# WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE THE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. ESTABLISHED MARCH 31, 1920, AS THE OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY, PENNSYLVANIA. OWNED & PUBLISHED SINCE JANUARY 1, 1958, BY THE WASHINGTON COUNTY BAR ASSOCIATION, 119 S. COLLEGE ST., WASHINGTON, PA 15301

VOL. 107 – ISSUE NO. 17 NOVEMBER 5, 2026

## TABLE OF CONTENTS

Motions Court Schedule ..... 2
Obiter Dictum ..... 3
Notices to the Profession ..... 4
WCBA Bar Calendar ..... 5
**ORPHANS' COURT AUDIT LIST FOR NOVEMBER 20, 2026 ..... 6**
Estate Notices ..... 7
Corporation Notice ..... 18
**SHERIFF SALES FOR DECEMBER 4, 2026 ..... 19**



SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY, PENNSYLVANIA

| | MOTIONS COURT SCHEDULE |
|---|---|
| CR#/Suite# | **Complete info @ www.washingtoncourts.us/101/Judges**<br>The Court will be closed Thurs-Fri Nov 26-27 in observance of Thanksgiving. |
| Costanzo, Valarie<br>CR#7/1001 | Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo. |
| DiSalle, John<br>CR#2/2002 | All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties.<br>Civil Judge of the Term: 22nd to end of the month. |
| Lucas, Michael,<br>CR#6/1006 | Motions 1st-21st of each month on M 1:15p and Tu-Fri 8:45a<br>Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12pm) the business day prior to the scheduled presentation. Non-Emergency Motions – 10/1-16 or 11/1-20 with Judge Lucas |
| McDonald, Traci<br>CR#1/2001 | Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald |
| Pettit, Jesse<br>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.<br>**No motions 11/19/26. 12/3/26 Motions will be held on 12/2/26.**<br>Judge Pettit has recently updated his Standard Operating Procedures. For instructions regarding the presentation of motions and general courtroom procedure go to the Courts website and his page as follows: https://www.washingtoncourts.us/375/Jesse-D-Pettit |
| Senior Judges<br>Emery, K.<br>& Motto, D.<br>CR#4/3005 | Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797. |
| *Note* | *Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week* |

**Washington County Reports** is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. wcba@washcobar.org.
Washington County Reports does not edit any legal advertisement for substance or content. Legal Notices due by Noon Friday for publication the following Thursday (holidays may alter deadline).
**Editor**: Frank Arcuri, Esq.; Assistant Editor: Kathy Sabol, WCBA Executive Director.
Washington County Reports USPS 667-460. Subscription Rate $85.00 for 52 Weekly Issues.
**Copyright 2026** Washington County Bar Association. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.

# OBITER DICTUM

From the ABA Journal Daily Newsletter: **[1]** After a year's long practice of torturing cats to create social media donation campaigns generating over $400,000 for nearly 20 abused animals, a 27-year-old Virginia man has received 15 years in prison after pleading guilty to animal abuse and computer fraud. Last month, Henrico County Circuit Judge Linda Lambert in Virginia accepted a plea agreement requiring that Rodney Travis, Jr., receive the state's longest such sentence. The Chesterfield County, Virginia, resident did not speak at the hearing. The day before, he also pleaded guilty in his home county after citizens alerted the police, who contacted the State Attorney General's animal law unit of the suspected animal cruelty. Travis used three Henrico, Virginia hotels to create footage of the cats for the fund-raising videos. A witness told police that Travis had checked in at one hotel at 2:00 a.m. and left at 9:50 a.m. Investigators found cat blood and hair, prompting them to obtain a search warrant for his apartment, where they found six cats - one of which had since died - as well as cat beds covered in blood, a leather book of hexes and curses containing cat blood and fur, and a white board spelling out the fraud's details. Via various aliases, Travis posted videos of injured cats with captions, such as "I don't want to lose my best friend," or "She's all I have." Previously, Travis raised over $300,000 while in California under the guise of seeking gender affirming surgery. No charges were filed. **[2]** The West Virginia Supreme Court cancelled oral arguments last month after one of the Justices "experienced a medical incident," while on the bench. The Supreme Court of Appeals of West Virginia Justice William R. "Bill" Wooton was "conscious, alert and conversing with first responders" while receiving treatment, then taken to a local hospital for further evaluation, according to a post of the West Virginia Judicial System on social media. Wooton had been listening to the first case of the day when, as depicted on the courtroom live stream, he leaned back in his chair, his head tilted to one side. One of the attorneys arguing the case, could be heard saying, "call the Capitol nurse, and call 911," according to a story by West Virginia Metro News. The State Supreme Court cancelled its oral arguments for the rest of the day and are expected to be rescheduled. Wooton will turn 82 later this month. He has been a member of State Supreme Court since 2021. **[3]** A Florida lawyer lied to the court about speaking to a sequestered expert witness while representing his wife in a paternity matter brought by her ex-boyfriend; and his defense of Covid-19 playing a role in the incident was based on self-reports, rather than evidence, according to the opinion by the Florida Supreme Court. In its October 15 opinion, the Court found that Florida lawyer Clayton Bowers Studstill violated a professional conduct rule regarding candor toward the tribunal and another one that addresses fairness to the opposing party and the counsel. It rejected the referee's finding that Studstill did not engage in this conduct because he was sick, and his actions were nonsensical to the point that it seemed likely that he did have "brain fog." The referee also found that Covid-19 was a divisive topic in 2022, and if a continuance that Studstill's co-counsel asked for had been longer, it was unlikely that any of this would have happened.

***Other News*:** Evidence not sufficient to justify arrest based 0solely on basis of warrant when prosecution produces evidence only of officer's secondhand knowledge of existence of warrant to prove arrest was lawful; evidence bench warrant was entered into police database is not sufficient to show arrest premised on such warrant is lawful. Commonwealth v. Steadly, No. 62 EAP 2024 (Pa. July 21, 2026).

*Note: Obiter Dictum does not necessarily reflect the views of the employees, officers, and/or members of the Washington County Bar Association. Obiter Dictum 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 point of view.*

# WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

**President:** Thomas A. Steele
**President-Elect:** Brett A. Clancy
**Vice-President**: John E. Egers
**Secretary:** John P. Friedmann
**Treasurer**: Tamora L. Reese
Immediate Past-President: Deana M. Stephens

David B. Bassi (2026)
David J. Finder (2026)
Lindsey Lizik (2027)
Michael R. Proctor (2027)
Minna Jayakumar Allison (2028)
Rose A. Semple (2028)
Jacob Mihalov, YLD Pres.
Michael Fisher, YLD Pres.-elect
Hon. Katherine Emery, SLD President
Joseph A. Macerelli, SLD Pres.-elect
Bar Foundation Chair: MariAnn Hathaway

# NOTICES TO THE PROFESSION

**MEMORIAL MINUTES**

November 23, 2026 ~ 3:30pm ~ Courtroom #7
Peter V. Marcoline Jr.

January 25, 2027 ~ 3:30pm ~ Courtroom #7
Hon. Joseph P. Moschetta

**Kanalis Office RELOCATION – UPDATED AS OF OCTOBER 28, 2026**

Per **Amended Administrative Order 2026-3**: MDJ Kanalis's office has been temporarily relocated from 685 National Pike West in Brownsville to 1 South Main Street, Suite 1004, Washington, PA 15301 with hearings to be held in Courtroom 8, due to continuing plumbing emergency and lease termination at the Brownsville property. The telephone number for the office remains 724-632-3143. The hours of operation will remain as regularly scheduled, 8am to 12pm and 1pm to 3:30pm, Monday through Friday. This will remain the office location until **THURSDAY, DECEMBER 31, 2026.**

**Law Clerk**

There is a Law Clerk position available with the Court of Common Pleas of Washington County, Pennsylvania. A law degree from an accredited institution is required, and admission to the Pennsylvania bar is preferred. The applicant must possess the ability to perform extensive legal research and writing, as well as assist the Judge in court proceedings. The salary is $65,849.50, in addition to medical coverage, vacation time, and other benefits. Applicants should respond as soon as possible for consideration. Please send cover letter, resume, unofficial transcript, and writing sample to: Daniel Buzard, Esq., District Court Administrator; Washington County Courthouse, One South Main Street, Suite 1003, Washington, PA 15301

# WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

**Nov 6 – Love Your Lawyer Day** – **FREE LUNCH 11:45am-1:15pm** at the bar office.
The first Friday in November is marked each year by "Love Your Lawyer Day." Since its inception in 2001, the day is an opportunity to celebrate all the good things lawyers do in their communities and the impact of the legal profession on society. To celebrate WCBA's members, we invite you to join your colleagues for lunch on Friday.

**Nov 12 – Energy Law CLE "Data Centers"** (1s) 7:45am, Range Resources. In cooperation with the Washington County Chamber of Commerce, we are offering CLE credit (1s) for the Nov. 12 "Data Centers" program, being held at 7:45am at Range Resources, 3000 Town Center Blvd., Canonsburg. The presenter, Kate Nolan Bryden, Senior Vice President of Development for Prime Data Centers, will discuss their proposed data center project in Starpointe Business Park. The event is **restricted** to Washington County Chamber of Commerce members. You must register with **BOTH** WCBA **and** the Chamber if you'd like CLE credit and aren't already registered with the Chamber to attend. Register with WCBA for CLE Credit ($35 1s PA CLE credit + optional WV/CLE credit, $25 each state). Register with WCCOC to Attend ($50).

**Nov 21 (Sat.) -- Annual Bar Banquet**, PA Trolley Museum. **Registration is now open!**
Register online: https://lp.constantcontactpages.com/ev/reg/wynbu27. Free to WCBA Members, Guests $125 per person. 6pm Reception, with music by The Shelley Duff Band, trolley ride, and access to the Trolley Display Building. 7pm Dinner & Awards, awards presented, including a posthumous Charles C. Keller Distinguished Service Award to **The Hon. Damon J. Faldowski**. **Rose A. Semple** will be the recipient of this year's Robert L. Ceisler Professionalism Award, and **David J. Finder** a Certificate of Meritorious Service. Years of Service Awardees are 50-year Members **William T. Allison Jr., Neil J. Marcus, James T. Davis, Stephen P. McCloskey, Roger G. Rulong Jr., Karl T. Skrypak Sr.,** and **Peter M. Suwak**; and 40-year Members **John T. Hofrichter, Rebecca A. Bowman, Thomas A. Lonich**, and **Jeffrey T. Olup**.

**Nov 23 – Memorial Minute** for Peter V. Marcoline, Jr., 3:30pm, Courtroom #7

**Nov 25-27 – Thanksgiving**. The Bar office will be closed Wed-Fri in observance of Thanksgiving and open 11am-2pm on Sat., Nov 28 for the second downtown Washington Historic House Hop.

**Dec 4- SLD Winter Gathering: "White Christmas**," 7:30pm, Canon Theater, Canonsburg

**Dec 11 – YLD Charity Trivia Challenge** (new!), 19 North, details TBD. Fundraiser for the Washington County Bar Foundation – Young Lawyers Division Educational Assistance Fund.

**Jan 22, 2027 -- Annual Winter Bench Bar,** Hilton Garden Inn, Southpointe

**Jan 25 – Memorial Minute** for Hon. Joseph P. Moschetta, 3:30pm, Courtroom #7

**Aug 25-Sep 3, 2027 -- CLE Abroad with WCBA in Ireland!** This trip with our favorite CLE travel provider has been timed to occur in conjunction with the Pitt vs Wisconsin game on August 28 in Dublin! There are 5-, 7-, or 9- day packages available. Contact WCBA for more information and rates.

# ORPHANS' COURT NOTICE

NOTICE
OF
JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE
TO November 20, 2026, AUDIT

AUDIT LIST

| | |
|---|---|
| 63-71-1245 & 63-92-0335 | Estate of Jane D. Warne<br>Charitable Trust<br>Accountant: BNY Mellon, N.A., Trustee<br>Attorney: Thomas O. Vreeland, Esq. |
| 63-23-0342 | Estate: Domenick F. & Ruth M. Gobleck<br>Revocable Living Trust Agreement<br>Accountant: Julian M. Gobleck, Trustee<br>Attorney: Benjamin Scott Johns, Esq. |
| 63-24-0168 | Estate of Deborah Ann Ferczak<br>Accountant: Robert P. Oravetz, Executor<br>Attorney: Jeffrey P. Derrico, Esq. |

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS NOVEMBER 20, 2026, AT 9:30 A.M., COURTROOM #4 BEFORE THE HONORABLE KATHERINE B. EMERY.

James Roman, Register and Ex-Officio
Clerk of the Orphans' Court Division of the Court of Common
Pleas of Washington County, Pennsylvania

Washington, Pennsylvania
Audit Date: November 20, 2026
Publication Dates: November 5, 2026, November 12, 2026

WCR VOL 107 Issues 17,18

# ESTATE NOTICES

## FIRST PUBLICATION

**Baker, Clarence O.,** a/k/a Clarence Owen Baker, Jr. a/k/a Clarence O. Baker, Jr.

Late of City of Washington, Washington Co., PA

File No. 63-26-1539

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 O. Baker, 142 Security Dr., Washington, PA 15301

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

WCR Vol 107 Issues 17,18,19

**Bloom, Paul,** a/k/a Paul Jason Bloom

Late of Washington, Washington Co., PA

File No. 63-26-1418

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

Administrator: Jared Harrison Bloom, 4711 Creekwood Rd., Austin, TX 78723

WCR Vol 107 Issues 17,18,19

**Bryner, Karen L.,** a/k/a Karen Lynn Bryner

Late of Mt. Pleasant 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: Holly Samples, 251 Sanitarium Rd., Washington, PA 15301

Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 107 Issues 17,18,19

**Chupinsky, John P.**

Late of Washington, Washington Co., PA

File No. 63-26-1554

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

Co-Executrices: Linda L. Young, a/k/a Linda Young, 6151 Cobblestone Dr., Erie PA 16509; Taisia Z. Thomason a/k/a Taisia Zorene Thomason, 8686 Lindbergh Blvd., Olmsted Falls, OH 44138

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 106 Issues 17,18,19

**Fafalios, Irene K.**

Late of Washington, Washington Co., PA

File No. 63-26-1421

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

Co-Executors: Joseph S. Fafalios and Mary Dudas c/o

Attorney: Julian E. Gray, Esq., Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 107 Issues 17,18,19

**Hoffman, Paul,** a/k/a Paul L. Hoffman Jr., a/k/a Paul L. Hoffman

Late of Cecil, 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: Kimberly A. McDermitt n/k/a Kimberly Smutney, 285 McCready Rd., Burgettstown, PA 15021, Paul Hoffman, Jr. a/k/a Paul L. Hoffman, III., 496 Muse Bishop Rd., McDonald, PA 15057

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

WCR Vol 107 Issues 17,18,19

**Jones, Gerald J.,** a/k/a Gerald Jordan Jones

Late of Bentleyville, 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: Charmaine E. Chrobak, 110 Bentley Ave., Bentleyville, PA 15314

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

WCR Vol 107 Issues 17,18,19

**Kuznicki, Lisa J.,** a/k/a Lisa Jane Kuznicki

Late of Venetia, Washington Co., PA

File No. 63-26-1537

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

Executor: James L. Kuznicki a/k/a James Leslie Kuznicki, 187 Delaware Trail, Venetia, PA 15367

Attorney: Molly M. Creenan, Esq., Creenan & Baczkowski, PC, 3907 Old William Penn Hwy., Ste. 304, Murraysville, PA 15668

WCR Vol 107 Issues 17,18,19

**Miles, Larry R.**

Late of Borough of Canonsburg, Washington Co., PA

File No. OC-2026-00791

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

Executors: Molly Franjione c/o Attorney Evan Lingafelt, Esq., Zimmer Kunz PLLC, 310 Grant St., Ste. 3000, Pittsburgh, PA 15219 and Deborah Gallant-Hamblet c/o Attorney Todd T. Jordan, Esq., Williams Coulson LLC, One Gateway Center, 16th Floor, Pittsburgh, PA 15222

WCR Vol 107 Issues 17,18,19

**Monheim, William Charles,** a/k/a William C. Monheim

Late of Washington, Washington Co., PA

File No. 63-26-01482

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

Administrator CTA: Thomas Andrew Monheim, 7805 Lakeland Valley Dr., Springfield, VA 22315

Attorney: David C. Moran, Esq., Moran & Moran, P.C., 3000 Stonewood Dr., Ste. 315, Wexford, PA 15090

WCR Vol 107 Issues 17,18,19

**Mousourakis, Garry P.**

Late of Atlasburg, 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: Donna J. Mousourakis, 26 Main St., Atlasburg, PA 15004

Attorney: Kathleen Smith-DeLach, Esq., Philips Froetschel LLC, 310 Grant St., Ste. 700, Pittsburgh, PA 15219

WCR Vol 107 Issues 17,18,19

**Muenz, Janet A.,** a/k/a Janet Ann Muenz

Late of Canonsburg, Washington Co., PA

File No. 63261538

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: Timothy Michael Costello a/k/a Timothy M. Costello, 3255 Beacon Hill Ave., Pittsburgh, PA 15216

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., South Park, PA 15102-3839

WCR Vol 107 Issues 17,18,19

**Murray, Karen E.,** a/k/a Karen Elaine Murray

Late of Washington, Washington Co., PA

File No. 63-26-1504

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: Jody L. Plumley, 362 Van Meter Rd., Rostraver Twp., PA 15012

WCR Vol 107 Issues 17,18,19

**Paskutis, Louise Yenko,** a/k/a Louise Paskutis

Late of Smith Twp., Washington Co., PA

File No. 63-26-1462

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: Thomas Steven Paskutis, 2522 Scott St., Kannapolis, NC 28083

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

WCR Vol 107 Issues 17,18,19

**Patnychuk, Richard J.,** a/k/a Richard Patnychuk

Late of Peters Twp., Washington Co., PA

File No. 63-26-0352

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

Executor: Mark R. Patten, 2896 Martindale Rd., Scenery Hill, PA 15360

WCR Vol 107 Issues 17,18,19

**Pierson, George L.,** a/k/a George Leo Pierson

Late of Washington, Washington Co., PA

File No. 63-26-1204

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: Joshua L. Pierson, 431 Adrian Hall Dr., Cleveland, TX 77328

Attorney: Adam J. Belletti, Esq., Pollock Morris Belletti LLC, 54 S. Washington St., Waynesburg, PA 15370

WCR Vol 107 Issues 17,18,19

**Pozonsky, Michael J.,** a/k/a Michael John Pozonsky

Late of Chartiers Twp., Washington Co., PA

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

Co-Executors: Lisa Marie Pozonsky NKA Lisa Marie Renko, 95 Hallam Ave., Meadowlands, PA 15347, John Michael Pozonsky, 230 Washington Ave., Hickory, PA 15340,

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

WCR Vol 107 Issues 17,18,19

**Roberts, Ronald Alexander,** a/k/a Ronald A. Roberts

Late of Charleroi, Washington Co., PA

File No. 63-26-1481

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

Executor: Richard D. Roberts, 146 Karen Dr., Elizabeth, PA 15037

Attorney: Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Ave., Ste. 1, Pittsburgh, PA 15236

WCR Vol 107 Issues 17,18,19

**Russell, Robert J.,** a/k/a Robert James Russell

Late of Houston Borough, Washington Co., PA

File No. 63-26-1567

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 P. Russell, 18 W. Pike St., PO Box 266, Houston, PA 15342

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

WCR Vol 107 Issues 17,18,19

**Sharp, Carol Ann,** a/k/a Carol A. Sharp

Late of Canton Twp., Washington Co., PA

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

Executor: Ronald D. Knotts, 12 Edgewood Ave., Washington, PA 15301

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

WCR Vol 107 Issues 17,18,19

**Smith, Roseann**

Late of Burgettstown, Washington Co., PA

File No. 63-26-1552

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

Administrators: Marla L. Bendick, 29 E. Market St., Burgettstown, PA 15021; Michael J. Smith, 1322 Main St., Burgettstown, PA 15021

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

WCR Vol 107 Issues 17,18,19

**Wachtler, Alana Michelle**

Late of Canonsburg, Washington Co., PA

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

Administrator: Matthew T. Wachtler, 834 McWilliams Dr., Houston, PA 15342

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

WCR Vol 107 Issues 17,18,19

**Wineland, Gloria J.,** a/k/a Gloria Jean Wineland

Late of Monongahela, Washington Co., PA

File No. 63-2026-1489

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: Terri Marie Wineland a/k/a Terri M. Wineland, 440 Jeffreys Dr., Elizabeth, PA 15037

Attorney: Colleen D. Bratkovich, Esq., Zacharia Brown & Bratkovich Law Offices, 6350 Ste Route 22, Ste. 310, Delmont, PA 15626

WCR Vol 107 Issues 17,18,19

**Young, Stacey D.**

Late of Finleyville, 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: Jesse W. Young a/k/a Jesse William Young, 181 Maple Rd., Washington, PA 15301

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

WCR Vol 107 Issues 17,18,19

## SECOND PUBLICATION

**Atchison, Isabelle Zuleika,** a/k/a Isabelle Z. Atchison

Late of Avella, Washington Co., PA

File No. 63-26-0102

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: Justin B. Cumer a/k/a Justine Bryant Cumer, 509 Pleasant Valley Rd., Washington, PA 15301

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

WCR Vol 107 Issues 16,17,18

**Cox, David Michael,** a/k/a David M. Cox

Late of Canonsburg, Washington Co., PA

File No. 63-26-1512

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: Joelle Linda Mileto, 155 Marra Ave., Washington, PA 15301

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

WCR Vol 107 Issues 16,17,18

**Fay, Michael A.,** a/k/a Michael Allen Fay

Late of McMurray, Washington Co., PA

File No. 63-26-1502

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

Executor: Gary R. Luchini a/k/a Gary Robert Luchini, 832 Northridge Dr., Pittsburgh, PA 15216

Attorney: Charles A. Merchant, Esq., 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234

WCR Vol 107 Issues 16,17,18

**Goblesky, Joseph M.**

Late of Cokeburg Borough, Washington Co., PA

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

Administratrix: Linda S. Goblesky c/o

Attorney: Lukas B. Gatten, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

WCR Vol 107 Issues 16,17,18

**Gutierrez, Dennis A.**

Late of Donora, Washington Co., PA

File No. 63-26-01095

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

Administrator: Kathryn M. Gutierrez, 1400 Palmer Park Rd., Donora, PA 15033

Attorney: Kerry A. Fraas, Esq., 1420 Fallen Timber Rd., Ste. 100, Elizabeth, PA 15037

WCR Vol 107 Issues 16,17,18

**Herceg, Mae**

Late of West Alexander, Washington Co., PA

File No. 63-26-1513

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

Executrix: Bonnie K. Clark, a/k/a Bonnie Kay Clark, 1265 Toll Gate Rd., West Alexander, PA 15376

Attorney: L. Dawn Haber, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 6600, Washington, PA 15301

WCR Vol 107 Issues 16,17,18

**Klezia III, George Charles,** a/k/a George C. Klezia

Late of Houston, Washington Co., PA

File No. 63-26-1318

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: Frank William Klezia, 120 Fannie St., McDonald, PA 15057

WCR Vol 107 Issues 16,17,18

**Necciai, Shirley,** a/k/a Shirley Elizabeth Necciai

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

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

WCR Vol 107 Issues 16,17,18

**Pankiewicz, Linda Susan**

Late of Monongahela, Washington Co., PA

File No. 63-26-1430

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: Kevin P. Lusk, 386 Birchfield Dr., Statham, GA 30666; Kyle P. Lusk, 525 Ridgecrest Road NE, Atlanta, GA 30307

Attorney: L. Dawn Haber, Esq,, Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington PA 15301

WCR Vol 107 Issues 16,17,18

**Pitner, Craig**

Late of McDonald, Washington Co., PA

File No. 63-26-00905

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: Branden A. Fulciniti c/o

Attorney: Michaela R. Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

WCR Vol 107 Issues 16,17,18

**Sienkiel, Linda**

Late of Canton Twp., Washington Co., PA

File No. 63-26-1336

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: Crystal Sienkiel c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 16,17,18

**Sliwinski, Virginia L.,** a/k/a Virginia Sliwinski

Late of McMurray, Washington Co., PA

File No. 63-2026-1505

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: Tamara Tylenda, 110 Creekwood Dr., Venetia, PA 15367

WCR Vol 107 Issues 16,17,18

**Tkalcevic, John**

Late of Page, AZ

File No. 63-26-1353

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: Connie Tkalcevic, P.O. Box 693, Page, AZ 86040

Attorney: Jennifer L. Schiavoni, Esq., Smith Butz LLC, 88 Center Church Rd., McMurray, PA 15317

WCR Vol 107 Issues 16,17,18

## THIRD PUBLICATION

**Battistone, Joseph A.**

Late of Borough of Canonsburg, Washington Co., PA

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

Executor: Matthew A. Battistone, 6816 Ridge Ave., Finleyville, PA 15332

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

WCR Vol 107 Issues 15,16,17

**DeFurio, Barbara Orlosky,** a/k/a Barbara A. DeFurio

Late of Washington, Washington Co., PA

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

Executor: Michael J. Orlosky a/k/a Michael Joseph Orlosky, 1462 Laurel Dr., Sewickley, PA 15143

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

WCR Vol 107 Issues 15,16,17

**Garber Sr., James Albert,** a/k/a James Albert Garber a/k/a James A Garber a/k/a Jamesd Garber

Late of City of Washington, Washington Co., PA

File No. 63-26-1488

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: Timothy D. Garber, 2740 Jefferson Ave., Washington, PA 15301

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

WCR Vol 107 Issues 14,15,16

**Getzik, Patricia,** a/k/a Patricia B. Getzik

Late of Borough of Canonsburg, Washington Co., PA

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

Executor: Chris Vermilya a/k/a Christopher W. Vermilya, 120 Hutchinson Ave., Canonsburg, PA 15317

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

WCR Vol 107 Issues 15,16,17

**Haney, Gilbert J.,** a/k/a Gilbert James Haney

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

Executrix: Paula D. Clark, 472 Haney Rd., Washington, PA 15301

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

WCR Vol 107 Issues 15,16,17

**Kabay, Carol Matthews,** a/k/a Carol M. Kabay, a/k/a Carol Kabay

Late of Washington, Washington Co., PA

File No. 63-26-1469

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: Jacob S. Pollock, 4800 Mill Park Dr., Glen Allen, VA 23060

Attorney: L. Dawn Haber, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 107 Issues 15,16,17

**Mansfield, Sr., William R.,** a/k/a William Robert Mansfield, Sr. a/k/a William R. Mansfield

Late of Morris Twp., Washington Co., PA

File No. 63-26-1419

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

Executor: William R. Mansfield, Jr., 154 Covered Bridge Rd., Prosperity, PA 15329

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 107 Issues 15,16,17

**McPeake, David A.**

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-1491

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

Executrix: Pamela M. Poremski, 124 Water View Dr., Hawley, PA 18428

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

WCR Vol 107 Issues 15,16,17

**Pierce, Madeline B.,** a/k/a Madeline Blanche Pierce

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

Administratrix: Janet M. Pierce, 616 Hancock St., Monongahela, PA 15063

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

WCR Vol 107 Issues 15,16,17

**Pokorny, Sharon J.,** a/k/a Sherry Pokorny

Late of Venetia, 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: Rudolph M. Pokorny, 104 Brooke Dr., Venetia, PA 15367

WCR Vol 107 Issues 15,16,17

**Ruse, Kerry G.**

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: Christopher W. Ruse, 119 Elmwood Dr., Glenshaw, PA 15116

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

WCR Vol 107 Issues 15,16,17

**Staton, Vicki L.**

Late of Amwell Twp., Washington Co., PA

File No. 63-25-1205

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: Barbara E. Waddington, 242 Waynesburg Rd., Washington, PA 15301

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 107 Issues 15,16,17

**Sterling, III, Thomas W.,** a/k/a Thomas William Sterling

Late of Canonsburg, Washington Co., PA

File No. 63-26-0829

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

Administrator CTA: Tristan K. Luengen c/o

Attorney: Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143

WCR Vol 107 Issues 15,16,17

**Tatar, Marcia L.**

Late of Union Twp., Washington Co., PA

File No. 63-26-1028

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: Jesscia M. Tatar c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

**Taylor, Ann Marie**, a/k/a Ann Taylor

Late of Avella, Independence 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: Gary Lee Taylor c/o

Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 107 Issues 15,16,17

**Terrett, Linda**

Late of Bentleyville, Washington Co., PA

File No. 63-26-1464

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: Kimberly D. Tiano, 252 California Drive, Coal Center, PA 15423

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

WCR Vol 107 Issues 15,16,17

**Urcho, Louis J.,** a/k/a John Urcho

Late of Bentleyville 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: Louis W. Urcho, 101 Gibson Rd., Bentleyville, PA 15314

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

WCR Vol 107 Issues 15,16,17

**White, Carol Jane,** a/k/a Carol J. White

Late of Union, Washington Co., PA

File No. 63-26-1071

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 Carl White c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

**Wise, Herbert John,** a/k/a Herbert J. Wise a/k/a Herbert Wise

Late of Washington, Washington Co., PA

File No. 63-26-1403

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: Beverly J. Rosselle c/o

Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 2400 Ansys Dr., Ste. 102, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

## Corporation Notice

NOTICE

Notice is hereby given that **AscendCore, Inc.**, a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Pennsylvania Association Transactions Act (15 Pa.C.S. § 4124). The corporation is incorporated under the laws of the State of Delaware. The address of its principal office under the laws of said jurisdiction is 120 Will Scarlet Road, McMurray, PA 15317, and the address of its proposed registered office in Pennsylvania is 120 Will Scarlet Road, McMurray, PA 15317.

WCR Vol 107 Issue 17

# 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, DECEMBER 4, 2026**, 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 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 descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

## BENTLEYVILLE

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs
UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under KAREN TYLER, Deceased owner and mortgagor

DOCKET #: 2025-2463
JUDGEMENT: $58,922.13
In the Commonwealth of Pennsylvania, Washington County, Bentleyville Borough;
Address: 200 BURKHART STREET, BENTLEYVILLE, PA 15314
Tax #: 040-005-00-00-0008-00, 040-002-00-00-0001-00 & 040-005-00-00-0009-00 (3)
Improvements: Residential Dwelling
Attorney: ALBERTELLI LAW, (856) 724-1888

WCR Vol 107 Issues 17,18,19

## CALIFORNIA

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
LYNETTE C. THOMAS AND MICHAEL A. THOMAS

DOCKET #: 2025-914
JUDGEMENT: $90,180.31
In the Commonwealth of Pennsylvania, Washington County, California Borough;
Address: 42 PENNSYLVANIA AVENUE, CALIFORNIA, PA 15419
Tax #: 080-020-00-06-0007-00
Improvements: Residential Dwelling
Attorney: STERN & EISENBERG PC, (215) 572-8111

WCR Vol 107 Issues 17,18,19

## CARROLL

UMB BANK, NATIONAL ASSOCIATION
vs
THEODORE WHITE

DOCKET #: 2023-2375
JUDGEMENT: $91,872.43

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

Address: 298 VANCE AVENUE, MONONGAHELA, PA 15063
Tax #: 130-012-01-02-0020-00
Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 107 Issues 17,18,19

**CECIL**

MCCONNELL TRAILS HOMEOWNERS' ASSOCIATION
vs
MEGHAN RUSSELL

DOCKET #: 2025-3907
JUDGEMENT: $6,962.00
In the Commonwealth of Pennsylvania, Washington County, Cecil Township;
Address: 246 FRANCES LANE, MCDONALD, PA 15057
Tax #: 140-006-23-00-0003-00
Improvements: Residential Dwelling
Attorney: LMBH LEGAL SERVICES LLC, (412) 495-5875

WCR Vol 107 Issues 17,18,19

**CROSS CREEK**

WASHINGTON FINANCIAL BANK
vs
DELINDA D. MRENAK AND MICHAEL A. MRENAK

DOCKET #: 2025-8648
JUDGEMENT: $62,370.67
In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township;
Address: 24 CROSS CREEK ROAD, AVELLA, PA 15312
Tax #: 210-011-03-05-0008-00
Improvements: Residential Dwelling
Attorney: McGRATH McCALL, P.C., (412) 281-4333

WCR Vol 107 Issues 17,18,19

**DUNLEVY**

PENNYMAC LOAN SERVICES, LLC
vs
ASHLEY NICOLE EISENGART

DOCKET #: 2026-1004
JUDGEMENT: $129,011.64
In the Commonwealth of Pennsylvania, Washington County, Dunlevy Borough;
Address: 10 CHURCH STREET, DUNLEVY, PA 15432
Tax #: 250-002-00-02-0005-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 107 Issues 17,18,19

**EAST BETHLEHEM**

PENNYMAC LOAN SERVICES, LLC
vs

RICHARD R. JACKOWSKI

DOCKET #: 2026-2531
JUDGEMENT: $35,204.67
In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;
Address: 318 FIRST STREET, VESTABURG, PA 15368
Tax #: 260-001-04-09-0026-00
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215) 942-2090

WCR Vol 107 Issues 17,18,19

**HANOVER**

PENNYMAC LOAN SERVICES, LLC
vs
SHAWN PAUL ARNDT

DOCKET #: 2026-2214
JUDGEMENT: $189,239.09
In the Commonwealth of Pennsylvania, Washington County, Hanover Township;
Address: 1358 ROUTE 18, BURGETTSTOWN, PA 15021
Tax #: 340-023-01-00-0010-00
Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 17,18,19

**NEW EAGLE**

BANK OF AMERICA, N.A.
vs
TIMOTHY EICHOLTZ, JR., Executor of the Estate of Timothy Eicholtz a/k/a Timothy Eicholtz, Sr.

DOCKET #: 2026-4962
JUDGEMENT: $34,071.59
In the Commonwealth of Pennsylvania, Washington County, New Eagle Borough;
Address: 405 HILL STREET, NEW EAGLE, PA 15067
Tax #: 480-012-00-02-0015-00
Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 17,18,19

**NORTH STRABANE**

PENNYMAC LOAN SERVICES, LLC
vs
BETH ANNE WILMUS

DOCKET #: 2026-1552
JUDGEMENT: $340,226.60
In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;
Address: 429 GREENWOOD DRIVE, CANONSBURG, PA 15317
Tax #: 520-014-06-00-0042-00
Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 17,18,19

**PETERS**

SELECT PORTFOLIO SERVICING, INC.
vs
CHARLES A.J. HALPIN, III, ESQUIRE, Personal Representative of the Estate of GARY M. PHILLIPS a/k/a GARY MICHAEL PHILLIPS, Deceased

DOCKET #: 2026-4203
JUDGEMENT: $196,540.25
In the Commonwealth of Pennsylvania, Washington County, Peters Township;
Address: 214 QUAIL RUN ROAD, UNIT 7B, VENETIA, PA 15367
Tax #: 540-002-00-00-0040-07B
Improvements: Residential Dwelling
Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

WCR Vol 107 Issues 17,18,19

**SMITH**

CITIZENS BANK, N.A.
vs
DANE MICHAEL SCARIOT AND KELSEY MARIE SCARIOT

DOCKET #: 2026-3164
JUDGEMENT: $214,018.96
In the Commonwealth of Pennsylvania, Washington County, Smith Township;
Address: 16 CHERRY STREET, BURGETTSTOWN, PA 15021
Tax #: 570-026-01-04-0006-00
Improvements: Residential Dwelling
Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

WCR Vol 107 Issues 17,18,19

**SMITH (Cont'd)**

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, a Missouri Limited Liability Company
vs
DANIEL B. CARPENTER and HEATHER M. CARPENTER

DOCKET #: 2025-2051
JUDGEMENT: $224,080.66
In the Commonwealth of Pennsylvania, Washington County, Smith Township;
Address: 820 JOHN STREET, LANGELOTH, PA 15054
Tax #: 570-019-01-02-0013-00
Improvements: Residential Dwelling
Attorney: ALBERTELLI LAW, (856) 724-1888

WCR Vol 107 Issues 17,18,19

**SOUTH STRABANE**

FREEDOM MORTGAGE CORPORATION
vs
NEAL M. BUCKLEY A/K/A NEAL BUCKLEY

DOCKET #: 2026-3195
JUDGEMENT: $139,073.37

In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;
Address: 865 PLEASANT HILL DRIVE, WASHINGTON, PA 15301
Tax #: 600-005-03-03-0007-00
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 107 Issues 17,18,19

**SOUTH STRABANE (Cont'd)**

ROCKET MORTGAGE, LLC
vs
JESUS D. DELGADILLO

DOCKET #: 2026-4388
JUDGEMENT: $249,495.42
In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;
Address: 32 HILLTOP ACRES ROAD, WASHINGTON, PA 15301
Tax #: 600-005-03-04-0014-00
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 107 Issues 17,18,19

**SPEERS**

U.S. BANK NATIONAL ASSOCIATION
vs
THOMAS E. CARCELLA, RHONDA L. CARCELLA, and THE UNITED STATES OF AMERICA

DOCKET #: 2025-2444
JUDGEMENT: $173,115.23
In the Commonwealth of Pennsylvania, Washington County, Speers Borough;
Address: 305 PHILLIPS STREET, CHARLEROI, PA 15022
Tax #: 610-018-00-02-0010-00
Improvements: Residential Dwelling
Attorney: ALBERTELLI LAW, (856) 724-1888

WCR Vol 107 Issues 17,18,19

**WASHINGTON**

WILMINGTON SAVINGS FUND SOCIETY, FSB, not in its individual capacity but solely as Trustee of Arugula Funding Titling Trust
vs
TRACY COLE TRACY LYNN COLE, as Administrator of the Estate of MELVIN H. COLE, Deceased

DOCKET #: 2024-7032
JUDGEMENT: $23,106.15
In the Commonwealth of Pennsylvania, Washington County, City of Washington;
Address: 1026 BRUCE STREET, WASHINGTON, PA 15301
Tax #: 770-025-00-05-0012-00
Improvements: Residential Dwelling
Attorney: STERN & EISENBERG PC, (215) 572-8111

WCR Vol 107 Issues 17,18,19

LAW OFFICE OF
# AMY J. COCO
ATTORNEY FOR THE LEGAL PROFESSION

Representing lawyers, judges, law students and law firms across Pennsylvania for more than three decades.



## Practice Areas

- Attorney discipline defense
- Judicial Conduct Board defense
- Legal ethics counseling
- Client Security Fund matters
- IOLTA and escrow account guidance
- Fee disputes
- Lawyer and law firm transitions
- Lawyer retirement guidance
- Board of Law Examiners proceedings
- Expert review and consultation

**Adjunct Professional Responsibility Professor**
Duquesne University School of Law and University of Pittsburgh School of Law
Co-Chair, PBA Legal Ethics and Professional Responsibility Committee

429 Fourth Avenue, Suite 300 · Law & Finance Building · Pittsburgh, PA 15219
**412.763.1349 · amy.coco@acocolaw.com · acocolaw.com**