

ESTATE NOTICES**FIRST PUBLICATION****Bigler, William D.**

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0132

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: Alison Bigler, 501 W. College St., Canonsburg, PA 15317
Attorney: Michele Conti, Esq., Conti Law, 986 Brodhead Rd., Moon Twp., PA 15108

_____ WCR Vol 104 Issues 30,31,32

Demeter, Bernard S.

a/k/a Bernard Stephen Demeter
Late of Carroll Twp.
Washington Co., PA

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

Executrix: Stephanie Eberhardt, 183 Roundabout Trail, Camden-Wyoming, DE 19934
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

_____ WCR Vol 104 Issues 30,31,32

Elenitsas, Florence

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: Lisa Russi, 536 Donnan Ave., Washington, PA 15301
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

_____ WCR Vol 104 Issues 30,31,32

Kuhn, Louis Paul

a/k/a Louis P. Kuhn
Late of Eighty-Four
Washington Co., PA
File No. 63-24-0125

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: Renee S. Kuhn, 4831 East Glenn St., Tucson, AZ 85712
Attorney: Douglas L. Price, Esq., Price Legal Group, 227 Tech Rd., Pittsburgh, PA 15205

_____ WCR Vol 104 Issues 30,31,32

Kuhn, Margaret M.

Late of Eighty-Four
Washington Co., PA
File No. 63-24-00124

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: Renee S. Kuhn, 4831 East Glenn St., Tucson, AZ 85712
Attorney: Douglas L. Price, Esq., Price Legal Group, 227 Tech Rd., Pittsburgh, PA 15205

_____ WCR Vol 104 Issues 30,31,32

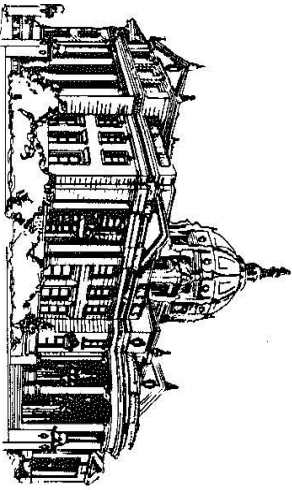
Merashoff, Jr., Robert M.

Late of Amwell Twp.
Washington Co., PA
File No. 63-24-00138

WASHINGTON COUNTY REPORTS

Vol. 104, No. 30 - FEBRUARY 8, 2024

119 South College Street, Washington, PA 15301



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

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: Mary Emery Merashoff, 326 Woodridge Dr., Washington, PA 15301

Attorney: Jacob S. Polochak, Esq., Morascyzk & Polochak, 81 Dutilh Rd., Ste. 200, Cranberry Twp., PA 16066

WCR Vol 104 Issues 30,31,32

Oliver, Ernest S.

a/k/a Ernest Shepard Oliver, Jr.
Late of South Strabane
Washington Co., PA
File No. 63-24-0066

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

Personal Representative: Robin C. Murin, 190 Woodcliff Dr., Washington, PA 15301, April H. Oliver, 2058 Elmbrook Ln., Pittsburgh, PA 15243,
Attorney: Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 104 Issues 30,31,32

Rodgers, Gladys F.

a/k/a Gladys Fouse Rodgers
Late of Peters Twp.
Washington Co., PA
File No. 63-24-0059

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: Barbara R. Trahern, 150 Ivy Lane, Venetia, PA 15367

WCR Vol 104 Issues 30,31,32

Schurr, Edna Marie

a/k/a Marie Edna Schurr
a/k/a Marie Edna Pascuzzi
a/k/a Marie Edna Lempp
Late of Mount 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Nicholas A. Pascuzzi III, 55 Mulberry Hill Rd., Washington, PA 15301

WCR Vol 104 Issues 30,31,32

Socco, Domenic Charles

Late of Washington
Washington Co., PA
File No. 63-24-0119

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: Melissa McCoy, 146 Iowa St., Verona, PA 15147
Attorney: Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239

WCR Vol 104 Issues 30,31,32

Stenger, Sarah Ann

a/k/a Sarah A. Stenger
Late of Cross Creek Twp.
Washington Co., PA
File No. 63-22-1295

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.

dent to make payment to the Executrix without delay.

Executrix: Heidi M. Meyers, 178 Maple Rd., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 30,31,32

SECOND PUBLICATION

Andrick, Elizabeth M.

a/k/a Elizabeth Andrick
Late of Monongahela
Washington Co., PA
File No. 63-23-01859

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: Terence M. Andrick, 102 Eagle Point Estates, New Eagle, PA 15067
Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

WCR Vol 104 Issues 29,30,31

Berry, Margaret Ross

a/k/a Margaret R. Berry
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Beverly J. Ross, 64 Robert Lane, Canonsburg, PA 15317
Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 29,30,31

Brown, Patricia D.

a/k/a Patty Brown
a/k/a Patricia Dolores Brown
a/k/a Patty D. Brown
Late of Claysville
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: Kevin Brown a/k/a Kevin P. Brown, 3251 Annandale Dr., Presto, PA 15142, Susan Simms a/k/a Susan Jane Simms, 108 Green St., PO Box 105, Claysville, PA 15323,
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Daugherty, Dorothy Marlene

a/k/a Dorothy M. Daugherty
a/k/a Marlene Daugherty
Late of Washington
Washington Co., PA
File No. 63-24-00097

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: Kyeonna J. Whitlock, 398 Houston St., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Dicks, Judith Ann

a/k/a Judith Dicks
Late of North Franklin Twp.
Washington Co., PA
File No. 63-23-01975

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: Lori Ann Head, 995 Benson Rd., Leland, IL 60531

WCR Vol 104 Issues 29,30,31

Holmes, Sr., Joseph Wylie

a/k/a Joseph W. Holmes
a/k/a Joseph W. Holmes, Sr.
Late of Washington
Washington Co., PA
File No. 63-24-0098

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

Administrator: Joseph W. Holmes, Jr., 585 Western Ave., Canonsburg, PA 15317
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Lee, Michael Hall

a/k/a Michael H. Lee
Late of Stockdale Borough
Washington Co., PA
File No. 63-24-0042

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 Lee a/k/a Maryalice Lee, 422 Locust St., Stockdale, PA 15483
Attorney: Anthony M. Tedesco, Esq., 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

WCR Vol 104 Issues 29,30,31

Mayton, Emory A.

a/k/a Emory Andrew Mayton
Late of Brownsville
Washington Co., PA
File No. 63-24-0133

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: Emory A. Mayton, Jr., 161 Paul St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

McKee, Jr., Charles Meade

Late of McDonald
Washington Co., PA
File No. 63-24-0100

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: Mauriann Curtis, 57 Rocky Ridge Rd., Imperial, PA 15126
Attorney: Thomas J. Boris, Esq., Boris & Shields, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 104 Issues 29,30,31

Saldanha, Ramon Albert

Late of Canonsburg
Washington Co., PA
File No. 63-24-0085

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: Schanelle M. Saldanha, 1004 Oak Ridge Dr., Canonsburg, PA 15317

Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 104 Issues 29,30,31

Schofield, Margaret Rea

a/k/a Anna Margaret Rea Schofield
Late of Canonsburg
Washington Co., PA
File No. 63-24-00084

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: Connie Rea Crider, 336 Weavertown Rd., Canonsburg, PA 15317
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 104 Issues 29,30,31

Thompson, Karen I.

Late of Washington
Washington Co., PA
File No. 63-23-1162

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: Raeleen Thompson, 395 Wilbert Ave., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

THIRD PUBLICATION

Bergmark, Marian Kay

a/k/a a Kay Bergmark
a/k/a M. Kay Bergmark
a/k/a Marian Kay Farnsworth Bergmark
Late of Peters Township

Washington Co., PA
File No. 63-24-00075

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: Wendy Bergmark, 156 Kimber Dr., McMurray PA 15317
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 28,29,30

Brightbill, Marilyn Joyce

a/k/a Marilyn Brightbill
Late of Bridgeville
Washington Co., PA
File No. 63-24-0027

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: Lucinda Kalkbrenner c/o Attorney: Christina Brown, Esq., Zacharia Brown, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 28,29,30

Dzurino, Judith A.

a/k/a Judith Ann Dzurino
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1979

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: Danielle D. Dzurino, 4158 NW 6th St., Deerfield Beach, FL 33442
Attorney: J. Lynn DeHaven, Esq., Gold-

farb, Posner, Beck, DeHaven & Drewitz,
62 E. Wheeling St., Ste. 101, Washington,
PA 15301

WCR Vol 104 Issues 28,29,30

Fullerton, Nancy H.

a/k/a Nancy Hemphill Fullerton
Late of Dunedin, Pinellas County, Florida
with assets in Washington Co., PA
File No. 63-24-0064

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 Admin-
istrator without delay.

Administrator & Attorney: Daniel B.
Kostrub, 125 Technology Dr., Ste. 207,
Canonsburg, PA 15317

WCR Vol 104 Issues 28,29,30

Holbert, Joan C.

Late of Eighty Four, Somerset 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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executor
without delay.

Executor: James G. Holbert, 16 Weiko
Rd., Eighty Four, PA 15330
Attorney: Matthew J. Madvay, Esq., 60 E.
Beau St., Washington, PA 15301

WCR Vol 104 Issues 28,29,30

Houston, Doris A.

Late of Canonsburg
Washington Co., PA
File No. 63-24-0025

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: Scott H. Houston and Beth
Ann Grimm c/o
Attorney: Jeffrey A. Golvash, Esq.,
9 Dewalt Ave., Pittsburgh, PA 15227

WCR Vol 104 Issues 28,29,30

Sharpeta, John J.

Late of Eighty Four
Washington Co., PA
File No. 63-23-01949

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 Admin-
istrator without delay.

Administrator: Frances S. Jones, 911 Hor-
ton St., Clairton, PA 15025
Attorney: Daniel F. Bekavac, Sr., Esq.,
400 Market St., Elizabeth, PA 15037

WCR Vol 104 Issues 28,29,30

Shriver, Susanna Marie

Late of Avella
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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executor
without delay.

Executor: Paul Wayne Shriver, 624 Tay-
lorstown Ridge Rd., Avella, PA 15312
Attorney: Thomas O. Vreeland, Esq., Bas-
si, Vreeland & Assoc., P.C., 62 E. Wheel-
ing St., Washington, PA 15301

WCR Vol 104 Issues 28,29,30

Siba, Frances M.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0019

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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executrix
without delay.

dent to make payment to the Executrix
without delay.

Executrix: Kathleen A. Siba, 109 Holling-
ton Drive, N.E., Huntsville, AL 35811
Attorney: Eva H. Ahern, Esq., Peacock
Keller, LLP, 95 West Beau St., Ste. 600,
Washington, PA 15301

WCR Vol 104 Issues 28,29,30

Teagarden, Sr., Charles K.

Late of Daisytown
Washington Co., PA
File No. 160-30-7259

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 Admin-
istrator without delay.

Administrator: Charles K. Teagarden, Jr.,
Box 373, Junction A-ST, Ellsworth, PA
15331
Attorney: Joseph E. Fieschko, Jr., Esq.,
300 Cedar Blvd., Ste. 202, Pittsburgh, PA
15228

WCR Vol 104 Issues 28,29,30

Wilhelm, John E.

Late of West Alexander
Washington Co., PA
File No. 63-24-0034

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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executor
without delay.

Executor: Lisa M. Sonk, 219 Wilhelm
Rd., West Alexander, PA 15376
Attorney: Todd A. Fuller, Esq., Brenlove
& Fuller, LLC, 401 Washington Ave.,
Bridgeville, PA 15017

WCR Vol 104 Issues 28,29,30

Wilkins, Kenneth L.

a/k/a Kenneth Leslie Wilkins
a/k/a Kenneth Leslie "Petey" Wilkins
Late of City of Washington

Washington Co., PA
File No. 63-23-1711

The Register of Wills has granted Let-
ters on the Estate of the Decedent. No-
tice is hereby given to request all per-
sons having claims against the decedent
to make known the same to the Execu-
trix or attorney, and all persons indebted
to the decedent to make payment to the
Executrix without delay.

Executrix: Courtney D. Wilkins, 558
Delaware Ave., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq.,
Peacock Keller, LLP, 95 West Beau St.,
Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 28,29,30

TRUST NOTICE

Decedent's Trust Administration Notice

The following decedent died maintain-
ing a Revocable Living Trust, in which
administration proceedings commenced.
The named trustee requests that all per-
son(s) having claims against the de-
cedent make known the same in writing to
the Trustee or their attorney, and all per-
sons indebted to the decedent make pay-
ments to said Trustee without delay:

Smith, Bodil E. Revocable Trust, de-
ceased September 21, 2023, of Peters
Township, Washington County, Penn-
sylvania. Jeffrey A. Smith, Trustee, c/o
Leech Tishman Fuscaldo & Lampl,
LLC, 525 William Penn Place, 28th
Floor, Pittsburgh, PA 15219.

WCR Vol 104 Issues 29, 30, 31

CORPORATION NOTICE

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 24, 2024, for the purpose of creating a Domestic Nonprofit Corporation, which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act. 177. The name of the corporation is **HAVEN FUNDRAISING INC.** The purpose or purposes for which it has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Dennis M. Makel, Esquire
Makel & Associates, LLC
98 East Maiden Street
Washington, PA 15301

WCR Vol 104 Issue 30

Notice is hereby given that, pursuant to the Business Corporation Law of 1988, **BLACK BOX NETWORK SERVICES, INC.-GOVERNMENT SOLUTIONS**, a corporation incorporated under the laws of the State of Tennessee, intends to withdraw from doing business in Pennsylvania. The address of its principal office in its jurisdiction of incorporation is 1000 Park Dr., Lawrence, PA 15055, and the name of its commercial registered office provider in Pennsylvania is C T Corporation System.

WCR Vol 104 Issue 30

PUBLIC AUCTION

Legal Notice Public Auction

On Tuesday, March 5, 2024, beginning at 12 o'clock p.m., a public auction of the Property formerly known as the Laborato-

ry School, located at 99 Manse Street, in the Township of South Strabane, Washington County, Pennsylvania, owned by the Trinity Area School District will be conducted. Persons interested in bidding on the property may participate in person, at the Property, or on-line; information as to on-line bidding is available on the School District's website. All bidders are required to pre-register between 11 o'clock a.m. and 12 o'clock p.m. on the date of the auction.

Video footage of the Property's exterior, and photographs of the Property's interior, are also available on the School District's website. Prospective bidders may also tour the building on Wednesday, February 28, 2024, beginning at 9:30 am to 11 am by making prior arrangements by Tuesday, February 27, 2024 with Mr. Taylor Hott, Director of Fiscal Services at 724-223-2000 ext 7117.

The property is being offered in "AS IS" condition and any resultant Agreement of Sale and Deed of Conveyance will include a clause indicating that the Property will automatically revert to the School District if it is ever used to educate any student in grades K through 12.

Bidders are advised that a Buyer's premium of 10% of the anticipated accepted bid price will be in effect. Bidders are also advised that 10% of the bid price, and the Buyer's premium must be paid at the conclusion of the auction, or within 24 hours for on-line bidders, with the balance paid within 60 days, and that any such bid must be officially approved by the Board of School Directors at a public meeting.

The School District reserves the right to reject any and all bids.

Jonathan G. Higie, Esquire
PEACOCK KELLER, LLP
4000 Town Center Blvd., Suite 410
Canonsburg, PA 15317
(724) 222-4520
(724) 222-3318 FAX
www.peacockkeller.com

WCR Vol 104 Issues 30, 31,32

REAL PROPERTY NOTICES

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

IN RE: CONDEMNATION BY THE PENNSYLVANIA TURNPIKE COMMISSION OF ANY AND ALL RIGHTS IN AND TO THE USE OF THE SURFACE OF 18.253 ACRES OF PROPERTY ARISING FROM ALL OIL AND GAS LEASES AND/OR ASSIGNMENTS THEREOF OF PROPERTY LOCATED IN THE TOWNSHIP OF CECIL, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA, FOR THE CONSTRUCTION OF THE SOUTHERN BELTWAY, U.S. ROUTE 22 TO I-79 PROJECT (PART OF TAX PARCEL NO. 140-012-00-0094-000)

TO: JJ OIL & GAS, INCORPORATED, a Pennsylvania corporation, DALE PROPERTY SERVICES PENN, LP, a Texas limited partnership, itself and as successor in interest by conversion of DALE PROPERTY SERVICES PENN, LLC, an inactive-cancelled Texas limited liability company, DALE PENNSYLVANIA ROYALTY, LP, a Texas limited partnership, CHESAPEAKE APPALACHIA, L.L.C., an Oklahoma limited liability company, STATOILHYDRO USA ONSHORE PROPERTIES, INC., a Delaware corporation, now known as EQUINOR USA ONSHORE PROPERTIES INC., a Delaware corporation, RANGE RESOURCES – APPALACHIA, LLC, a Delaware limited liability company, and EQUITABLE GAS COMPANY, their successors in interest and assigns, all as their interests may appear.

ALL THAT CERTAIN piece of land located in the Township of Cecil, County of Washington, Commonwealth of Pennsylvania identified on the PTC Property Plot Plan, being Exhibit "B" attached to the Declaration of Taking.

NOTICE OF PRESENTATION

Kindly take notice that the within Petition To Deposit Estimated Just Compensation

and Obtain a Writ of Possession will be presented to the Honorable Gary Gilman, Judge of the Court of Common Pleas of Washington County, Pennsylvania, 1 South Main Street, Washington, PA 15301 in Courtroom No. 7 on Tuesday, February 20, 2024 at 9:15 AM, or as soon as thereafter meets the convenience of the Court

/s/ Robert J. Wratcher, Esq.

Wratcher Law LLC
3824 Northern Pike, Suite 925
Monroeville, PA 15146
(412) 904-1875
rwratcher@wratcherlaw.com

PETITION TO DEPOSIT ESTIMATED JUST COMPENSA- TION AND OBTAIN A WRIT OF POSSESSION

The Pennsylvania Turnpike Commission files this Petition To Deposit Estimated Just Compensation and Obtain a Writ of Possession pursuant to the Eminent Domain Code of 2006, Act of May 4, 2006, P.L. 112, No. 34, §1, 26 Pa.C.S. §101 et seq and respectfully declares the following:

1. The Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania, with its principal office at Exit 247 of the Pennsylvania Turnpike system located in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P.O. Box 67676, Harrisburg, Pennsylvania, 17106-7676.

2. On October 31, 2023, a Declaration of Taking was filed at the above caption, term and number by The Pennsylvania Turnpike Commission to obtain, inter alia, a fee simple interest and permanent and temporary easements in a portion of real estate owned by the Condemnees and situated in the Township of Cecil, Washington County, Pennsylvania for the construction of the Southern Beltway, U.S. Route 22 to I-79 Project.

3. On November 16, 2023 and January 3, 2024, the Condemnees were served a true and correct copy of the Notice to Con-

demnees and Declaration of Taking of record in this matter.

4. The Pennsylvania Turnpike Commission has estimated the Just Compensation for the taking of the condemned property to be Five Thousand and No/100 Dollars (\$5,000.00).

5. The Pennsylvania Turnpike Commission has offered to pay the Estimated Just Compensation directly to the Condemnees.

6. The Condemnees have not responded, and thus are not willing to accept payment of the Estimated Just Compensation.

7. Upon Payment of the Estimated Just Compensation to the Prothonotary by The Pennsylvania Turnpike Commission, it is requested that this Honorable Court grant The Pennsylvania Turnpike Commission a Writ of Possession for the condemned property as described in the Declaration of Taking.

8. I, Robert J. Wratcher, Esquire, counsel for the Pennsylvania Turnpike Commission do hereby propose, swear and affirm that I am authorized to and do hereby execute this Petition To Deposit Estimated Just Compensation and Obtain Possession on behalf of the Pennsylvania Turnpike Commission, and the averments set forth herein are true and correct to the best of my knowledge, information and belief, and are made subject to the penalties provided in 18 Pa. C.S. §4904.

WHEREFORE, Condemnor, The Pennsylvania Turnpike Commission, respectfully requests that this Honorable Court direct payment of the aforesaid Estimated Just Compensation into the Prothonotary, to be held until further Order of Court directing payment of said amount to the Condemnee and to persons entitled thereto pursuant to 26 Pa. C.S.A. §307 and further issue judgment for a Writ of Possession to the Condemnor, Pennsylvania Turnpike Commission for entry onto such condemned property.

ORDER OF COURT

AND NOW, this _____ day of _____, 2024, upon presentation of the within Petition To De-

posit Estimated Just Compensation and Obtain a Writ of Possession, it is hereby ORDERED that the sum of Five Thousand and No/100 Dollars (\$5,000.00), representing the amount of Estimated Just Compensation due to the Condemnees be paid into the Prothonotary to be held in a non-interest bearing account until further Order of Court directing payment of said amount to the Condemnees or persons entitled thereto pursuant to the Pennsylvania Eminent Domain Code.

IT IS FURTHER ORDERED that upon payment of the Estimated Just Compensation into the Prothonotary, judgment for a Writ of Possession shall issue to The Pennsylvania Turnpike Commission for all real property identified and described in the Declaration of Taking.

BY THE COURT
_____, J.

CERTIFICATE OF COMPLIANCE

I certify that this filing complies with the provisions of the Public Access Policy of the Unified Judicial System of Pennsylvania: Case Records of the Appellate and Trial Courts that require filing confidential information and documents differently than non-confidential information and documents.

Filed on behalf of Condemnor,
Pennsylvania Turnpike Commission
/s/ Robert J. Wratcher, Esq.

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, MARCH 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 release for more information.

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

BENTLEYVILLE

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION
vs
MARK E. MILLIGAN**

**DOCKET#: 2023-1204
JUDGEMENT: \$65,010.51**

In the Commonwealth of Pennsylvania,
Washington County, Bentleyville Borough;
Address: 116 LINCOLN AVENUE,
BENTLEYVILLE, PA 15314
Tax #: 040-052-00-06-0010-00
Improvements: Residential Dwelling
Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800

WCR Vol 104 Issues 29,30,31

CANONSBURG

**BOROUGH OF CANONSBURG
vs
AARON J. PATRAGAS**

**DOCKET #: 2022-2678
JUDGEMENT: \$2,854.37**

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

ough;
Address: 611 FRANKLIN AVENUE,
CANONSBURG, PA 15317
Tax #: 090-008-00-02-0006-00
Improvements: Residential Dwelling
Attorney: GOEHRING, RUTTER &
BOEHM, (412) 835-7317

WCR Vol 104 Issues 29,30,31

CANTON

**NATIONSTAR MORTGAGE, LLC
its successors and assigns
vs
CHRISTOPHER I. FORCEY**

**DOCKET #: 2022-7838
JUDGEMENT: \$172,256.01**

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 955 BUENA VISTA STREET,
WASHINGTON, PA 15301
Tax #: 120-011-08-05-0010-00
Improvements: Residential Dwelling
Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800

WCR Vol 104 Issues 29,30,31

CARROLL**CITIZENS BANK OF
PENNSYLVANIA**

vs

**ANY AND ALL UNKNOWN HEIRS,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title, or Interest from or under
VERNA KOVALAK, Deceased Mort-
gagor and Last Real Owner, ET AL**

DOCKET #: 2015-2479**JUDGEMENT: \$67,883.79**

In the Commonwealth of Pennsylvania,
Washington County, Carroll Township;
Address: 30 PARK MANOR PLACE,
DONORA, PA 15033

Tax #: 245-046-01-03-0028-00

Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010

WCR Vol 104 Issues 29,30,31**CECIL****WELLS FARGO BANK, N.A.**

Vs

**AMANDA SERRINO, Individually and
As Administratrix of the ESTATE OF
MICHAEL G. SERRINO, DECEASED**

DOCKET #: 2023-5789**JUDGEMENT: \$103,761.58**

In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;
Address: 1110 VALLEYVIEW DRIVE
AKA 109 VALLEYVIEW DRIVE,
LAWRENCE, PA 15055

Tax #: 140-012-09-00-0001-00B

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

WCR Vol 104 Issues 29,30,31**CECIL (Cont'd)****AMERIHOM MORTGAGE
COMPANY, LLC**

vs

NICOLE ELIZABETH CAPES**DOCKET#: 2022-6430****JUDGEMENT: \$163,551.14**

In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;
Address: 466 MUSE BISHOP ROAD,
McDONALD, PA 15057

Tax #: 140-006-00-00-0059-00

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

WCR Vol 104 Issues 29,30,31**CHARTIERS****WELLS FARGO BANK,
NATIONAL ASSOCIATION, ET AL**

vs

**JASON R. WOOD, In His Capacity
as Administrator and Heir of the
ESTATE OF CANDICE WOOD
A/K/A CANDICE N. WOOD, ET AL**

DOCKET #: 2023-3508**JUDGEMENT: \$104,044.13**

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

Address: 492 REGENT STREET,
HOUSTON, PA 15342

Tax #: 170-016-05-01-0007-00

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

WCR Vol 104 Issues 29,30,31**CHARTIERS (Cont'd)****PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

HOPE M. HAYMAN**DOCKET#: 2023-5829****JUDGEMENT: \$54,416.54**

In the Commonwealth of Pennsylvania,
Washington County, Chartiers Township;
Address: 516 RIDGE AVENUE,
CANONSBURG, PA 15317

Tax #: 170-005-01-02-0007-00

Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER
(717) 234-4178

WCR Vol 104 Issues 29,30,31**DONORA****CITIBANK, N.A., ET AL**

vs

**ANGELINA MORGAN, Individually
and in her capacity as Administratrix
of the Estate and Heir of
JAMES M. MORGAN, DECEASED**

DOCKET#: 2023-2823**JUDGEMENT: \$82,168.39**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 520 McCREA AVENUE,
DONORA, PA 15033

Tax #: 240-031-00-03-0012-00

Improvements: Residential Dwelling
Attorney: LEOPOLD & ASSOCIATES
PLLC, (914) 219-5787

WCR Vol 104 Issues 29,30,31**EAST FINLEY****THE HUNTINGTON
NATIONAL BANK**

vs

SEAN A. SOUTHERN**DOCKET#: 2022-2556****JUDGEMENT: \$272,928.58**

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

Address: 328 CHAPEL HILL ROAD,
CLAYSVILLE, PA 15323

Tax #: 270-005-00-00-0003-04

Improvements: Residential Dwelling

Attorney: MANLEY DEAS

KOCHALSKI LLC, (614) 220-5611

WCR Vol 104 Issues 29,30,31**FALLOWFIELD****SERVIS ONE, INC. DBA
BSI FINANCIAL SERVICES**

vs

JESSE ALLEN BASHUR**DOCKET#: 2023-5056****JUDGEMENT: \$154,197.42**

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

Address: 11 SMITH STREET,
CHARLEROI, PA 15022

Tax #: 320-009-01-02-0041-01

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

WCR Vol 104 Issues 29,30,31**MONONGAHELA****DOLLAR BANK, FEDERAL
SAVINGS BANK**

vs

DOLLIE E. WASHABAUGH**DOCKET #: 2023-1807****JUDGEMENT: \$72,385.26**

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

Address: 612 HANCOCK STREET,
MONONGAHELA, PA 15063

Tax #: 440-015-00-01-0008-00

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

WCR Vol 104 Issues 29,30,31

NORTH FRANKLIN

**U.S. BANK NATIONAL
ASSOCIATION**
vs
ROBERT C. BARRETT

DOCKET#: 2022-3365**JUDGEMENT: \$131,350.63**

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

Address: 272 PARK AVENUE,
WASHINGTON, PA 15301

Tax #: 510-003-03-01-0007-00

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

WCR Vol 104 Issues 29,30,31

1

PETERS

**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.,**
As Trustee for Mortgage Assets
Management Series I Trust

vs

**UNKNOWN HEIRS OF
ROBERT D. FULTON AKA
ROBERT DONALD FULTON, ET AL**

DOCKET#: 2022-51**JUDGEMENT: \$219,511.53**

In the Commonwealth of Pennsylvania,
Washington County, Peters Township;
Address: 110 FOREST DRIVE,
McMURRAY, PA 15317

Tax #: 540-006-01-04-0021-00

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

WCR Vol 104 Issues 29,30,31

SOUTH STRABANE

**CITIZENS BANK, N.A., S/B/M
TO CITIZENS BANK OF
PENNSYLVANIA**
vs
KAREN I. THOMPSON

DOCKET #: 2023-878**JUDGEMENT: \$35,547.18**

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

Address: 395 WILBERT AVENUE,
WASHINGTON, PA 15301

Tax #: 600-004-01-02-0010-00

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

WCR Vol 104 Issues 29,30,31

SOUTH STRABANE (Cont'd)

CITIZENS BANK, N.A.
vs
TRAVIS D. MARTIN

DOCKET #: 2023-5563**JUDGEMENT: \$67,135.25**

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

Address: 20 OAK GROVE ROAD,
WASHINGTON, PA 15301

Tax #: 600-004-15-02-0001-00

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

WCR Vol 104 Issues 29,30,31

WASHINGTON

WESBANCO BANK, INC.
vs
**CHARLES FULLER, Executor of the
ESTATE OF DANIEL E. FULLER,
also known as DANIEL EARL
FULLER, SR.**

DOCKET #: 2023-2207**JUDGEMENT: \$91,918.16**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 695 MARYLAND AVENUE,
WASHINGTON, PA 15301

Tax #: 770-034-00-01-0002-00

Improvements: Residential Dwelling
Attorney: MEYER, UNKOVIC &
SCOTT LLP, (412) 456-2885

WCR Vol 104 Issues 29,30,31

WASHINGTON (Cont'd)

**LAKEVIEW LOAN
SERVICING, LLC**

vs

**THE UNKNOWN HEIRS OF NANCY
L. BRADLEY AKA NANCY
BRADLEY, DECEASED, ET AL**

DOCKET #: 2023-3360**JUDGEMENT: \$134,135.86**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 1125 SYCAMORE STREET,
WASHINGTON, PA 15301

Tax #: 770-031-00-06-0017-00 & 770-031-
00-06-0016-00 (2)

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

WCR Vol 104 Issues 29,30,31

WASHINGTON (Cont'd)

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, Not Individually but
Solely as Trustee for Finance of
America Structured Securities
Acquisition Trust 2018-HB1**

vs

**LARRY RUSSELL, In His Capacity
as Heir of THELMA RUSSELL
A/K/A THELMA E. RUSSELL,
ET AL**

DOCKET #: 2021-5591**JUDGEMENT: \$73,334.72**

In the Commonwealth of Pennsylvania,
Washington County, City of Washing-
ton;

Address: 53 SHARP AVENUE,
WASHINGTON, PA 15301

Tax #: 760-008-00-02-0007-00

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

WCR Vol 104 Issues 29,30,31