



WASHINGTON COUNTY REPORTS  
Vol. 104 No. 51 – JULY 3, 2024  
119 South College Street, Washington, PA 15301

## ESTATE NOTICES

### FIRST PUBLICATION

**Falosk, Lois Jean**

Late of South Franklin Twp.  
Washington Co., PA

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

Executor: Matthew D. Falosk, 300 Annuity Dr., Washington, PA 15301  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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**Grande, Michael Antonio**

a/k/a Michael Grande  
Late of Jefferson Hills  
Washington Co., PA  
File No. 63-23-01245

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: Judi G. Grande, 140B North Spring Valley Rd., Canonsburg, PA 15317

Attorney: James H. McCune, Esq., Bowles Rice, LLP, 1800 Main St., Ste. 200, Canonsburg, PA 15317

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**Greenway, Ronald C.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-24-0951

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 A. White A.K.A. Kimberly Ann Greenway White, 102 Dewberry Ct., Elizabethtown, KY 42701  
Attorney: Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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**Handwork, Robert Glen**

a/k/a Robert Handwork  
Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0798

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

Executrix: Helen Handwork a/k/a Helen Joan Handwork, 1305 Cannell Dr., Somerset, PA 15501

Attorney: George B. Kaufman, Esq., P.O. Box 284, Somerset, PA 15501

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**Lachowicz, Diane C.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-24-00882

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: Doug Henry Dreshman, 245 Fennel St., New Alexandria, PA

15670  
 Attorney: Richard W. Schimizzi, Esq., 35  
 W. Pittsburgh St., Greensburg, PA 15601  
WCR Vol 104 Issues 51,52,1

**McClements, Henry H.**  
 Late of Mt. Pleasant Twp.  
 Washington Co., PA  
 File No. 63-24-0912

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 A. Ferguson, 115 Aerial Dr., Canonsburg, PA 15317  
 Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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

Executrix: Kimberly D. Wood, 185 Seeley Ln., Youngsville, PA 16371  
 Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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## **SECOND PUBLICATION**

**Anderson, Nita Jean**  
 a/k/a Jean Anderson  
 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Tommy Lewis Anderson c/o  
 Attorney: Frank C. Roney, Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Braden, Ronald G.**  
 Late of South Strabane Twp.  
 Washington Co., PA

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

Executor: Mark R. Braden c/o  
 Attorney: Frank C. Roney, Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Demo, Tori Leeann**  
 Late of Allenport  
 Washington Co., PA  
 File No. 63-24-0883

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: Jamie L. Giffin c/o  
 Attorney: Lane M. Turturice, Esq., Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

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**Friend, Anita A.**  
 a/k/a Anita A. Friend-Husman  
 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Brian Douglas Friend c/o  
 Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

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**Harding, Lisa Ann**  
 a/k/a Lisa A. Harding  
 Late of Nottingham 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: Sara K. Emery c/o  
 Attorney: Frank C. Roney, Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Hodinko, Debra L.**  
 a/k/a Debra Hodinko  
 a/k/a Debra Lee Hodinko  
 Late of Washington Co., PA  
 File No. 63-24-0929

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: Robert C. Hodinko a/k/a

Robert Carl Hodinko, 67 Altamont St., Washington, PA 15301  
 Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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**Kraushaar, Francis J.**  
 Late of Muse  
 Washington Co., PA  
 File No. 63-24-0875

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: Arielle Kraushaar aka Arielle Layne Kraushaar, 409 Cochran Rd., Pittsburgh, PA 15228  
 Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

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**Loar, Dolores June**  
 a/k/a Dolores J. Loar  
 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: Robert A. Loar, Sr., 63 Cleveland Rd., Washington, PA 15301  
 Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa LLC, 60 East Beau St., Washington, PA 15301

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**Madigan, Terrence**  
 a/k/a Terrence J. Madigan  
 Late of South Strabane Twp.  
 Washington Co., PA

The Register of Wills has granted Letters

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

Executor: Robert Madigan, 239 Stonegate Blvd., Hermitage, PA 16148  
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

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**Martin, Deborah A.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0501

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: Thomas J. Martin, 309 Bluff St., Canonsburg, PA 15317  
Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr. Esq., Mitchell Law Group, LLC, 17 S. College St., Washington, PA 15301

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**McVeigh, Hilda Ann**

a/k/a Hilda A. McVeigh  
Late of Canton Twp.  
Washington Co., PA  
File No. 0874 of 2024

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 C. Welch c/o  
Attorney: Benjamin Scott Johns, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20

Stanwix St., Ste. 1100, Pittsburgh, PA 15222

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**McVeigh, Ralph Edward**

a/k/a Ralph E. McVeigh  
Late of Canton Twp.  
Washington Co., PA  
File No. 0873 of 2024

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 C. Welch c/o  
Attorney: Benjamin Scott Johns, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

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**Ostetrico, Mary**

Late of City of Washington  
Washington Co., PA  
File No. 63-24-00913

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

Executor: Charles Ostetrico, 610 Vernon St., Belle Vernon, PA 15012  
Attorney: William M. Thomson, Esq., P.O. Box 12592, Pittsburgh, PA 15241

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**Ostrander, Janell Lynn**

a/k/a Janell L. Ostrander  
a/k/a Janell Ostrander  
Late of City of Washington  
Washington Co., PA  
File No. 63-24-0901

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

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

Administratrix: Melanie Rae Ostrander, 548 East Maiden St., Washington PA 15301

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

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**Premro, Helen**

Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0858

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 Premro, 606 S. Palm St., Washington, PA 15301  
Attorney: Jacob S. Polochak, Esq., Morascyzk & Polochak, 81 Dutlih Rd., Ste. 200, Cranberry Twp., PA 16066

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**Rogan, Marilyn Ann**

Late of Fredricktown  
Washington Co., PA  
File No. 63-24-00822

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

Executor: George Rogan, PO Box 148, Fredricktown, PA 15333  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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**Shankovich, Margaret J.**

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

Co-Executors: Phyllis Irely & Gary Irely c/o Attorney: Frank C. Roney, Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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## THIRD PUBLICATION

**Ambrogio, Julia Helen**

a/k/a Julia H. Ambrogio  
Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-24-0593

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: Harold E. Johnson, Jr. c/o Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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**Biddle, Brenda J.**

a/k/a Brenda Jeanne Evelyn Biddle  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-24-0837

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 D. Mollico, 42 Rockwood Dr., Trophy Club, TX 76262  
Attorney: Stephen J. Taczak, Esq., Taczak Law Office LLC, 12 N. Jefferson Ave., Canonsburg, PA 15317

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**Freed, Norma Louise**

a/k/a Norma L. Freed  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-24-0201

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: Dianne Roessler a.k.a. Dianne Rossler, 1015 Sugar Run Rd., Avella, PA 15312  
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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**Gerbac, Everett**

Late of Finleyville  
Washington Co., PA  
File No. 63-24-0483

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: Steven DeVecchio, 239 Montclair Ave., Pittsburgh, PA 15229  
Attorney: John Linkosky, Esq., 715 Washington Ave., Carnegie, PA 15106

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**Hartley, Gloria Jean**

Late of Roscoe  
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: Edward J. Hartley c/o  
Attorney: Frank D. Magone, Esq., 105 Baywood Dr., Monongahela, PA 15063

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**Kaleita, Annette M.**

Late of California Borough  
Washington Co., PA

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

Executrix: Ruthann Fordanish, 6221 Highview Dr., Rostraver Twp., PA 15012  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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**Kalvesmaki, Patricia Ann**

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

Executrix: Lindsay Marie Kalvesmaki, 127 Valley Rd., Eighty Four, PA 15330  
Attorney: Andre Desir, Esq., 7373 Ridge Ave., 330, Philadelphia PA 19128

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**Litke, Ronald W.**

a/k/a Ronald William Litke  
Late of Bulger  
Washington Co., PA  
File No. 63-24-0680

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: Sara Ann Maria Talotta aka Sara-Ann Talotta c/o  
Attorney: Caleb S. Dunn, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Ste. 602, Pittsburgh, PA 15219

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**Miller, Clara A.**

a/k/a Clara Ann Miller a/k/a Clara Miller  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Donna Jean Kovac, 126 McCarrell Rd., Hickory, PA 15340  
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

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**Ripepi, Michael Angelo Anthony**

a/k/a Angelo Ripepi  
Late of Monongahela  
Washington Co., PA  
File No. 63-24-0722

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 A. Ripepi, 115 Berrybush Dr., Harrison City, PA 15636  
Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

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**Roach, William C.**

a/k/a William Clyde Roach  
a/k/a William Roach  
Late of Bulger  
Washington Co., PA  
File No. 63-24-00764

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

Executrix: Terri Bonazza aka Terri Lynn Bonazza, PO Box 435, Hickory, PA 15340  
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

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**Warrell, Ruby Anne**

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

Executor: Frederick E. Warrell, III c/o  
Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

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**Webb, James R.**

Late of Monongahela  
Washington Co., PA  
File No. 63-24-0856

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: Donna Zaricki, 193 E. Highland Dr., McMurray, PA 15317  
Attorney: Christine Brown Murphy, Esq.,

Zacharia Brown Law Offices, 111 W.  
McMurray Rd., McMurray, PA 15317

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### Young, Willa Mae

Late of Houston Borough  
Washington Co., PA  
File No. 63-24-0894

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: Douglas L. Young, Sr. a/k/a  
Douglas Louis Young, Sr., 4010 Perrault  
Circle, Monroe, NC 28110-9640  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison, 6  
South Main St., Ste. 614, Washington, PA  
15301

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## NAME CHANGE NOTICES

### IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION-LAW No. 2024-3465

In Re: Petition for change of name of  
**Mason Victor Milliron**

#### NOTICE FOR PUBLICATION

Notice is hereby given that the petition for change of name of **MASON VICTOR MILLIRON** was filed on May 29, 2024, praying for a decree to change his name to **MASON VICTOR FREDERICK**.

The Court has fixed July 22nd, at 9:00a.m., in Courtroom No. 4, Washington County Courthouse, Washington, Pennsylvania for hearing. All persons interested may appear and show cause, if any that they have, why the prayer of the petition should not be granted.

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### Change of Name Notice

Notice is hereby given that on the date of May 31st, 2024 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2024-3538 by the Petitioner **Garrett William Swenning** for a change of name to Garrett William Farquharson.

The Court has fixed the date of July 29th, 2024 and time of 9:00 AM in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

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## CORPORATION NOTICE

### NOTICE

**NOTICE** is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on or about June 17, 2024, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **4P's, LLC**. The proposed registered office is 144 N. Route 88, Charleroi, PA 15022

James W. Haines, Jr.  
Attorney at Law  
1202 West Main Street  
Monongahela, PA 15063  
724-258-3021

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## REAL ESTATE NOTICE

Louis Bell, Plaintiff vs Dorothy M. Hamilton Aka Dorothy M. Armstrong, Her Heirs and Assigns, Defendant

To: Dorothy M. Hamilton aka Dorothy M. Armstrong, Successors and Assigns

TAKE NOTICE THAT THE Plaintiff has filed an action Quiet Title on Parcel No. 120-008-04-00-0019-00 in CANTON

TWP, PA, as captioned above.

### NOTICE

IF YOU WISH TO DEPEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

David P. Hvizdos  
Atty for Plaintiff  
505 Valleybrook Rd  
Suite 206  
McMurray PA 15317

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Notice is hereby given that Distressed Mineral Assets, LLC filed a Petition for Sale of Inalienable Property of Jones & Laughlin Incorporated in the Orphans' Court of Washington County, Pennsylvania at docket no. 63-2024-0388, and a Hearing on said Petition and the proposed sale of the real property described below has been scheduled for 1:00 pm on July 31, 2024 in the Courtroom No. 2 of the Washington County Courthouse regarding the proposed bid of \$4,200.00 for said real property and regarding any other bids that may be made for the same. Counsel for the Petitioner is William H. Knestrick, Esquire, 8 East Pine Avenue, Washington, PA 15301.

Being an undivided two-thirds (2/3rds) right, title and interest in and to certain oil, gas and minerals (hereinafter "Subject Oil and Gas") found in, on and underlying certain surface real property situated partly in North Bethlehem Township and partly in West Bethlehem Township, Washington County, Pennsylvania, further described as follows:

Beginning at an iron pin and stones, being the southwest corner of the tract here-in described, said point of beginning situate in West Bethlehem Township; thence along land of Harold Love, North nineteen (19) degrees, twenty-one (21) minutes West, five hundred one and three tenths (501.3) feet to an old stone corner; thence along lands of Jones & Laughlin Steel Corporation, North thirty-six (36) degrees, twenty-five (25) minutes West, along an old fence, one thousand two hundred forty-seven and nine tenths (1,247.9) feet to an iron pin set by a post and stone, an old corner; thence along the same, North thirty-eight (38) degrees, thirty-four (34) minutes East, crossing a West Pennsylvania Power Company power line, leaving West Bethlehem Township and entering North Bethlehem Township and crossing a small run, seven hundred forty-two and two tenths (742.2) feet to a set iron pin; thence along the same, North thirty-six (36) degrees, nineteen (19) minutes West, crossing a small run, Hainer's Run, Township Road T-736, and a power line, one thousand eight hundred forty-four and eight tenths (1,844.8) feet to a set iron pin by an old post corner, being a corner of land of Ralph Knestrick; thence along lands of Ralph Knestrick, North twenty-eight (28) degrees, fifty (50) minutes East, one thousand one hundred fifty and eight tenths (1,150.8) feet to a set iron pin, a corner of land of David W. Horn; thence along land of David W. Horn, North fifty-nine (59) degrees, fifty-two (52) minutes East, along an old fence and crossing a small run, one thousand six hundred seventy-six and five tenths (1,676.5) feet to an iron pin set by stones, an old corner, being a corner of land of Walter and Mildred Eckels; thence by land of Walter and Mildred Eckels, South thirty (30) degrees, ten (10) minutes East, along an old fence, five hundred twenty-eight and three tenths (528.3) feet to an iron pin set by a post, an old corner, being a corner of land of John and Janet Fowler; thence along land of John and Janet Fowler, the three (3) following courses and distances: South twenty-nine (29) degrees, thirty-three (33) minutes

East, along an old fence, five hundred thirty-one and six tenths (531.6) feet to an iron pin set in stone, an old corner, North seventy-five (75) degrees, twenty-four (24) minutes East, along an old fence and crossing a small run, one thousand one hundred sixty-one and no tenths (1,161.0) feet to an iron pin set by post, an old corner, and North sixty-four (64) degrees, seventeen (17) minutes East, crossing a branch of Little Daniels Run, a telephone line, Legislative Route No. 62085 and a power line, one thousand five hundred fourteen and no tenths (1,514.0) feet to an iron pin set by stones, an old corner, being a corner of land of Kathryn M. Moore; thence along land of Kathryn H. Moore, South fifty-four (54) degrees, seven (7) minutes East, crossing a branch of Little Daniels Run and a power line, seven hundred forty-three and no tenths (743.0) feet to a railroad spike, an old corner in the centerline of Legislative Route No. 62062, being a corner of land of John and Joanne Patress; thence along the centerline of Legislative Route No. 62062, the three (3) following courses and distances: South ten (10) degrees, six (6) minutes West, along land of John and Joanne Patress, two hundred sixty-eight and one tenth (268.1) feet to a railroad spike set in the centerline, South thirty-one (31) degrees, six (6) minutes West, along land of Robert Muir, one hundred ninety-five and five tenths (195.5) feet to a railroad spike set in the centerline and thence along the same, South sixty-five (65) degrees, six (6) minutes West, two hundred seven and three tenths (207.3) feet to a railroad spike set in the centerline; thence along land of Robert Muir, South thirty-nine (39) degrees, four (04) minutes East, crossing three small streams and a pipe line, and partially along an old fence, two thousand eighty four and three tenths (2,084.3) feet to an iron pin set at corner of land of Norman J. Urquart; thence along land of Norman J. Urquart, South eighty five (85) degrees, forty (40) minutes West, along an old fence, three hundred fifty-four and seven tenths (354.7) feet to an iron pin set by stones, an old corner; thence along

the same, South twenty-one (21) degrees, eighteen (18) minutes East, along an old fence and crossing a field road, one thousand one hundred fifty-three and three tenths (1,153.3) feet to a set iron pin; thence along the same, South twelve (12) degrees, thirty (30) minutes West, along an old fence and crossing a West Pennsylvania Power Company power line and an old road, one thousand five hundred eighty-four and eight tenths (1,584.8) feet to a set iron pin, being a corner of land of Henry G. Mancini; thence along land of Henry G. Mancini, South thirteen (13) degrees, twenty-eight (28) minutes West, crossing a West Pennsylvania Power Company power line, two hundred fifteen and four tenths (215.4) feet to an iron pin set by stones, an old corner; thence along the same, South fifty-nine (59) degrees, eighteen (18) minutes West, partially along an old fence and crossing a telephone line, Legislative Route No. 62085 and Little Daniels Run, one thousand three hundred fifty-nine and no tenths (1,359.0) feet to an iron pin set by post and stones, an old corner; thence along the same and land of Ruth Campbell, North sixty-seven (67) degrees, eight (08) minutes West, one thousand three hundred forty-six and four tenths (1,346.4) feet to an iron pin set by post, an old corner; thence along land of Bruce Campbell, North twenty-nine (29) degrees, forty-three (43) minutes West, along an old fence, nine hundred sixty-eight and eight tenths (968.8) feet to an iron pin set by post, an old corner; thence along the same and land of Albert and Eva Puskavick, South seventy (70) degrees, thirty-nine (39) minutes West, along an old fence, crossing an abandoned road and re-entering West Bethlehem Township, one thousand nine hundred seventy-six and five tenths (1,976.5) feet to the place of beginning. Being 629.9 gross acres, more or less, or oil, gas and minerals.

Being the oil, gas and minerals underlying certain parcels of surface real property known by tax identification numbers 490-011-00-00-0004-00, 490-019-00-00-0001-00, 490-019-00-00-0002-00 and 660-024-00-00-0001-00.