

WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE 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

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

MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @www.washingtoncourts.us/101/Judges <i>Note Senior Judge Kathy Emery moved to CR#4/Third Floor/#3005</i>
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	Effective July 7, 2025 , all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. Attorney must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for 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) shall be presented on Tuesdays at 9:15a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties.
Lucas, Michael, CR#6/1006	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th 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 (12:00p) the business day prior to the scheduled presentation.
Neuman, Brandon CR#1/2001	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman or law.clerk.neuman all @washingtoncourts.us. NO MOTIONS 12/23, 12/24, 12/25, 12/30, 12/31
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] The U.S. Supreme Court recently stated that it will decide whether a federal law that bars habitual users of illegal drugs from possessing guns violates the 2nd Amendment right to bear arms. The Trump Administration, which generally supports gun rights, opposes the gun owner in this case. The Administration asked the Justices to reverse a decision by the U.S. Court of Appeals for the 5th Circuit that found the federal law unconstitutional in most cases. Solicitor General D. John Sauer wrote in filings that “courts should exercise utmost vigilance” in protecting the right to bear arms but that there are “narrowing circumstances” when restrictions are justified. The law results in hundreds of prosecutions each year. One of those was against Hunter Biden, the son of former President Joe Biden, who was convicted of violating the gun ban in 2024. Joe Biden later pardoned his son. According to the Solicitor General, “by disqualifying only habitual users of illegal drugs from possessing firearms, the statute imposes a limited, inherently temporary restriction - one which the individual can remove at any time simply by ceasing his unlawful drug use.” This case is the second significant gun case the court has added to its docket this term. Earlier this year, the high court agreed to hear a challenge to a Hawaii law that prohibits people from carrying guns onto another person’s private property without that person’s consent. The Trump Administration is backing the challengers in that case. [2] The Federal Judiciary ran out of money for full, paid operations on Monday, October 20, 2025, according to an announcement by the Administrative Office of the U.S. Courts. According to Bloomberg Law review of the orders posted by the federal judiciary, some court locations will close one day per week and some staff members will be furloughed. Other staff members will work without pay to perform essential functions, including court constitutional duties in criminal cases. The U.S. Supreme Court has announced that it will close to the public, but it will continue hearing oral arguments, processing case filings and decided cases. Police and building support for essential operations will also continue. Federal courts continued to operate at full capacity between the October 1st shutdown and October 20th by using court fees and other funds that were not tied to Congressional appropriations. The funding has since been restored.

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 particular point of view.

NOTICES TO THE PROFESSION

REGISTER OF WILLS

“Due to the new state budget, the Register of Wills must adjust our fees and increase the JCP fee from \$40.25 to \$41.25. This change will alter your estate filing fees, so the cheapest to file an estate will go from \$105.25 to \$106.25. In order to give you notice, allow for checks that have already been mailed to be processed and since no Court Order has been issued yet, this change will be implemented and effective on Monday, December 1, 2025. [...] As a result of the changes in Act 45, **the fee for all cases except summary traffic is now \$41.25, effective immediately.**” — *James Roman, Register of Wills*

RECORDER OF DEEDS

“Due to the fiscal code being amended to increase the CJEa fee from \$2.50 to \$3.50, the Recorder of Deeds fee schedule will be amended to reflect this \$1 increase. This increase is effective immediately.” — *Carrie Perrell, Washington County Recorder of Deeds*

ADMINISTRATIVE ORDER — Rule L-1018.1: NOTICE TO DEFEND



FILED
November 06, 2025 3:09 PM
Office of the Prothonotary
Washington County, Pennsylvania
Notice of Judgment, Order or Decree
Served on November 06, 2025
Pursuant to Pa.R.C.P. 236
For purposes or counsel of record.
See distribution list or docket for more information
CV-2025-00001

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION

IN RE:)
)
AMENDMENT OF) No. 2025-1
LOCAL RULE OF CIVIL PROCEDURE)
L-1018.1)

ADMINISTRATIVE ORDER

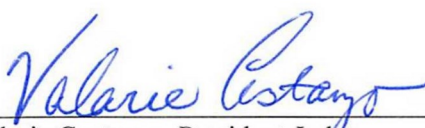
AND NOW, this 31st day of October, 2025, having received approval from the appropriate statewide rules committee in accordance with Pennsylvania Rule of Judicial Administration 103(d)(4), it is hereby ORDERED, ADJUDGED, and DECREED that the amendment of Local Rule of Civil Procedure L-1018.1, **as set forth on the attachment to this Order**, is **APPROVED** and **ADOPTED**.

The above-identified local rule of civil procedure shall be effective following publication in the *Pennsylvania Bulletin* pursuant to Pa. R. J. A. 103(c)(5). The District Court Administrator is directed to:

1. File copies of this Administrative Order and the adopted local rules with the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*;
2. File one (1) electronic copy of this Administrative Order and the adopted local rules with the Administrative Office of Pennsylvania Courts;
3. Arrange for the publication of the local rules on the website for the Twenty-seventh Judicial District, www.washingtoncourts.us, within thirty (30) days of the effective date; and

4. Cause a copy hereof to be published in the *Washington County Reports* once a week for two (2) successive weeks at the expense of the County of Washington.

BY THE COURT:

_____, P.J.
Valarie Costanzo, President Judge

RULE 1018.1. Notice to Defend

The organizations to be named in the notice to defend accompanying a complaint filed in the Court of Common Pleas of Washington County, Pennsylvania shall be:

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

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

ESTATE NOTICES

FIRST PUBLICATION

Campeau, Christopher Robert

a/k/a Christopher R. Campeau
a/k/a Christopher Campeau
Late of Washington
Washington Co., PA

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

Co-Administrators: Victor Daniel Campeau, Jr., Carla Mondik c/o Attorney: Frank Arcuri, Esq.,
125 South College St.,
Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Carroll, Donna Fay

Late of Chartiers Twp.
Washington Co., PA
File No. 63-25-01582

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: Margaret Ann James, 578 Western Ave., Houston, PA 15342; James Richard Carroll, 101 Aston Ct., McMurray, PA 15317, Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Chasky, Dale Robert

a/k/a Dale R. Chasky
Late of Eighty Four
Washington Co., PA
File No. 63-25-1631

The Register of Wills has granted Letters on the Estate of the Dece-

dent. 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: Joyce Chasky, 36 Martin Ln., Eighty Four, PA 15330
Attorney: Kathryn A. Gioia, Esq., Bowles Rice, LLP, 1800 Main St., Suite 200, Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

Cox, II, Harry Edward Thomas

a/k/a Harry Edward Thomas Cox, Jr.

Late of West Alexander
Washington Co., PA
File No. 63-25-1546

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: Nadia Kristine Cox, 744 Peters Run Rd., Wheeling, WV 26003

Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Floor, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Cross, Thomas J.

a/k/a Thomas Joseph Cross
Late of Monongahela
Washington Co., PA
File No. 63-25-1627

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: Roger Stone a/k/a Roger Ray Stone, 1268 Clyde Rd., Warminster, PA 18974
Attorney: Kenneth Ficera, Esq.,

Mears, Smith, Houser & Boyle, P.C., 127 North Main St., Greensburg, PA 15601-2403

WCR Vol 106 Issues 19,20,21

Eustis, James Allen

a/k/a James A. Eustis
Late of Washington
Washington Co., PA
File No. 63-25-1465

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: Amy Gatewood a/k/a Amy Lea Gatewood, 446 West Hallem Ave., Washington, PA 15301
Attorney: Clark A. Mitchell, Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Farley, Paul Kevin

Late of Canonsburg
Washington Co., PA
File No. 63-25-1551

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: Maureen P. Kreuger, 356 Morganza Rd., Canonsburg, PA 15317

Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

Gazvoda, Lois A.

a/k/a Lois Ann Gazvoda
a/k/a Lois Gazvoda
Late of Canonsburg

Washington Co., PA
File No. 63-25-977

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

Administrator: Jennifer L. Brezinski, dbncta
c/o Attorney: Peter K. Darragh, Esq., P.O. Box 435, Hickory, PA 15340

WCR Vol 106 Issues 19,20,21

Gordon, Helen Joann

a/k/a Helen J. Gordon
Late of Avella
Washington Co., PA
File No. 63-25-1606

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: William K. Gordon, P.O. Box 306, Avella, PA 15312;
Judy Lynn Soltesz, 534 Cross Creek Rd., Avella, PA 15312,
Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

Hathaway, Jr., Philip F.

Late of McMurray
Washington Co., PA
File No. 63-25-1652

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: Philip F. Hathaway, III,

2503 N. Lightwood Ave., Bethel Park, PA 15102

Attorney: Tammy Singleton-English, Esq., Singleton-English Law Offices, Suite 301, 1725 Washington Rd., Pittsburgh, PA 15241

WCR Vol 106 Issues 19,20,21

Hawkins, Ruth

Late of Southview
Washington Co., PA
File No. 63-24-1702

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: Sandra Ellen Karmann c/o
Attorney: Kenneth M. Baldonieri, Esq., Akman & Assoc., LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

Hull, James R.

a/k/a James Robert Hull
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Jon Mark Hull, 3994 Mimosa Dr., Bethel Park, PA 15102

Attorney: Cary D. Jones, Esq., Mariner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Kuzy, Karen Sue

a/k/a Dr. Karen Sue Hallam Kuzy
Late of Washington
Washington Co., PA
File No. 63-25-1654

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: Dr. Robert A. Bartusiak
c/o Attorney: Stephanie M. Sewak, Esq., Law Offices of Stephanie M. Sewak, P.C., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Mikus, Jr., Andrew

Late of Burgettstown
Washington Co., PA
File No. 63-25-1639

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 J. Kail, 66 Pleasant Rd., McDonald, PA 15057
Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 106 Issues 19,20,21

Miller, Sr., Barry Gene

a/k/a Barry G. Miller, Sr.
Late of Marianna
Washington Co., PA
File No. 63-25-1497

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: Barry Gene Miller, Jr., 77 1/2 Leet St., Washington, PA 15301

Attorney: Clark A. Mitchell, Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Molk, Bonnie Jean

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

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

Executor: Alfred J. Molk, Jr., 429 Independence Way, Canonsburg, PA 15317
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Mull, Jr., David James

a/k/a David Mull
a/k/a David J. Mull, Jr.
Late of Washington
Washington Co., PA
File No. 63-25-1573

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: Tracey Marlene Maleski a/k/a Tracey J. Maleski, 302 Cecil Henderson Rd., Canonsburg, PA 15317

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

WCR Vol 106 Issues 19,20,21

Oblock, Sandra L.

Late of Fredericktown
Washington Co., PA
File No. 63-25-1466

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: Sharon L. Duvall, 1750 Morey Rd., Fredericktown, PA 15333

Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 East Maiden St., Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Pasquarelli, Phyllis June

Late of McMurray
Washington Co., PA
File No. 63-25-1282

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: Christine M. Pasquarelli, 43095 Northlake Blvd., Leesburg, VA 20176

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

WCR Vol 106 Issues 19,20,21

Rowan, Bradley Dean

a/k/a Bradley Rowan
Late of Canonsburg
Washington Co., PA
File No. 63-25-1539

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: Steven R. Stipetich, 106 Bridle Trail, Venetia, PA 15367
Attorney: Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 108 W. McMurray Rd., Canonsburg, PA 15317

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Scarborough, Jacqueline E.

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: Karen Anne Wicker a/k/a Karen Scarborough Wicker, 635 Shirls Ave., Washington, PA 15301

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

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Schneider, Blanche Petricca

a/k/a Blanche Schneider
Late of Smith Twp.
Washington Co., PA
File No. 63-25-1633

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: Christina Mercurio, 1209 Balsam Dr., Imperial, PA 15126
Attorney: Philip H. Rubenstein, Esq., 312 2nd Ave., Carnegie, PA 15106

WCR Vol 106 Issues 19,20,21

Seybert, Eva R.

Late of Washington Co., PA
File No. 63-25-1655

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: Nancy S. Hawkins & Patricia S. Bongornio, 3484 Route 40, Washington, PA 15301

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Smiley, Deborah Joy

a/k/a Deborah Joy Sanpietro
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: Joseph Charles Sanpietro c/o

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

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Tuttle, Brian K.

a/k/a Butch Tuttle
Late of Charleroi
Washington Co., PA
File No. 63-25-1433

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: Emily Tuttle, 1004 McKean Ave., Charleroi, PA 15022

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

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Zotis, William E.

a/k/a William Zotis
Late of Venetia
Washington Co., PA
File No. 63-25-1619

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: John McCardle a/k/a John McArdle a/k/a John Matthew McArdle, 11064 Prairie Rose Pass, Roanoke, IN 46783

Attorney: Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 108 W. McMurray Rd., Canonsburg, PA 15317

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SECOND **PUBLICATION**

Delso, Kathy J.

Late of Monongahela
Washington Co., PA
File No. 63-25-1577

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: Larry A. Healey aka Larry Aiden Healy, 27 Smith St., Charleroi, PA 15022
Attorney: Justin Ellis, Esq., Zacharia Brown & Bratkovich, 108 West McMurray Rd., Canonsburg, PA 15317

WCR Vol 106 Issues 18,19,20

Farkas, Marcella A.

Late of West Pike Run 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: Julius Farkas, Jr., 36200 Behm Dr., North Ridgeville, OH 44039

Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 106 Issues 18,19, 20

Gostic, Jr., Stephen C.

Late of Brownsville
Washington Co., PA
File No. 63-25-1626

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: Brian Stephen Gostic, 257 North Central Ave., Canonsburg, PA 15317
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 106 Issues 18,19, 20

Gregor, William V.

Late of Houston
Washington Co., PA
File No. 63-25-1599

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: Paula Franitti,

1036 East End Ave., Pittsburgh, PA 15221

Attorney: Joseph S. Bielecki, Esq.,
68 South 12th St., Pittsburgh, PA 15203

WCR Vol 106 Issues 18,19,20

Kara, Dolores

Late of Canonsburg
Washington Co., PA
File No. 63-25-1579

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: Daniel P. Johnson c/o
Attorney: Joanne Parise, Esq.,
Williams Coulson LLC, One Gateway Ctr., 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

WCR Vol 106 Issues 18,19, 20

Lascko, Paul

a/k/a Paul M. Lascko
Late of Venetia
Washington Co., PA
File No. 63-25-1584

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 A. Lascko,
a/k/a Timothy Allen Lascko,
1925 Roland Clarke Place, Apt. 730, Reston, VA 20191
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

WCR Vol 106 Issues 18,19, 20

Loris, George

Late of Finleyville
Washington Co., PA
File No. 63-25-1613

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 A. Loris,
1228 Second St., Jefferson Hills, PA 15025

Attorney: James P. Liekar, Esq.,
38 W. Pike St., Canonsburg, PA 15317

WCR Vol 106 Issues 18,19, 20

Monaghan, Carol Virginia

Late of Cecil Twp.
Washington Co., PA
File No. 63-25-1149

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: Kevin Matthew Monaghan, 111 Lakeview Ct., Washington, PA 15301
Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 West Chestnut St., Suite 102, Washington, PA 15301

WCR Vol 106 Issues 18,19, 20

Nelson, Joann

Late of Brownsville
Washington Co., PA
File No. 63-25-1585

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: Stephanie L. Kline,
124 Linton Rd., Fredericktown, PA 15333

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

WCR Vol 106 Issues 18,19, 20

Normile, Michael D.

a/k/a Michael D. Normile
Late of Eighty-Four
Washington Co., PA
File No. 6325-1567

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: Kristin Walsh,
209 Pineview Dr.,
Canonsburg, PA 15317
Attorney: Beth Shovlin, Esq., 144 North Dithridge St., Suite 110, Pittsburgh, PA 15213

WCR Vol 106 Issues 18,19, 20

Seward, Jr., Robert Grant

Late of Meadowlands
Washington Co., PA
File No. 63-25-0646

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: Torrie Seward-Sparks, 1006 Race St., Connellsville, PA 15425
Attorney: Margaret Zylka House, Esq., 815 A Memorial Blvd., Connellsville, PA 15425

WCR Vol 106 Issues 18,19, 20

Spurrier, Betsy E.

Late of Canonsburg
Washington Co., PA
File No. 63-25-1609

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: Katherine A. M. Steratore, 116 Woodside Dr., McMurray, PA 15317

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

WCR Vol 106 Issues 18,19,20

Tokar, Marie Y.

Late of Cokeburg
Washington Co., PA
File No. OC-2025-00445

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

Executor: Deborah Daniels,
15116 Stillfield Place,
Centerville, VA 20102
Attorney: Mary C. Conn, Esq.,
1675 Hathaway Ln., Pittsburgh, PA 15241

WCR Vol 106 Issues 18,19, 20

Wright, Richard D.

Late of Eighty Four
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: Jody S. Barker, 126 Ridge Rd., Eighty Four, PA 15330

WCR Vol 106 Issues 18,19, 20

THIRD PUBLICATION

Alsko, Lillian Jean McDonald

a/k/a Jean M. Alsko
a/k/a Lillian McDonald Alsko
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Richard Clayton Umbel, 5 Market Street, Apt. 501, Brownsville, PA 15417; Kathleen Umbel a/k/a Kathleen Kay Umbel, 51 Colvin Rd., Charleroi, PA 15022

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

WCR Vol 106 Issues 17,18,19

Benson, Tracie Claire

a/k/a Tracie C. Benson
Late of McMurray
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: Chelsea Miller, 1602 Garvin Road, Cranberry Twp., PA 16066

Attorney: Amanda E. Palbus, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086

WCR Vol 106 Issues 17,18,19

Bollman, Jr., Philip D.

Late of Peters Township
Washington Co., PA
File No. 63-25-1411

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: Bernice H. Bollman, 282 Justabout Road, Venetia, PA 15367
Attorney: Mary Jo Corsetti, Esq., Williams Coulson Attorneys at Law, One Gateway Center, 16th Floor, 420 Ft. Duquesne, Blvd., Pittsburgh, PA 15222

WCR Vol 106 Issues 17,18,19

DiNardo, Christopher M

Late of Cecil Twp.
Washington Co., PA
File No. 63-25-1469

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: Paulette K. DiNardo c/o Attorney: Jeffrey J. Morella, Esq., Morella & Assoc., P.C., 706 Rochester Rd., Pittsburgh, PA 15237

WCR Vol 106 Issues 17,18,19

Hunter, Gary Paul

Late of West Alexander
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: Jeremy G. Hunter, 12833 Kickapoo Park Rd., Oakwood, IL 61858
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 17,18,19

Klinger, Mary E.

a/k/a Mary Elizabeth Klinger
a/k/a Mary Klinger
Late of Fallowfield Township
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: Farrah M. Nuzzo, 1904 Grange Road, Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., Attorney at Law, 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 17,18,19

Krieger, Fritz G.

Late of McDonald
Washington Co., PA
File No. 63-25-01521

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: Mr. William P. Krieger, 1620 East Maiden Street, Washington, PA 15301
Attorney: Joseph H. Fox, Esq., Joseph H. Fox, LLC, 125 South College Street, Washington, PA 15301

WCR Vol 106 Issues 17,18,19

Kupperman, Candice

a/k/a Candice J. Kupperman
a/k/a Candy Kupperman
Late of Daisytown
Washington Co., PA
File No. 63-24-0983

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: Heidi S. Kupperman-Armel

a/k/a Heidi Armel, 1170 Knox Rd., Adah, PA 15410
Attorney: Sheryl R. Heid, Esq., 4 N. Beeson Blvd., Uniontown, PA 15401

WCR Vol 106 Issues 17,18,19

Lascko, Paul

a/k/a Paul M. Lascko
Late of Venetia
Washington Co., PA
File No. 63-25-1584

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 A. Lascko, a/k/a Timothy Allen Lascko, 1925 Roland Clarke Place, Apt. 730, Reston, VA 20191
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Ste. 600, Washington, PA 15301

WCR Vol 106 Issues 17,18,19

Liberatore, Brent

a/k/a Brent J. Liberatore
a/k/a Brent Jerome Liberatore
Late of South Strabane
Washington Co., PA
File No. 63-25-00368

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: Jocelyn M. Liberatore, 73 Moger Drive, Washington, PA 15301

WCR Vol 106 Issues 17,18,19

Phillips, William O.

Late of Canonsburg
Washington Co., PA
File No. 63-24-01207

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: Nancy L. Phillips, 412 Greenside Ave., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Road, Canonsburg, PA 15317

WCR Vol 106 Issues 17,18,19

Pomfret, George W.

a/k/a George William Pomfret
Late of Houston
Washington Co., PA
File No. 63-25-1549

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: Renee Pomfret, 819 Monongahela Ave., Glassport, PA 15045

Attorney: Megan E. Lottis, Esq., 1650 Broadway Ave., Floor 1, Pittsburgh, PA 15216

WCR Vol 106 Issues 17,18,19

Richman, John W.

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: Cynthia Lynn Schuler a/k/a Cynthia L. Schuler, 1 Wilmont Ave., 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 106 Issues 17,18,19

Sadler, Wayne Joseph

a/k/a Wayne Sadler
a/k/a Wayne Sader
Late of Peters Township
Washington Co., PA
File No. 63-25-1580

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: Jeffrey Sadler, 511 Moreland Dr., Pittsburgh, PA 15243

Attorney: Chris A. George, Esq., 303 Olde Chapel Trail, Pittsburgh, PA 15238

WCR Vol 106 Issues 17,18,19

Smith, David A.

a/k/a David Anthony Smith
Late of Canonsburg
Washington Co., PA
File No. 63-25-1536

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: Ashley L. McMurry c/o Attorney: C. Eric Pfeil, Esq., Dentons Cohen & Grigsby P.C., Attorneys, 625 Liberty Ave., Pittsburgh, PA 15222-3152

WCR Vol 106 Issues 17,18,19

Steiner, James A.

Late of Charleroi
Washington Co., PA
File No. 63-25-1402

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: Corinne Ann Eaton,

12747 Hickory Dr., Conneaut Lake, PA 16316

Attorney: Amy R. Sherman, Esq., 138 W. Market St., Mercer, PA 16137

WCR Vol 106 Issues 17,18,19

Taylor, Mary Doyle

Late of Lawrence
Washington Co., PA
File No. 63-25-0924

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: R. Steven Taylor, 7003 Hill Station Dr., Lawrence, PA 15055

Attorney: Anne Friday Beck, Esq., 1725 Washington Rd., Ste. 206, Pittsburgh, PA 15241

WCR Vol 106 Issues 17,18,19

Thomas, Genevieve A.

a/k/a Genevieve Thomas
a/k/a Gen Thomas
Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-25-1232

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: Janice G. McLaughlin, 12 Caleffe Rd., McDonald, PA 15057

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Ste. 101, McDonald, PA 15057

WCR Vol 106 Issues 17,18,19

Thorp, Dolores A.

Late of Carroll
Washington Co., PA
File No. 63-25-1376

The Register of Wills has granted Letters on the Estate of the Dece-

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

Co-Executrix: Sandra Thorp and Danielle Barthus, 1121 Country Club Rd., Monongahela, PA 15063
Attorney: Amy D. Rees, Esq., 301 Grant Street, One Oxford Center, 35th Floor, Pittsburgh, PA 15219

WCR Vol 106 Issues 17,18,19

Wiltrout, Eva S.

Late of Washington
Washington Co., PA
File No. 63-25-1470

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: Gale C. Bogumit a/k/a Gale Cecelia Bogumit, P.O. Box 105, Clarksville, PA 15322
Attorney: E.J. Julian, Esq., The Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 106 Issues 17,18,19

Yevins, Mary Jane

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: Vincent G. Yevins, c/o Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 228 South Main Street, Washington, PA 15301

WCR Vol 106 Issues 17,18,19

Yoskey, Sylvia

a/k/a Sylvia Lynn Yoskey
Late of Canton Twp.
Washington Co., PA
File No. 63-25-01530

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: Mary Ann Berty,
67 N. Watson Ave., Washington,
PA 15301

Attorney: Mark S. Riethmuller,
Esq., Speakman, Riethmuller &
Allison, 6 S. Main St., Ste. 614,
Washington Trust Building, Wash-
ington, PA 15301

WCR Vol 106 Issues 17,18,19

REAL PROPERTY NOTICES

CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. CV-2024-03370
NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

JPMORGAN CHASE BANK, NA-
TIONAL ASSOCIATION, Plaintiff
v.

IAN ABBOTT, IN HIS CAPACI-
TY AS HEIR OF ROBERT AB-
BOTT., JR., DECEASED HEIR OF
ELIZABETH ABBOTT; ET AL.,
Defendants

To: UNKNOWN HEIRS, SUC-
CESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCI-
ATIONS CLAIMING RIGHT, TI-
TLE, OR INTEREST FROM OR
UNDER ROBERT ABBOTT, JR.,
DECEASED HEIR OF ELIZA-
BETH ABBOTT; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING

RIGHT, TITLE, OR INTEREST
FROM OR UNDER ELIZABETH
ABBOTT Defendants, 5146 HA-
ZEL STREET, FINLEYVILLE, PA
15332

AMENDED COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plain-
tiff, JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, has
filed a Mortgage Foreclosure
Amended Complaint endorsed with
a Notice to Defend, against you in
the Court of Common Pleas of
WASHINGTON County, PA dock-
eted to No. CV-2024-03370, seek-
ing to foreclose the mortgage se-
cured on your property located,
5146 HAZEL STREET, FINLEY-
VILLE, PA 15332.

NOTICE

YOU HAVE BEEN SUED IN
COURT. If you wish to defend
against the claims set forth in this
notice you must take action within
twenty (20) days after the Amended
Complaint and Notice are served,
by entering a written appearance
personally or by attorney and filing
in writing with the Court your de-
fenses or objections to the claims
set forth against you. You are
warned that if you fail to do so, the
case may proceed without you, and
a judgment may be entered against
you by the Court without further
notice for any money claimed in the
Complaint or for any other claim or
relief requested by the plaintiff. You
may lose money or property or oth-
er rights important to you.

YOU SHOULD TAKE THIS PA-
PER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE A
LAWYER, GO TO OR TELE-
PHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH IN-
FORMATION ABOUT HIRING A
LAWYER.

IF YOU CANNOT AFFORD TO
HIRE A LAWYER, THIS OFFICE
MAY BE ABLE TO PROVIDE

YOU WITH THE INFORMATION
ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO
ELIGIBLE PERSONS AT A RE-
DUCED FEE OR NO FEE.

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

Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington PA, 15301
724-225-6170
Robertson, Anschutz,
Schneid, Crane & Partners, PLLC
A Florida professional limited lia-
bility company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

WCR Vol 106 Issues 19

IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION No. 2025-3021

SLOVENIAN SAVINGS
AND LOAN ASSOCIATION
OF CANONSBURG
PENNSYLVANIA Plaintiff
vs.
MICHAEL D. TERHORST,
Defendant

NOTICE

A COMPLAINT IN MORTGAGE
FORECLOSURE HAS BEEN
FILED AGAINST YOU IN THE
ABOVE-CAPTIONED MATTER.
IF YOU WISH TO DEFEND, YOU
MUST ENTER A WRITTEN AP-
PEARANCE PERSONALLY OR
BY ATTORNEY AND FILE IN
WRITING WITH THE COURT
YOUR DEFENSES OR OBJEC-
TIONS WITHIN TWENTY (20)
DAYS. YOU ARE WARNED

THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

WASHINGTON CO. BAR ASSN.
LAWYER REFERRAL SERVICE
119 SOUTH COLLEGE STREET
WASHINGTON, PA 15301
(724) 225-6710

SOUTHWESTERN PENNSYLVANIA LEGAL AID SOCIETY
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
(724) 225-6170

BY THE COURT:

/s/ BRANDON P. NEUMAN, J.

WCR Vol 106 Issue 19

CORPORATION NOTICES

Fictitious Name Registration

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 3, 2025, for **Bay Clothing** with a principal place of business located at 520 Center Church Rd., Canonsburg, PA 15317 in Washington County. The individual interested in this business is Daniel Lannon, also located at 520 Center Church Rd., Canonsburg, PA 15317. This is filed in compliance with 54 Pa.C.S. 311.

WCR Vol 106 Issue 19

LEGAL ADVERTISEMENT

LEGAL NOTICE PURSUANT TO THE PROVISIONS OF THE MUNICIPALITY AUTHORITIES ACT

The Authority of the Borough of Charleroi hereby advertises its intent to amend its Articles of Incorporation by filing such Articles of Incorporation with the Secretary of the Commonwealth of Pennsylvania. Pursuant to this Notice the Authority hereby declares as follows:

1. Name of Authority: Authority of the Borough of Charleroi;

2. Registered Office of the Authority: 325 McKean Avenue Charleroi, Pennsylvania;

3. Governing Statute: The Articles of Amendment are to be filed in accordance with §5605 of the Municipality Authorities Act of 1945, as amended and supplemented, 53 Pa.C.S. §5605;

4. Nature and Character of the Proposed Amendment:

a. The membership of the Board of the Authority shall be apportioned so that the Borough of Charleroi shall have six (6) members and the Borough of Dunlevy, Township of Fallowfield, Borough of North Charleroi, and Borough Speers shall each have one (1) non-equity member, serving a five-year term to be appointed by each municipality's governing body

b. Any decision to terminate the authority pursuant to the Municipality Authorities Act, 53 Pa.C.S. § 5601, *et seq.*, shall be made by the majority vote of the governing bodies of the Borough of Charleroi, Borough of Dunlevy, Township of Fallowfield, Borough of North Charleroi, and the Borough Speers.

S

5. Time When the Articles Will be Filed: The Articles of Amendment will be filed with the Secretary of the Commonwealth on or after November 17, 2025.

Authority of the
Borough of Charleroi
Joseph R. Dalfonso, Esquire

WCR Vol 106 Issue 19

NOTE: The Sheriff Sale date was incorrect as published in Vol. 106 Iss. 17 dated Nov. 6, 2025.

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 5, 2025, at 10:00 o'clock AM - 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 95 West Beau St., Suite 110, Washington, PA)

BEALLSVILLE

**SLOVENIAN SAVINGS AND
LOAN ASSOCIATION OF
CANONSBURG,
PENNSYLVANIA**

vs

**COULSON CONSTRUCTION,
LLC, ET AL**

DOCKET #: 2025-3641

JUDGEMENT: \$76,137.09

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

Address: 1003 MAIDEN STREET,
BEALLSVILLE, PA 15313
Tax #: 030-009-00-02-0007-00

Improvements: Residential
Dwelling

Attorney: GREENLEE DERRICO
POSA, LLC, (724) 225-7660

WCR Vol 106 Issues 18,19, 20

BENTLEYVILLE

**U.S. BANK NATIONAL
ASSOCIATION as Trustee for
the Pennsylvania Housing
Finance Agency**

vs

**TIMOTHY L. MILLER,
Individually; SEAN DORNIN, In
His Capacity as known Heir of**

**BRENDA E. MILLER
aka BRENDA E. DORNIN,
Deceased, ET AL**

DOCKET #: 2025-273

JUDGEMENT: \$81,177.82

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

Address: 111 BEALLSVILLE
ROAD, BENTLEYVILLE, PA
15314

Tax #: 040-003-00-02-0003-00

Improvements: Residential
Dwelling

Attorney: PURCELL KRUG &
HALLER, (717) 234-4178

WCR Vol 106 Issues 18,19, 20

BURGETTSTOWN

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**KENNETH L. STEVENS, RIKKI
WILLY aka RIKKY T. WILLY
and THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT**

DOCKET #: 2025-1302

JUDGEMENT: \$64,887.70

In the Commonwealth of
Pennsylvania, Washington County,

Burgettstown Borough;

Address: 110 GRANT STREET,
BURGETTSTOWN, PA 15021

Tax #: 070-011-00-01-0019-00

Improvements: Residential
Dwelling

Attorney: PURCELL KRUG &
HALLER, (717) 234-4178

WCR Vol 106 Issues 18,19, 20

CARROLL

**FREEDOM MORTGAGE
CORPORATION**

vs

JOE F. LADONNE

DOCKET #: 2025-2982

JUDGEMENT: \$84,455.35

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

Address: 162 VAN VOORHIS
LANE, MONONGAHELA, PA
15063

Tax #: 130-006-07-00-0033-00

Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 18,19, 20

CECIL

**WINDSOR WOODS
MASTER ASSOCIATION**

vs

NICOLE TILAR CLARK

DOCKET #: 2023-4933

JUDGEMENT: \$2,882.56

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

Address: 3009 SIR CHARLES
DRIVE, McDONALD, PA 15057
Tax #: 140-006-19-00-0059-00

Improvements: Residential
Dwelling

Attorney: LMBH LEGAL
SERVICES LLC, (412) 495-5875

WCR Vol 106 Issues 18,19, 20

MCDONALD

**LAKEVIEW LOAN
SERVICING LLC**

vs

**MICHAEL NEAL AND
ELIZABETH K. NEAL**

DOCKET #: 2025-3595

JUDGEMENT: \$90,395.62

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

Address: 212 NORTH STREET,
MCDONALD, PA 15057
Tax #: 470-015-00-01-0009-00

Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 18,19, 20

MONONGAHELA (Cont'd)

**RINGGOLD SCHOOL
DISTRICT**

vs

TINA M. MUCHO

DOCKET #: 2022-5610

JUDGEMENT: \$2,863.52

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

Address: 62 HAZEL KIRK ROAD,
MONONGAHELA, PA 15063
Tax #: 130-003-00-00-0023-02

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

DONORA

**RINGGOLD SCHOOL
DISTRICT**

vs

CHARLES G. CHESTER

DOCKET #: 2020-7174

JUDGEMENT: \$1,679.91

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

Address: 309 FIRST STREET,
DONORA, PA 15033
Tax #: 240-029-00-04-0020-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

MONONGAHELA

**PNC BANK, NATIONAL
ASSOCIATION**

vs

JESSICA S. KUNZ

DOCKET #: 2025-1442

JUDGEMENT: \$82,926.64

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

Address: 807 KENNEDY STREET,
MONONGAHELA, PA 15063
Tax #: 420-008-00-01-0005-00

Improvements: Residential
Dwelling

Attorney: LOGS LEGAL GROUP
LLP, (610) 278-6800

WCR Vol 106 Issues 18,19, 20

MONONGAHELA (Cont'd)

**RINGGOLD SCHOOL
DISTRICT**

vs

**RICHARD SCHNEIDER
AND DIANA SCHNEIDER**

DOCKET #: 2022-4747

JUDGEMENT: \$2,898.66

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

Address: 783 EAST MAIN
STREET, MONONGAHELA, PA
15063

Tax #: 420-001-00-00-0013-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

NEW EAGLE**RINGGOLD SCHOOL
DISTRICT**

vs

JENNIFER L. GRIGGLE**DOCKET #: 2015-5163****JUDGEMENT: \$2,018.39**

In the Commonwealth of
Pennsylvania, Washington County,
New Eagle Borough;

Address: 428 BIRCH AVENUE,
NEW EAGLE, PA 15067
Tax #: 480-012-00-01-0024-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

UNION (Cont'd)**RINGGOLD SCHOOL
DISTRICT**

vs

NORMAN LEACH**DOCKET #: 2022-6045****JUDGEMENT: \$1,514.39**

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

Address: 678 ROUTE 837, NEW
EAGLE, PA 15067
Tax #: 640-014-01-00-0034-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

UNION**MORTGAGE ASSETS
MANAGEMENT LLC**

vs

MARILYN J. KRIEBEL**DOCKET #: 2025-1021****JUDGEMENT: \$160,653.61**

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

Address: 3470 FRYE AVENUE,
FINLEYVILLE, PA 15332
Tax #: 640-010-02-04-0004-00

Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 18,19, 20

Washington County Bar Association / Washington County Reports (“Publisher”)
Legal Notice Rates & Publishing Policies
Effective 1/1/2026

Additional Affidavits: **\$20** each

Standard Flat-Rate Notices:

- Estate Notices: **\$175** (includes set-up fee, three insertions, one affidavit)
- Corporation Notices: **\$125** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate) – notice types include Fictitious Name, Dissolution, Certificates of Organization
- Name Change Notices: **\$115** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate)
- County Sheriff’s Office Sheriff’s Sales: **\$425** per sale/property (includes setup fee, up to three insertions, one affidavit). No header fee. No index fee. No discount/refund if sale cancelled after first insertion. Errors not the fault of the Publisher that require a sale to be re-published after or during the initial three-week publication period will incur a cost of \$165 for the first insertion and \$125 for each additional insertion.

Per Line Rate notices: **\$4.50/line/column/insertion**, \$40 set-up fee, including first Affidavit.

Effective 11/7/25: Line rate calculated as follows: 10-point font (Times New Roman), approximately 57 lines per column, three columns per page.

Per line notices cancellations: If after first insertion, refund 50% of original invoice less \$40 set-up fee; if after second insertion, refund 34% of original invoice less \$40 set-up fee. If canceled after line-rate for sale has already determined, full amount of original invoice less \$40 set-up fee (full refund if line-rate not yet calculated).

Advertiser-generated Inserts: **\$1,700** flat rate for advertiser-generated inserts that do not conform to publication size and are published as an insert; in addition, the Legal Notice (“header”) included with the insert must be published separately in the journal's main section at an additional cost, calculated based on the Per Line Rate established above.

Digital/Email Subscription rate: \$85 [included in dues for WCBA members].

Single-issue copies: **\$5** (+postage, if mailed).

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- Publisher has the right to decline to publish any material.
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- Price deviations in exceptional circumstances regarding individual notices are at the discretion of WCBA administrative staff in consultation with the legal journal editor and/or the Publisher’s authorized designee.
- Placement and categorization of items submitted for publication: A.) Items which may have legal ramifications, such as those having publication deadlines, or which may be required to be published by law, statute, rule or Court Order, are considered a “legal notice,” which must be paid in advance (unless pre-payment is waived by publisher) by the advertising party, and for which advertiser will receive an Affidavit. B.) Items of general information or relevance to the profession or Bar Association that are not required by law, statute, rule, or Court Order to be published may be inserted in the format selected by, and at the sole discretion of, the Publisher. These notices will not receive an Affidavit and are generally published at no charge but may be published as a paid display ad if advertiser chooses to do so. C.) Communications from the Court pertaining to the profession generally, as opposed to required publication notices, may be published at the discretion of Publisher as a “Notice to the Profession,” which will generally be deemed to be a public service at no charge.

Approved by the Washington County Bar Association Board of Directors.

Washington County
Bar Association

*Annual
Bar Banquet*

Friday, Dec. 5, 2025
Valley Brook Country Club
6pm Reception, 7pm Dinner

Dinner, Awards, and Bar Foundation fundraising.
Celebrate the achievements, dedication, and service of the legal community at WCBA's Annual Bar Banquet. This elegant evening brings together attorneys, judges, and guests for a night of recognition, networking, and inspiration. Together, we honor the pursuit of justice, professional excellence, and the enduring spirit of our legal community.

No Charge for WCBA Members
Guests: \$85 per person

Tables for 8 to 10 people

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