

# WASHINGTON COUNTY REPORTS

Vol. 103, No. 14 OCTOBER 20, 2022

119 South College Street, Washington, PA 15301



SERVING THE LEGAL COMMUNITY  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

## ESTATE NOTICES

### FIRST PUBLICATION

**Banko, Edward J.**

a/k/a Edward James Banko  
Late of Mount Pleasant Twp.  
Washington Co., PA  
File No. 63-22-1271

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: Sheri Kitzmiller, 226 Southview Rd., McDonald, PA 15057

Attorney: Stephanie A. Boris, Esq., Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

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**Gray, Jr., George T.**

Late of Albuquerque NM  
Washington Co., PA  
File No. 63-22-1387

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 Linn Furnish, 7120 Aztec Rd. NE, Albuquerque, NM 87110

Attorney: Thomas M. Butz, Esq., Smith Butz, 125 Technology Dr., Ste 202, Canonsburg, PA 15317

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**Herrod, Jr., Charles**

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: Charles Herrod, 256 Waynesburg Rd., Washington, PA 15301

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**Herron, Rodney M.**

Late of Washington  
Washington Co., PA  
File No. 63-22-1486

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: Nichole M. Patrina, 285 Hawthorne Rd., Washington, PA 15301

Attorney: Clark Mitchell, Jr. Esq., 17 South College St., Washington, PA 15301

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**Holmes, Shirley Jean**

a/k/a Shirley J. Holmes  
Late of Claysville  
Washington Co., PA

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

Executrix: Susan A. Burd, PO Box 18, Taylorstown, PA 15365

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**Kantor, Edward J.**

Late of North Strabane Township  
Washington Co., PA  
File No. 63-22-1488

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

Executor: Falk Kantor, 1933 Mt. Royal Blvd, Glenshaw, Pa 15116

Attorney: Howard S. Auld, Jr. Esq., Howard S. Auld and Associates, 5018 William Flynn Highway, Gibsonia, PA 15044

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**Khouri, Mary Louise**

Late of Hopwell Twp.  
Washington Co., PA  
File No. 63-22-1294

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 D. Khouri, 22291 Peachland Blvd., Port Charlotte, FL 33954

Attorney: Susan Mondik Key Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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**Lenik, Anna Mae**

a/k/a Anna May Hays Lenik  
a/k/a Anna May Lenik  
Late of Finleyville  
Washington Co., PA  
File No. 63-22-1519

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

Executors: David A. Lenik and Robert J. Lenik, 179 Railroad Street, PO Box 173, Finleyville, PA 15332

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

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**Lignelli, Helen R.**

a/k/a Helen Lignelli  
Late of Canonsburg  
Washington Co., PA  
File No. 63-21-2205

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

Executor: James E. Lignelli, 1010 St. Mellion Dr., Presto, PA 15142

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**Plants, Raymond W.**

a/k/a Raymond Willard Plants  
Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-22-1185

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: Terri Martin, 686 Lemoyne Ave., Washington, PA 15301, William Plants, 1667 Park Ave., Washington, PA 15301

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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**Ruse, Loretta M.**

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

Executor: Kevin D. Ruse, 2 Somerset Ave., Bentleyville, PA 15314

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

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**Schanning, Frank Richard**

Late of Washington  
Washington Co., PA  
File No. 63-22-01216

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: Renea Jordan, 410 Ridgewood Drive, Washington, PA 15301

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

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**Sheets, Douglas R.**

a/k/a Douglas Richard Sheets  
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: Paul C. Sheets, 105 Meadow Lane, Bellefonte, PA 16823

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

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**Spina, Rebecca K.**

a/k/a Rebecca Kabay Spina  
Late of Borough of East Washington

Washington Co., PA  
File No. 63-22-1341

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: Jonathan G. Spina, 355 N. Wade Ave., Washington, PA 15301

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

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**Sushel, Camille K.**

Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-22-1513

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

Executrix: Amy L. Levine, 114 Sandy Brae Dr., Canonsburg, PA 15317

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

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**Ursenbach, Stephen H.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-22-1533

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: Susan Morrison, 3048 Texas Ave., Pittsburgh, PA 15216

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

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**Wasnik, Nancy L.**

Late of Cecil  
Washington Co., PA

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

Co-Administrators CTA: Teri L. Maple, Amanda L. Serrino, c/o

Attorney: Frank C. Roney, Jr. Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Williams, Sr., David L.**

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

Executors: David L. Williams, Jr., 125 Highland Ave., PO Box 585, Claysville, PA 15323, Ruth Anne Williams, 38 Wilson Ave., Cecil, PA 15321

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**Yowan, Elizabeth L.**

Late of Carroll Twp.  
Washington Co., PA

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

without delay.

Executrix: Susan J. Crowley, 30 Blue Iris Way, Fitchburg, WI 53711

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

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## SECOND PUBLICATION

**Berty, Joan Marie**

a/k/a Joan M. Berty  
Late of Cecil Twp.  
Washington Co., PA

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

Executor: Dennis Berty, P.O. Box 173, 196 Center Ave., Cecil, PA 15321

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

WCR Vol 103 Issues 13,14,15

**Buraczewski, Edward J.**

Late of Carroll Twp.  
Washington Co., PA

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

Executor: Mark Buraczewski, 813 Maple Dr., Monongahela, PA 15063

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

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**Corrick, Raymond Louis**

Late of Avella  
Washington Co., PA  
File No. 63-22-1326

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: Michelle Matheny, 530 Alamae Lakes Road, Washington, PA 15301  
Attorney: Jennifer L. Enciso, 322 North Sore Dr., Suite 263, Pittsburgh, PA 15212

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Geary, William E.**

a/k/a William Edwin Geary  
Late of Washington  
Washington Co., PA  
File No. 63-22-1402

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

Executrix: Leslie Ann Rutherford, 2450 S. Park Road, Bethel Park, PA 15102  
Attorney: Christine B. Murphy, Esq., Zacharia Brown Law Offices, 111 West McMurray Road, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Gennocro, Catherine A.**

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: James Roncace, 124 Joseph Vito Drive, Jeanette, PA 15644  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Hughey, William H.**

a/k/a William Huber Hughey  
Late of S. Strabane Twp.  
Washington Co., PA  
63-22-1392

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: Emma E. Mohr c/o,  
Attorney: Frank C. Roney, Jr., Esq.,  
382 W. Chestnut St., Ste. 102, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Insana, Jean A.**

a/k/a Jean Antoinette Lucciola Insana  
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: David Insana, 1992 Powell Road, Cranberry, PA 16066  
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 East Beau Street, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 13,14,15

**Izett, Pauline Orris**

a/k/a Pauline Izett  
Late of Centerville  
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: John P. Izett, c/o  
Attorney: Vincent J. Roskovensky, II,  
9 Court Street, Uniontown, PA 15401  
WCR Vol 103 Issues 13,14,15

**Kreger, Orville K.**

Late of West Finley  
Washington Co., PA  
File No. 63-22-01453

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. Kreger, 1002  
Blackridge Road, Pittsburgh, PA 15235  
Attorney: Carl B. Zacharia, Esq., Zacharia  
Brown Law Offices, 111 West McMurray  
Road, McMurray, PA 15317  
WCR Vol 103 Issues 13,14,15

**Litwin, Carmine M.**

Late of Ellsworth Borough  
Washington Co., PA

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

Administrator: Joseph J. Litwin, Jr., c/o  
Attorney: Justin M. Pilchman, Esq.,  
Stuckert and Yates, P.O. Box 70, New-  
town, PA 18940  
WCR Vol 103 Issues 13,14,15

**Margoni, Gary**

a/k/a Gary Dean Margoni

Late of City of Monongahela  
Washington Co., PA

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

Executor: Richard Margoni, 220 Rock  
Ave., Washington, PA 15301  
Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022  
WCR Vol 103 Issues 13,14,15

**Pecuch, Rita Jean**

Late of California  
Washington Co., PA  
File No. 63-22-1434

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: Cindy Pecuch, 4453 Sancola  
Ave., Toluca Lake, CA 91602  
Attorney: Jennifer Bittel Derby, Esq.,  
Tucker Arensberg, P.C., 1500 One PPG  
Place, Pittsburgh, PA 15222  
WCR Vol 103 Issues 13,14,15

**Sanders, Marian W.**

a/k/a Marian Weirich Sanders  
Late of City 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: Marian R. Sanders, 222 Bridle  
Ln., Washington, PA 15301

Attorney: David S. Posner, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 103 Issues 13,14,15

**Shipley, Helen J.**

Late of Somerset Twp.  
Washington Co., PA  
63-22-1372

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: Wayne A. Shipley, 43 Hazel Ave., Bentleyville, PA 15314

Attorney: Arthur M. Wilson, Esq., 189 Huckney Station Rd., Amity, PA 15311

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**Smith, Sr., Donald L.**

a/k/a Donald L. Smith  
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Donald L. Smith, Jr., 949 S. Central Ave. Canonsburg, PA 15317, and Jennifer M. Smith, 126 3rd St., Apt. A, Houston, PA 15342

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

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**Starek, III, John T.**

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

Administratrix: Alexandria N. Starek c/o, Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 103 Issues 13,14,15

**Teets, Timothy S.**

Late of Washington  
Washington Co., PA  
File No. 63-22-0872

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: Patrick Collins, 401 Short Drive, New Eagle, PA 15067

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

WCR Vol 103 Issues 13,14,15

**Vehar, Betty 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Robert R. Weaver, 7853 Inishmore Way, Indianapolis, IN 46214

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

WCR Vol 103 Issues 13,14,15

**Weir, Frank P.**



a/k/a Frank Weir  
Late of Donora  
Washington Co., PA  
File No. 63-22-1424

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: Carolyn L. Weir, 216 Castner Ave., Donora, PA 15033

Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

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### **THIRD PUBLICATION**

**Anders, Patricia E.**

a/k/a Patricia Anders  
Late of Scenery Hill  
Washington Co., PA  
File No. 63-22-3697

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

Executrices: Debbie Prisinzano, Tracy Anders c/o

Attorney: Susan Foster Blank, 1634 E. National Pike, Scenery Hill, PA 15360

WCR Vol 103 Issues 12,13,14

**Borodaty, Dennis E.**

Late of Charleroi  
Washington Co., PA  
File No. 63-21-00813

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.

to make payment to the Executor without delay.

Executor: Lana K. Borodaty, 150 N. Rt. 88, Charleroi, PA 15022

Attorney: Donald J. Strunk, Esq., 736 West Ingomar Rd., P.O. Box 433, Ingomar, PA 15127

WCR Vol 103 Issues 12,13,14

**Boyle, Sandra Lora**

a/k/a Sandra L. Boyle  
Late of West Brownsville  
Washington Co., PA  
File No. 63-22-1165

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: Valorie Gardner, 223 Birch Hills Ct., Mt. Pleasant, PA 15666

Attorney: James N. Falcon, Esq., 22-24 S. Fourth St., Youngwood, PA 15697

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**Durish, Patricia Joanne**

a/k/a Patty Jo Durish  
Late of Houston  
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: Carol Gump, 780 Ridge Ave., Canonsburg, PA 15317

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**Maatta, Norma E.**

a/k/a Norma Maatta  
Late of Borough of Allenport  
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: Laverne Lydia Kennedy,  
P.O. Box 124, Allenport, PA 15412

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

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**Mancuso, Albert**

Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-22-1117

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: Susan P. Johnson,  
1805 Vista Valley Rd., Washington, PA  
15301; Victor Almo, 361 E. Beau St.,  
Apt. 4, Washington, PA 15301,

Attorney: Stephen J. Taczak, Esq., 12 N.  
Jefferson Ave., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Molnar, Dolores Jean**

Late of Independence Twp.  
Washington Co., PA  
File No. 63-22-1288

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 Ernest Molnar,  
2259 Avella Rd., Avella, PA 15312

Attorney: Stephen J. Taczak, Esq., 12 N.  
Jefferson Ave., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Opalanko, Mark D.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-1305

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: Lisa Brosovich c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer  
Law Firm, LLC, 3244 Washington Rd.,  
Ste. 210, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Petix, Joseph**

Late of Charleroi Borough  
Washington Co., PA  
File No. 63-22-1248

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: Michele A. Petix, 505 Charles  
St., Charleroi, PA 15022

Attorney: Dennis R. Paluso, Esq.,  
10 Spruce Ln., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Quinn, William L.**

a/k/a William Lawrence Quinn  
Late of Washington  
Washington Co., PA  
File No. 63-22-1384

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

Administrator & Attorney: Norman A. Stark, Esq., 300 State St., Ste. 300, Erie, PA 16507

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**Seubert, Carol A.**

Late of City of Washington  
Washington Co., PA  
File No. 63-22-1111

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: James E. Seubert, Michael J. Seubert c/o

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Sowers, Woodrow W.**

a/k/a Woodrow Wilson Sowers  
a/k/a Woodrow Sowers  
Late of Amwell and West Bethlehem  
Twps.  
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: Roy D. Sowers, 1058 School House Rd., Ramona, CA 92065

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Wainer, Dorothy**

a/k/a Dorothy Helen Wainer  
Late of 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: Pamela Paluda, 137 Main St.,  
West Alexander, PA 15376

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**REAL PROPERTY NOTICE**

CIVIL ACTION  
 COURT OF COMMON PLEAS  
 WASHINGTON COUNTY, PA  
 CIVIL ACTION-LAW  
 NO. C-63-CV-2022-4996  
 NOTICE OF ACTION IN MORTGAGE  
 FORECLOSURE

HSBC BANK USA, N.A., AS TRUSTEE  
 ON BEHALF OF ACE SECURITIES  
 CORP. HOME EQUITY LOAN TRUST  
 AND FOR THE REGISTERED HOLD-  
 ERS OF ACE SECURITIES CORP.  
 HOME EQUITY LOAN TRUST, SE-  
 RIES 2006-ASAP3, ASSET BACKED  
 PASS-THROUGH CERTIFICATES,  
 Plaintiff

v.  
 KANESHA C. DAUGHERTY, IN HER  
 CAPACITY AS HEIR OF KIMBERLY J.  
 DAUGHERTY; Et al., Defendants

To: UNKNOWN HEIRS, SUCCES-  
 SORS, ASSIGNS AND ALL PERSONS,  
 FIRMS OR ASSOCIATIONS CLAIM-  
 ING RIGHT, TITLE OR INTEREST  
 FROM OR UNDER KIMBERLY J.  
 DAUGHERTY Defendant(s), 181 BAR-  
 NETT STREET, WASHINGTON, PA  
 15301

COMPLAINT IN MORTGAGE FORE-  
 CLOSURE

You are hereby notified that Plaintiff,  
 HSBC BANK USA, N.A., AS TRUSTEE  
 ON BEHALF OF ACE SECURITIES  
 CORP. HOME EQUITY LOAN TRUST  
 AND FOR THE REGISTERED HOLD-  
 ERS OF ACE SECURITIES CORP.  
 HOME EQUITY LOAN TRUST, SE-  
 RIES 2006-ASAP3, ASSET BACKED  
 PASS-THROUGH CERTIFICATES, has  
 filed a Mortgage Foreclosure Complaint  
 endorsed with a Notice to Defend, against  
 you in the Court of Common Pleas of  
 WASHINGTON County, PA docketed to  
 No. C-63-CV-2022-4996, seeking to fore-  
 close the mortgage secured on your prop-  
 erty located, 181 BARNETT STREET,  
 WASHINGTON, PA 15301.

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 Complaint and Notice are  
 served, by entering a written appearance  
 personally or by attorney and filing in  
 writing with the Court your defenses 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 other 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 TELEPHONE THE OFFICE  
 SET FORTH BELOW. THIS OFFICE  
 CAN PROVIDE YOU WITH INFOR-  
 MATION ABOUT HIRING A LAW-  
 YER.

IF YOU CANNOT AFFORD TO  
 HIRE A LAWYER, THIS OFFICE MAY  
 BE ABLE TO PROVIDE YOU WITH  
 THE INFORMATION ABOUT AGEN-  
 CIES THAT MAY OFFER LEGAL  
 SERVICES TO ELIGIBLE PERSONS  
 AT A REDUCED 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 liability  
 company  
 ATTORNEYS FOR PLAINTIFF  
 Jenine Davey, Esq. ID No. 87077  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906

**TPR NOTICES****PUBLIC NOTICE****IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION****IN RE: TAYLAYAH THOMPSON  
a/k/a TAYLAYAH ALEXIS-  
MARCILLE THOMPSON****D.O.B. 7/15/2016, Place of Birth:  
Allegheny County, Pennsylvania****MALE CHILD OF: Cassandra Bryant  
a/k/a Cassandra L. Bryant a/k/a Cas-  
sandra Lynn Bryant a/k/a Cassie Bryant  
a/k/a Kathleen A. Bryant a/k/a Sandra  
Bryant a/k/a Cassandra Ryant and  
Larry Thompson a/k/a Larry Edward  
Thompson a/k/a Larry Edward Thomp-  
son II a/k/a Larry Thompson II a/k/a  
Larry Edward Thompson III a/k/a Lar-  
ry Thompson 2 a/k/a Larry E. Thomp-  
son 2.****NO: 63-21-0670**

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents, Cassandra Bryant a/k/a Cassandra L. Bryant a/k/a Cassandra Lynn Bryant a/k/a Cassie Bryant a/k/a Kathleen A. Bryant a/k/a Sandra Bryant a/k/a Cassandra Ryant and Larry Thompson a/k/a Larry Edward Thompson a/k/a Larry Edward Thompson II a/k/a Larry Thompson II a/k/a Larry Edward Thompson III a/k/a Larry Thompson 2 a/k/a Larry E. Thompson 2, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on November 10, 2022, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Tenisha Brown, Caseworker  
Washington County Children & Youth  
Social Service Agency  
95 West Beau Street Suite 300  
Washington, PA 15301  
Telephone: (724) 228-6884

WCR Vol 103 Issue 14

**PUBLIC NOTICE****IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION****IN RE: TAYSHAWN BEDILLION  
a/k/a TAYSHAWN DAVID  
BEDILLION,****D.O.B. 6/13/2015, Place of Birth:  
Allegheny County, Pennsylvania****MALE CHILD OF: Cassandra Bryant  
a/k/a Cassandra L. Bryant a/k/a Cas-  
sandra Lynn Bryant a/k/a Cassie Bry-  
ant a/k/a Kathleen A. Bryant a/k/a  
Sandra Bryant a/k/a Cassandra Ryant****NO: 63-21-0670**

Take notice that a Petition for Involuntary Termination of Parental Rights of Mother, Cassandra Bryant a/k/a Cassandra L. Bryant a/k/a Cassandra Lynn Bryant a/k/a Cassie Bryant a/k/a Kathleen A. Bryant a/k/a Sandra Bryant a/k/a Cassandra Ryant, will be presented to the Orphans' Court

of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on November 10, 2022, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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Tenisha Brown, Caseworker  
Washington County Children & Youth  
Social Service Agency  
95 West Beau Street  
Suite 300  
Washington, PA 15301  
Telephone: (724) 228-6884

## SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, NOVEMBER 4, 2022 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

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

### CARROLL

**U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust**

vs

**MICHELLE CARTER AND TERRY CARTER**

**DOCKET #: 2022-2715  
JUDGEMENT: \$103,474.83**

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

Address: 101 WATSON DRIVE, MONONGAHELA, PA 15063  
Tax #: 130-011-01-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

### CECIL

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

vs

**SHERRET AUSTIN, Known Surviving Heir of ROSE BROWN and UNKNOWN SURVIVING HEIR OF ROSE BROWN**

**DOCKET #: 2022-157  
JUDGEMENT: \$101,750.59**

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

Address: 640 REDWOOD DRIVE, MCDONALD, PA 15057  
Tax #: 140-006-04-07-0005-00 & 140-006-04-01-0004-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**CHARTIERS**

**VILLAS OF ARDEN MILLS  
CONDOMINIUM ASSOCIATION**

**vs  
AUDREY L. REARDON**

**DOCKET #: 2021-1638  
JUDGEMENT: \$6,918.14**

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

Address: 511 FAIR MEADOW DRIVE,  
WASHINGTON, PA 15301

Tax #: 170-018-02-00-0001-08F

Improvements: Residential Dwelling

Attorney: BRANDT, MILNES & REA,  
(412) 255-6500

WCR Vol 103 Issues 12,13,14

**EAST FINLEY (Cont'd)**

**LOANCARE, LLC**

**vs  
THOMAS FURMANEK AND STEF-  
FANIE J. FURMANEK**

**DOCKET #: 2022-3323  
JUDGEMENT: \$116,735.59**

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

Address: 367 HAWTHORNE ROAD,  
CLAYSVILLE, PA 15323

Tax #: 270-002-00-00-0002-01

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**EAST FINLEY**

**PNC BANK, NATIONAL ASSOCIA-  
TION S/B/M National City Mortgage, a  
Division of National City Bank of  
Indiana C/O PNC Bank, N.A.**

**vs  
MARK PHILLIPS JR. AND  
AMANDA CASS**

**DOCKET #: 2020-877  
JUDGEMENT: \$151,410.44**

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

Address: 1670 PLEASANT GROVE  
ROAD, CLAYSVILLE, PA 15323

Tax #: 270-010-00-00-0007-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611

WCR Vol 103 Issues 12,13,14

**NORTH BETHLEHEM**

**PNC BANK, NATIONAL  
ASSOCIATION**

**vs  
UNKNOWN HEIRS and/or ADMINIS-  
TRATORS TO THE ESTATE OF  
JAMES D. SMITH, ET AL**

**DOCKET #: 2021-7603  
JUDGEMENT: \$41,886.95**

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

Address: 102 BEATTY LANE, SCEN-  
ERY HILL, PA 15360

Tax #: 490-024-00-00-0013-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611

WCR Vol 103 Issues 12,13,14



**NORTH CHARLEROI****PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**ALEX ANDERSON, REECE ANDERSON,  
ROMAN ANDERSON AND SA-  
RAH ANDERSON, KNOWN HEIRS  
OF IAN P. ANDERSON, DECEASED,  
ET AL****DOCKET #: 2021-7188  
JUDGEMENT: \$60,282.88**In the Commonwealth of Pennsylvania,  
Washington County, North Charleroi  
Borough;Address: 564 CONRAD AVENUE,  
NORTH CHARLEROI, PA 15022  
Tax #: 500-006-00-01-0014-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG &  
HALLER, (717) 234-4178WCR Vol 103 Issues 12,13,14**NORTH FRANKLIN****SLOVENIAN SAVINGS & LOAN  
ASSOCIATION OF CANONSBURG,  
PENNSYLVANIA**

vs

**KEVIN S. MORGAN****DOCKET #: 2022-2294  
JUDGEMENT: \$57,839.34**In the Commonwealth of Pennsylvania,  
Washington County, North Franklin  
Township;Address: 170 NOKOMIS DRIVE,  
WASHINGTON, PA 15301  
Tax #: 510-003-04-02-0013-00

Improvements: Residential Dwelling

Attorney: GREENLEE, DERRICO &  
POSA, (724) 225-7660WCR Vol 103 Issues 12,13,14**SMITH****NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS BANK**

vs

**JOHN M. MARIANO AND  
GEORGIA L. MARIANO****DOCKET #: 2022-3228  
JUDGEMENT: \$136,345.89**In the Commonwealth of Pennsylvania,  
Washington County, Smith Township;Address: 74 COWDEN ROAD, BUR-  
GETTSTOWN, PA 15021  
Tax #: 570-030-00-00-0004-09

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C.,  
(412) 281-4333WCR Vol 103 Issues 12,13,14**SMITH (Cont'd)****WELLS FARGO BANK, N.A.  
vs  
JAMES M. RUBIN****DOCKET #: 2022-3572  
JUDGEMENT: \$116,233.92**In the Commonwealth of Pennsylvania,  
Washington County, Smith Township;Address: 1495 SMITH TOWNSHIP  
STATE ROAD, BURGETTSTOWN, PA  
15021  
Tax #: 570-031-00-00-0018-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611WCR Vol 103 Issues 12,13,14

**STRABANE**

**RBC BANK (GEORGIA), N.A.**

**vs**

**MICHAEL KUNA a/k/a MICHAEL  
STEPHEN KUNA and UNITED  
STATES OF AMERICA, c/o United  
States Attorney Western District of  
Pennsylvania**

**DOCKET #: 2019-5066  
JUDGEMENT: \$479,912.64**

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

Address: 6 KINGSWOOD COURT,  
WASHINGTON, PA 15301  
Tax #: 600-001-03-00-0010-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**WASHINGTON**

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

**vs**

**MINDY M. BATES AND WILLIAM  
GALLO**

**DOCKET #: 2022-2293  
JUDGEMENT: \$58,436.03**

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

Address: 1130 SYCAMORE STREET,  
WASHINGTON, PA 15301  
Tax #: 770-046-00-01-0001-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**WASHINGTON (Cont'd)**

**WASHINGTON SCHOOL DISTRICT**

**vs**

**JOSH PASSIOTTI**

**DOCKET #: 2012-2923  
JUDGEMENT: \$9,414.71**

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

Address: 1030 IDAHO STREET, WASH-  
INGTON, PA 15301  
Tax #: 770-024-00-05-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14