOTICES

FIRST PUBLICATION

Berteotti, Richard Marion

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

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

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

_____ WCR Vol 105 Issues 14,15,16

D'Ambrosia, Joan F.

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

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

Executor: Patricia Joan Golobish, 9 Wash-bash Ave., Hickory, PA 15340
Attorney: Christopher P. Deegan, Seamon Law Offices, 6000 Town Center Blvd., Ste. 124, Canonsburg, PA 15317

_____ WCR Vol 105 Issues 14,15,16

Durbin, Catherine Louise

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

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

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

_____ WCR Vol 105 Issues 14,15,16

Hancher, James W.

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

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

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

_____ WCR Vol 105 Issues 14,15,16

Hoag, Elaine P.

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

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

Executor: Carol A. Brown aka Carol A. Hoag Brown c/o
Attorney: Peter K. Darragh, Esq., PO Box

435, Hickory, PA 15340

WCR Vol 105 Issues 14,15,16

Howard, Barbara

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

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

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

WCR Vol 105 Issues 14,15,16

Molk, Mary S.

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

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

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

WCR Vol 105 Issues 14,15,16

Pizzuti, Barbara A.

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

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

without delay.

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

WCR Vol 105 Issues 14,15,16

Shafer, Clayton Wayne

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

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

Administratrix: Janine Zito aka Janie S. Zito, 105 Piatt Estates Dr., Washington, PA 15301
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 14,15,16

Toothman, Robert Jess

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

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

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

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SECOND PUBLICATION

Badia, Stella M.

a/k/a Stella Badia
Late of Canonsburg Borough
Washington Co., PA

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

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

WCR Vol 105 Issues 13,14,15

Becka, Yvonne

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

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

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

WCR Vol 105 Issues 13,14,15

Boyer, Patricia A.

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

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

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

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Bunting, Judith D.

a/k/a Judy Bunting
a/k/a Judy D. Bunting
Late of North Strabane Twp.
Washington Co., PA

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

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

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Carter, Sheila

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

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

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

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DeBerardinis, Charlotte A.

a/k/a Charlotte Ann DeBerardinis
Late of Donora Borough
Washington Co., PA

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

decendent to make payment to the Co-Executor without delay.

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

WCR Vol 105 Issues 13,14,15

DeGrave, Donald J.

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

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

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

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Delvecchio, Ennio F.

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

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

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

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

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Dulac, Christy

Late of City of Monongahela Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

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

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Fine, Jack Benson

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

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

Executor: Charles M. Fine, a/k/a Charles Michael Fine, 456 4th Ave., New Eagle, PA 15067

Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Gallagher, Dorothy Ann

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

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

Executor: Shauna A. Soom, 110 Lopez Dr., Uniontown, PA 15401

Attorney: Dennis R. Paluso, Esq., 230 Fallowfield Ave., Charleroi, PA 15022

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Gashel, Harold R.

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

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

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

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

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Golna, William D.

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

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

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

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

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Lachowicz, Raymond Leslie

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

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

Administrator: Douglas Henry Dreshman, 245 Fennel St., New Alexandria, PA 15670

Attorney: Richard W. Schimizzi, Esq.,

Schimizzi Law LLC, 35 West Pittsburgh St., Greensburg, PA 15601

WCR Vol 105 Issues 13,14,15

Magera, Nancy A.

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

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

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

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McFaddin, Patricia A.

Late of California Washington Co., PA

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

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

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Plescia, Jr., Salvatore Anthony

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

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

Executor: Deborah R. Erbstein and Wileen M. Navish c/o

Attorney: Todd T. Zwinkl, Esq., 301 Grant St., Ste. 270, Pittsburgh, PA 15219

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Reid, James A.

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

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

Executrix: Margaret T. Reid a/k/a Margaret Teresa Reid, 320 Upland Trail Rd., Elgin, SC 29045

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

WCR Vol 105 Issues 13,14,15

Shaw, Larry

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

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

Executor: Elizabeth Shaw, 152 California Dr., Coal Center, PA 15423

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

WCR Vol 105 Issues 13,14,15

Simms, Cynthia F.

Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-013049

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

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

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

WCR Vol 105 Issues 13,14,15

Snyder, Alan Keith

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

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

Executrix: Sierra Snyder a/k/a Sierra Nicole Snyder c/o

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

WCR Vol 105 Issues 13,14,15

THIRD PUBLICATION

Lawson, Jr., Henry Crosby

a/k/a Henry Lawson, Jr.
Late of Borough of Charleroi
Washington Co., PA

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

Administrator: Zachary A. Lawson, Sr., 913 McMahan Ave., Monessen, PA 15062

Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

WCR Vol 105 Issues 12,13,14

Lee, Audrey

Late of Ellsworth Borough
Washington Co., PA

The Register of Wills has granted Letters

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

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

WCR Vol 105 Issues 12,13,14

Levering, Andrew Joseph

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

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

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

WCR Vol 105 Issues 12,13,14

Pabian, Susan Carol

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

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

Administrator: Patrick N. Pabian, PO Box 458, Muse, PA 15350

Attorney: Kristine M. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 12,13,14

REAL PROPERTY NOTICES

NOTICE OF SALE BY AUCTION

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

WCR Vol 105 Issues 11,12,13,14

Court of Common Pleas - Washington County, PA - #2013-05334 - Ringgold School District vs. Sukhdeo Perumal & Matilde Perumal - Notice is given that the above were named as Defendants in a civil action by Plaintiff to recover 2012 real estate taxes for property located at 785 McKean Ave., Donora, PA, Tax Parcel #240-013-00-03-0017-00. An Amended Writ of Scire Facias for \$1,786.79 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT

ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service, Washington County Bar Assn., 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466

WCR Vol 105 Issues 13,14,15

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA, CIVIL DIVISION

DANIEL SHUBERT and DEBORAH A. SHUBERT, Plaintiffs, vs. WEIR COAL COMPANY, ALL KNOWN SUCCESSORS AND ASSIGNS OF WEIR COAL COMPANY, ALL UNKNOWN SUCCESSORS AND ASSIGNS OF WEIR COAL COMPANY AND ALL CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH WEIR COAL COMPANY, Defendants. Case No. 2024-05691.

Quiet Title Action involving that certain parcel of real property situated in Robinson Township, Washington County, Pennsylvania, and known as Parcel No. 550-016-02-01-0004-00.

TO: DEFENDANTS

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and filing your defenses or objections in writing with this court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET

FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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The Washington County Bar Association
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Washington, PA 15301
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724.225.8345 fax
wcbawashcobar.org
www.washcobar.org

**SOUTHWESTERN PENNSYLVANIA
LEGAL AID SOCIETY**

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

Plaintiffs' Attorney: Frank Kosir, Jr., Meyer Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, 412-456-2825.

WCR Vol 105 Issue 14

CORPORATION NOTICE

INCORPORATION NOTICE

Notice is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State, Commonwealth of Pennsylvania on or about June 13, 2024 for **Chair LLC**, for a limited liability company established under the provisions of the Business Corporation Law of 1994. The name of the individual and address of the proposed registered office is Andrea Deyell, 300 Laddie Drive, Washington, PA 15301.

Karen Hassinger, Esq.
55 South Main St., 2nd Floor
Washington, PA 15301
(724) 229-0277

WCR Vol 105 Issue 14

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

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

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRI-DAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

CANONSBURG

**PENNSYLVANIA
HOUSING FINANCE AGENCY**

vs
DARYL L. LITZINGER

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

CHARLEROI

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

CHARLEROI (Cont'd)

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

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

CHARTIERS

**PENNYMAC LOAN
SERVICES LLC**

vs

**DENNIS E. JENKINS AND
KIMBERLY S. JENKINS**

DOCKET #: 2022-7128

JUDGEMENT: \$91,777.20

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

Address: 405 CHERRY STREET, HOU-
STON, PA 15342

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

EAST BETHLEHEM

**PLANET HOME
LENDING, LLC**

vs

ERIC HUFFMAN

DOCKET #: 2023-7084

JUDGEMENT: \$59,607.79

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

Address: 111 CENTER STREET,
MILLSBORO, PA 15348

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

FALLOWFIELD

**FEDERAL HOME
LOAN MORTGAGE
CORPORATION**

vs

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

DOCKET #: 2023-1020

JUDGEMENT: \$38,887.30

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

Address: 54 VAN VOORHIS LANE,
VAN VOORHIS, PA 15366
Tax #: 320-005-01-04-0020-00 & 320-
005-01-04-0019-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

HOUSTON

HSBC BANK USA, N.A., ET AL

vs

DAVID W. GRUDI

DOCKET #: 2023-6643

JUDGEMENT: \$124,751.22

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

Address: 113 N MAIN STREET, HOU-
STON, PA 15342

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

MONONGAHELA

**FREEDOM MORTGAGE
CORPORATION**

vs

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

DOCKET #: 2024-1638

JUDGEMENT: \$32,352.03

In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;

Address: 614 E MAIN STREET, MO-
NONGAHELA, PA 15063

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

NORTH CHARLEROI

**REAL ESTATE
COMMERCIAL LENDER, LLC**

vs

**JAHEEL KIMBO, as Sole Member and
Sole Manager of KIMBO FAMILY
REALTY, LLC, ET AL**

DOCKET #: 2023-5792

JUDGEMENT: \$42,184.93

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

Address: 719 FOURTH STREET,
CHARLEROI, PA 15022

Tax #: 500-001-00-01-0019-00

Improvements: Residential Dwelling

Attorney: SHNAYDER LAW FIRM
LLC, 215-834-3103

WCR Vol 105 Issues 12,13,14

PETERS

MEB LOAN TRUST VI

vs

RICHARD M. McPEEK

DOCKET #: 2024-2822

JUDGEMENT: \$84,565.29

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

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

PETERS (Cont'd)

**WEST-AIRCOMM
FEDERAL CREDIT UNION**

vs

**DUSTIN E. JONES AND
MELISSA M. JONES**

DOCKET #: 2024-3413

JUDGEMENT: \$454,600.05

In the Commonwealth of Pennsylvania,

Washington County, Peters Township;

Address: 112 MOUNT BLAINE DRIVE,
CANONSBURG, PA 15317
Tax #: 540-011-07-03-0001-03

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (412) 434-7955

WCR Vol 105 Issues 12,13,14

PETERS (Cont'd)

**CITIZENS BANK OF
MORGANTOWN**

vs

**DANIEL R. GERMAIN, MELISSA M.
GERMAIN, AND UNITED STATES
OF AMERICA, ET AL**

DOCKET #: 2023-7207

JUDGEMENT: \$277,154.62

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

Address: 102 BOWER HILL ROAD,
VENETIA, PA 15367

Tax #: 540-005-00-00-0010-00

Improvements: Residential Dwelling

Attorney: BOWLES RICE LLP, 724-514-
8938

WCR Vol 105 Issues 12,13,14

UNION

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

ELIZABETH A. ABBOTT

DOCKET #: 2024-3370

JUDGEMENT: \$61,068.07

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

Address: 5146 HAZEL STREET,
FINLEYVILLE, PA 15332

Tax #: 640-004-02-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

WASHINGTON**WASHINGTON
SCHOOL DISTRICT**

vs

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

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

Improvements: Residential Dwelling

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

vs

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

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

Improvements: Residential Dwelling

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

vs

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

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

Improvements: Residential Dwelling

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

vs

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

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

Improvements: Residential Dwelling

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

vs

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

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

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748WCR Vol 105 Issues 12,13,14**WASHINGTON (Cont'd)****WILMINGTON
SAVINGS FUND
SOCIETY, FSB, ET AL**

vs

**ROBERT J. SCHURR,
SOLELY IN HIS CAPACITY AS
HEIR OF MILDRED L. SCHURR,
DECEASED, ET AL****DOCKET #: 2023-6279****JUDGEMENT: \$106,906.42**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 40 LAUREL AVENUE,
WASHINGTON, PA 15301

Tax #: 760-011-00-02-0012-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)
579-7700WCR Vol 105 Issues 12,13,14**WASHINGTON (Cont'd)****SLOVENIAN SAVINGS
AND LOAN ASSOCIATION
OF CANONSBURG,
PENNSYLVANIA**

vs

**THE ESTATE OF J
ANETTA V. LEDBETTER,
Georgette Ledbetter, Administratrix****DOCKET #: 2023-7550****JUDGEMENT: \$46,803.72**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 464 EAST HALLAM AVE-
NUE, WASHINGTON, PA 15301

Tax #: 760-001-00-03-0021-00

Improvements: Residential Dwelling

Attorney: GREENLEE, DERRICO,
POSA, LLC, (724) 225-7660WCR Vol 105 Issues 12,13,14**WEST BROWNSVILLE****PNC BANK, NATIONAL
ASSOCIATION**

vs

ISAIAH Z. GRIMES**DOCKET #: 2023-6613****JUDGEMENT: \$55,297.61**In the Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough;Address: 536 MIDDLE STREET,
BROWNSVILLE, PA 15417

Tax #: 670-007-00-01-0022-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611WCR Vol 105 Issues 12,13,14

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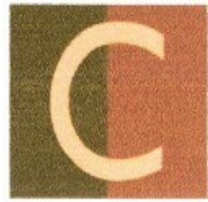


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Starting Salary Range: \$58,799—\$77,449

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Location: Philadelphia, Pittsburgh, or Harrisburg, PA

Posting Date: 8/29/2024

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

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

Typical Duties

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

Minimum Qualifications

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

Additional Qualifications/Preferences

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

How to Apply

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

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



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