

Address: 3535 COUNTRY CLUB
DRIVE, WASHINGTON, PA 15301
Tax #: 600-004-00-00-0015-00, 600-004-
00-00-0015-07, 600-004-00-00-0015-08,
600-004-00-00-0015-09, 600-004-19-00-
0033-00 & 600-004-18-00-0032-00 (6)

Improvements: Residential Dwelling

Attorney: STONER LAW OFFICES
LLC, 412-515-0939

WCR Vol 105 Issues 47,48,49

UNION

**FINANCE OF AMERICA REVERSE
LLC**

vs

ELEANOR J. McCROSSIN BEYNON
a/k/a ELEANOR J. BEYNON

DOCKET #: 2024-8319

JUDGEMENT: \$200,268.41

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

Address: 42 NORTON DRIVE, FINLEY-
VILLE, PA 15332

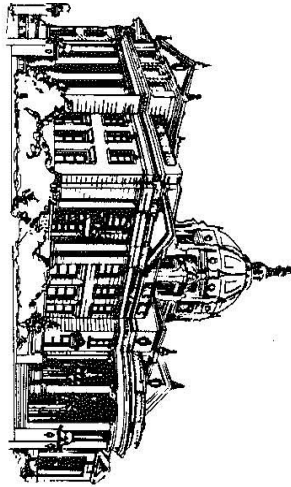
Tax #: 640-010-00-00-0019-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA



ESTATE NOTICES**FIRST PUBLICATION****Berdine, Jr., Kenneth J.**

Late of Washington
Washington Co., PA
File No. 63-25-0768

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: Bernadette Berdine, 753 E. National Pike, Washington, PA 15301
Attorney: Michele P. Conti, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

WCR Vol 105 Issues 48,49,50

Burke, Jr., Charles Theodore

a/k/a Charles T. Burke, Jr.
Late of Oklahoma
Washington Co., PA
File No. 63-25-0644

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: Robin Sue Boswell, 11214 N. 143rd East Ave., Owasso, OK 74055; Beth Ann Henry, 3008 SW 132nd Place, Oklahoma City, OK 73170
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 48,49,50

Caleffe, Penelope S.

Late of Canton Twp.
Washington Co., PA
File No. 63-24-5568

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 J. Caleffe a/k/a Robert John Caleffe, 305 Crescent Dr., Washington, PA 15301
Attorney: Paul J. Giuffre, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

WCR Vol 105 Issues 48,49,50

Diaz, Margaret

Late of Charleroi Borough
Washington Co., PA

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

Executrix: Charlene Diaz, 188 Lilly St., Lowber, PA 15660
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 48,49,50

Harvey, Shirley Mae

a/k/a Shirley M. Harvey
Late of Canonsburg
Washington Co., PA
File No. 63-24-1444

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: Cheryl A. Kolacynski, 232 Columbia Dr., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 48,49,50

Tax #: 460-002-00-00-0004-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NEW EAGLE**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**M.M. as believed Heir and/or
Administrator fo the Estate of
PAUL T. MORSE, ET AL**

**DOCKET #: 2024-6315
JUDGEMENT: \$32,738.04**

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

Address: 424 MAIN STREET, NEW EAGLE, PA 15067

Tax #: 480-012-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NORTH FRANKLIN**FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL**

vs

LISA A. WHITE

**DOCKET #: 2024-8686
JUDGEMENT: \$120,389.77**

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

Address: 444 FRANKLIN FARMS ROAD, WASHINGTON, PA 15301
Tax #: 510-002-14-03-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NORTH STRABANE

**US BANK TRUST NATIONAL
ASSOCIATION, not in its individual**

**capacity but solely as Owner Trustee
for VRMTG ASSET TRUST**

vs

**RENEE L. ROBINSON AND THE
UNITED STATES OF AMERICA**

**DOCKET #: 2025-278
JUDGEMENT: \$244,420.60**

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

Address: 1026 HIGHLAND DRIVE,
CANONSBURG, PA 15317
Tax #: 520-013-23-00-0022-00

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

NORTH STRABANE (Cont'd)

**U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL**

vs

UNKNOWN HEIRS, Successors, Assigns and all Persons, Firms or Associations Claiming Right, Title or Interest from or under DIANNE S. SCOTT, Deceased

**DOCKET #: 2023-1203
JUDGEMENT: \$81,169.04**

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

Address: 570 WEST McMURRAY ROAD, CANONSBURG, PA 15317
Tax #: 520-001-02-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

SOUTH STRABANE

**GRAND AVENUE INVESTMENTS
LP SERIES 3 AND OTAF LLC**

vs

J. ANGELIDES ENTERPRISES LP

**DOCKET #: 2024-3408
JUDGEMENT: \$2,218,740.76**

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

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 458 8TH STREET, DONORA,
PA 15033
Tax #: 240-017-00-01-0011-00

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

WCR Vol 105 Issues 47,48,49

DONORA (Cont'd)

ROCKET MORTGAGE, LLC
f/k/a QUICKEN LOANS, LLC
f/k/a QUICKEN LOANS INC.

vs

TRAVIS ZAGATA

DOCKET #: 2024-5738
JUDGEMENT: \$39,197.69

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 404 8TH STREET, DONORA,
PA 15033
Tax #: 240-016-00-03-0009-00

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

WCR Vol 105 Issues 47,48,49

EAST BETHLEHEM

NATIONSTAR MORTGAGE, LLC

vs

TRACY ANDERSON

DOCKET #: 2025-375
JUDGEMENT: \$96,067.14

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

Address: 5 MARKET STREET, FRED-
ERICKTOWN, PA 15333
Tax #: 260-013-00-01-0010-00

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

WCR Vol 105 Issues 47,48,49

ELLSWORTH

U.S. BANK TRUST NATIONAL
ASSOCIATION, as Trustee of

IGLOO SERIES V TRUST
vs
MICHAEL E. CHILDS AND
SAMANTHA CICCIO

DOCKET #: 2024-551
JUDGEMENT: \$65,064.93

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

Address: 35 MAPLE STREET, ELLS-
WORTH, PA 15331
Tax #: 310-019-00-01-016-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 105 Issues 47,48,49

MONONGAHELA

CITIZENS BANK, N.A.

vs

JOSHUA M. BAGIACKAS AND
MERISSA R. BAGIACKAS

DOCKET #: 2024-6608
JUDGEMENT: \$49,535.79

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

Address: 1102 LAWTON STREET, MO-
NONGAHELA, PA 15063
Tax #: 440-026-00-01-0019-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

MOUNT PLEASANT (PARTIALLY **IN CANTON TWP)**

FEDERAL HOME LOAN
MORTGAGE CORPORATION,
ET AL

vs

RICHARD A. CROWLEY AND
GINGER L. CROWLEY

DOCKET #: 2023-6777
JUDGEMENT: \$437,596.16

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant and
Canton Townships;

Address: 469 LYNN PORTAL ROAD,
WASHINGTON, PA 15301

Lavrich, Courtney Marie
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 Administrator or
attorney, and all persons indebted to the
decedent to make payment to the Admin-
istrator without delay.

Administrator & Attorney: Brian F. Lev-
ine, Esq., Levine Law, LLC, 22 E Grant
St., New Castle, PA 16101-2279

WCR Vol 105 Issues 48,49,50

Mavrich, Kenneth J.

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

Executrix: Katie E. Green, 2011 Dantry
Dr., Canonsburg, PA 15317
Attorney: Angela D. Kusturiss, Esq.,
Kusturiss Law Firm, 12 N. Jefferson
Ave., Canonsburg, PA 15317

WCR Vol 105 Issues 48,49,50

McFeely, Marlene
a/k/a Marlene M. McFeely

a/k/a Marlene Beck

a/k/a Marlene M. Beck

Late of Bentleyville Borough
Washington Co., PA

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

Executor: Robert A. Gavazzi, 3 Wesley
St., Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 48,49,50

Napolitan, Leanna Agnes
a/k/a Leanna Napolitan
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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executrix
without delay.

Executrix: Carol Lyn Cianci, 49 Little
Creek Rd., Marianna, PA 15345
Attorney: Thomas O. Vreeland, Esq.,
Bassi, Vreeland & Associates, P.C., 62 E.
Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 48,49,50

Nicksick, Catherine Joyce

a/k/a Catherine J. Nicksick

a/k/a Catherine Nicksick

Late of Burgettstown

Washington Co., PA

File No. 63-25-0750

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

Executor: Jeanine M. Fahnestock, 240
Overlook Dr., Pittsburgh, PA 15228
Attorney: Robert C. Shanahan, Esq., 328
Lucilla St., Pittsburgh, PA 15218

WCR Vol 105 Issues 48,49,50

Rihmland, Marion

a/k/a Marion G. Rihmland

Late of Canonsburg Borough

Washington Co., PA

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

Executrix: Janine Rihmland a/k/a Janine

Kunigunde Rihmland c/o
Attorney: Nora C. Peace, Esq., Pittsburgh
Estate Law P.C., 1501 Mt. Royal Blvd.,
Glenshaw, PA 15116

WCR Vol 105 Issues 48,49,50

Sims, Audrey R.
a/k/a Audrey Ruth Sims
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: Steven D. Sims, 115 Hallam Ave., Washington, PA 15301
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 48,49,50

Tharp, Mary Ann
Late of Canonsburg Borough
Washington Co., PA
File No. 63-25-0741

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: Michael John Tharp, 8695 Peebles Rd., Pittsburgh, PA 15237
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 48,49,50

Tonecha, Joseph J.
a/k/a Joseph John Tonecha
Late of Venetia
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

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

Executrix: Joy Marlene Lamars, 305 McMurray Rd., Pittsburgh, PA 15241

WCR Vol 105 Issues 48,49,50

Wright, C. Kenneth
a/k/a Clyde Kenneth Wright
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 Co-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Lisa Marie Calchary nka Lisa Marie Deehan, 81 Via Verona, Palm Beach, FL 33418; Teresa Lynn Terrian, 28 Macallen Lane, Unit #9, Triadelphia, WV 26059,
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

WCR Vol 105 Issues 48,49,50

SECOND PUBLICATION

Abreu, Mary E.
Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-1593

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: Linda S. Kozlovich, 28 Robin Rd., Wildwood, FL 34785
Attorney: Christian E. Sesek, Esq., Higinbotham Law Offices, 68 South Beeson Blvd., Uniontown, PA 15401

WCR Vol 105 Issues 47,48,49

JUDGEMENT: \$4,353.85

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

Address: 1484 YORKTOWNE DRIVE, LAWRENCE, PA 15055

Tax #: 140-012-17-00-0004-00A

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CECIL (Cont'd)

WELLS FARGO BANK, N.A.

vs

GREG OSBORNE, as believed Heir and/or Administrator for the Estate of KIMBERLY J. PIXLEY, ET AL

DOCKET #: 2024-8542

JUDGEMENT: \$100,058.96

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

Address: 1195 VALLEY VIEW DRIVE, LAWRENCE, PA 15055

Tax #: 140-012-14-00-0010-00E

Improvements: Residential Dwelling

Attorney: THE MANLEY LAW FIRM LLC, 614-220-5611

WCR Vol 105 Issues 47,48,49

CHARLEROI

NATIONSTAR MORTGAGE, LLC

vs

ELIZABETH WRAI SANDLER a/k/a ELIZABETH SANDLER

DOCKET #: 2024-3715

JUDGEMENT: \$109,124.91

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

Address: 100 LOOKOUT AVENUE, CHARLEROI, PA 15022

Tax #: 160-031-00-02-0020-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CHARTIERS

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as Owner Trustee for RCAF ACQUISITION TRUST

vs

JAMES W. SMEARMAN AND JAMIE H. CARDWELL

DOCKET #: 2024-2785

JUDGEMENT: \$217,598.21

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

Address: 440 MCCLANE FARM ROAD, WASHINGTON, PA 15301

Tax #: 170-017-01-02-0012-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

DEEMSTON

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

vs

UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under KYLE NEVLING, Deceased, ET AL

DOCKET #: 2023-3409

JUDGEMENT: \$179,532.51

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

Address: 329 BARNARD ROAD, FREDERICKTOWN, PA 15333

Tax #: 220-002-00-00-0026-00 & 220-002-00-00-0024-02 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

DONORA

PNC BANK, NATIONAL ASSOCIATION

vs

HEATHER ASHLEY

DOCKET #: 2024-5375

JUDGEMENT: \$49,392.84

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, JULY 11 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)

BURGETTSTOWN

U.S. BANK NATIONAL ASSOCIATION, as Indenture Trustee, for the Holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3

vs

**MATTHEW MANGES AND
CHRISTINA L. MANGES**

**DOCKET #: 2019-902
JUDGEMENT: \$106,513.32**

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

Address: 14 SHADY AVENUE, BURGETTSTOWN, PA 15021

Tax #: 070-023-00-00-0019-00 & 070-023-00-00-0020-00 (2)

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 47,48,49

CANTON

**GITSIT SOLUTIONS, LLC F/K/A
KONDAUR CAPITAL CORP.**

vs

WILLIAM C CHUBA

**DOCKET #: 2024-5737
JUDGEMENT: \$157,703.27**

In the Commonwealth of Pennsylvania, Washington County, Canton Township;
Address: 4 DOGWOOD DRIVE, WASH-

INGTON, PA 15301

Tax #: 120-008-06-00-0003-02

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 47,48,49

CECIL

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

vs

DENNIS J. WILLIAMS, ET AL

**DOCKET #: 2022-53
JUDGEMENT: \$294,870.41**

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

Address: 112 MAWHINNEY ROAD, CECIL, PA 15321

Tax #: 140-007-00-00-0052-01

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 47,48,49

CECIL (Cont'd)

GEORGETOWN ESTATES HOME-OWNERS ASSOCIATION

vs

MILDRED BUMA MEYERS

DOCKET #: 2024-2719

Beall, James

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

Administratrix: April Renae Tedrow, 1005 Costille Run Rd., Clarksville, PA 15322

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

_____ WCR Vol 105 Issues 47,48,49

Cipa, Florence S.

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

Co-Executor: Patricia A. Drake, 4 High St., Monessen, PA 15062, Richard S. Cipa, 404 Castner Ave., Donora, PA 15033
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., PO Box 1, Charleroi, PA 15022

_____ WCR Vol 105 Issues 47,48,49

Curry, Doris Arlene

a/k/a Arlene Curry
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: John Taylor, 3378 Millers Run

Rd., Cecil, PA 15321

_____ WCR Vol 105 Issues 47,48,49

Escareno, Ann M.

a/k/a Ann Margaret Escareno
Late of Washington Co., PA
File No. 63-25-0734

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: Dawna E. Mozes, 528 Franklin Ave., Canonsburg, PA 15317

Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Suite 112, McMurray, PA 15317

_____ WCR Vol 105 Issues 47,48,49

Lloyd, Diane Lyn

a/k/a Diane Lloyd
Late of North Strabane
Washington Co., PA
File No. 63-25-0551

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: Jennifer Lloyd c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

_____ WCR Vol 105 Issues 47,48,49

Mercer, Albert Lyle

a/k/a Albert L. Mercer
Late of Washington
Washington Co., PA
File No. 63-25-00496

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: Carolyn Sue Mercer, 312 Wolf Ave., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 47,48,49

Miller, Jr., Charles W.

a/k/a Charles Wayne Miller, Jr.
Late of Marianna
Washington Co., PA
File No. 63-25-0706

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

Administrator: Brian C. Miller, 2428 Martindale Road, Marianna, PA 15345
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 47,48,49

Pagano, Susan Ann

a/k/a Susan A. Pagano
Late of Washington
Washington Co., PA

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

Administratrix: Leah Pagano, 945 Donnan Ave., Washington, PA 15301

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Tkalcevic, Nick

a/k/a Nicholas Tkalcevic
Late of Burgettstown
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: Kathy E. Shea a/k/a Kathy Elaine Shea, 442 Tavistock Blvd., Had-donfield, NJ 08033

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THIRD PUBLICATION

Altieri, Sylvia K.

a/k/a Sylvia Altieri
Late of Meadow Lands
Washington Co., PA
File No. 63-25-0661

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 C. Altieri c/o
Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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Barszczowski, Stella Jane

a/k/a Stella J. Barszczowski
Late of Finleyville
Washington Co., PA
File No. 63-24-00353

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 L. LoCastro, 35 Poplar St., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

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Day, Jr., Stephen C.

a/k/a Stephen Charles Day, Jr.
Late of South Strabane Twp.
Washington Co., PA

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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

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

Southwestern Pennsylvania Legal Aid Services
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

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CORPORATION NOTICES

PETITION FOR INCORPORATION OF WEST ALEXANDER BOROUGH

NOTICE IF HEREBY GIVEN that on April 22, 2025, a Petition for Incorporation of West Alexander Borough was filed in the Court of Common Pleas of Washington County, No. CV-2025-01882, praying for a decree from the Court: establishing a borough advisory committee to advise the Court; to conduct a hearing thereafter; to determine that the proposed borough incorporation is supported by a preponderance of the evidence; to certify the question of incorporation to the board of elections for Washington County for a referendum vote of the residents of the proposed borough; and to enter a final decree granting the Petition of Incorporation.

Notice hereof shall be filed for four consecutive weeks, during which time exceptions may be filed to the Petition with the Court by any person interested.

Copies of the Petition may be obtained from the Court of Common Pleas of Washington County, or from the undersigned.

Ronald V. Santora, Esq.
Bresset & Santora, LLC
1188 Wyoming Avenue
Forty Fort, PA 18704
rsantora@bressetsantora.com

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Articles of Incorporation Nonprofit Corporation

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on the 10th day of April, 2025 with respect to a nonprofit corporation, Brownlee Georgetti Legacy Fund, Inc., which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purposes for which said corporation is organized is: religious, charitable, scientific, literary and educational purposes with the scope of Section 501(c)(3) of the Internal Revenue

Code of 1986, as amended, Joanne L. Parise, Atty., 420 Duquesne Blvd., 16th Fl., Pittsburgh, PA 15222.

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REAL PROPERTY NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
NO.: CV-2025-01136

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING, Plaintiff,
vs.

Carlos Samuel Torres, as believed Heir and/or Administrator to the Estate of Samuel E. Torres; Unknown Heirs, and/or Administrators to the Estate of Samuel E. Torres; Enid Torres, as believed Heir and/or Administrator to the Estate of Samuel E. Torres; Eunice Torres-Delmer, as believed Heir and/or Administrator to the Estate of Samuel E. Torres, Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Samuel E. Torres

You are hereby notified that Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. CV-2025-01136, seeking to foreclose the mortgage secured by the real estate located at 209 South Jefferson Avenue, Canonsburg, PA 15317.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court

File No. 63-25-0669

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: Lori A. D'Alesio Day, 1217 Willowbrook Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

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Hall, Cecil R.

Late of Canonsburg
Washington Co., PA
File No. 63-24-0461

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: Gayle E. Carley, 4031 South Dakota Ave. NE, Washington, DC 20018

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Kemp, Sr., Daniel A.

Late of McDonald
Washington Co., PA
File No. 63-25-0523

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

Administrators: Daniel A. Kemp, Jr. 5019 Hudson Ave., McDonald, PA 15057, Dayna Kemp, 10207 Green Grass Rd., Charlotte, NC 28227
Attorney: John M. Hartzell, Esq., Houston Harbaugh, 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005

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Mainiero, Linda L.
a/k/a Linda Mainiero
Late of Peters
Washington Co., PA
File No. 63-25-00509

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: Susan M. Cafaro a/k/a Susan M. Carfaro, 5 Walker Ave., Carnegie, PA 15106

Attorney: Paul J. Giuffre, Jones Gregg Creehan & Gerace, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

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Manion, Marilyn P.

Late of Canonsburg
Washington Co., PA
File No. 63-25-0671

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: Kelly Lynn Manion Hillebrand a/k/a Kelly Manion Hillebrand c/o Attorney: Gabrielle N. Morella, Esq. Morella & Associates, A Professional Corporation, 706 Rochester Rd., Pittsburgh, PA 15237

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Phillips, William

a/k/a William Wade Phillips
a/k/a William W. Phillips
Late of Township of Carroll
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: Robert Wollenberg c/o

Attorney: Michael W. Nalli, Esq., Nalli, Elias & Assoc., PC, 150 Pleasant Dr., Ste. 101, Aliquippa, PA 15001

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Racunas, Sophie J.

a/k/a Sophie Jean Racunas

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

Co-Executrix: Constance A. Vonsik, 339 Rose Ave., Harrison City, PA 15636, Cynthia Jean Racunas, 107 Butternut Dr., McDonald, PA 15057

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

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Raymer, Andrea A.

a/k/a Andrea Amelia Raymer

Late of Canonsburg

Washington Co., PA

File No. 63-25-0555

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

Executor: Matthew R. Coleman, 249 Jonquil Place, Pittsburgh, PA 15228

Attorney: James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

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Raymer, Dennis D.

a/k/a Dennis Dwight Raymer

Late of Canonsburg

Washington Co., PA

File No. 63-25-00604

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

decedent to make payment to the Administrator without delay.

Administrator: Matthew Coleman, 249

Jonquil Place, Pittsburgh, PA 15228

Attorney: James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

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Ropele, Jr., Herman Andrew

a/k/a Herman A. Ropele, Jr.

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: Justin N. Ropele, 3201 Melton

St. North, St. Petersburg, FL 33704

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

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Soma, Charles G.

a/k/a Charles George Soma

Late of Muse

Washington Co., PA

File No. 63-25-0593

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

Executrix: Carol Ann Schlieper, 3440

Fawn Valley Lane, Finleyville, PA 15332

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

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Thompson, Betty J.

a/k/a Betty Jane Thompson

Late of Monongahela

Washington Co., PA

File No. 63-25-0603

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

NAME CHANGE NOTICES

Change of Name Notice

Notice is hereby given that on the date of March 24th, 2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-1910 by the petitioner, **Shayne Alexander Lankey**, for a change of name to **Shayne Alexander Garrett**.

The court has fixed the date of June 30th, 2025 and time of 9:00AM in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

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Change of Name of a Minor

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. CV-2025-02083

In re: Petition of **Raegan Tenza**, a minor, by the Petitioner, Jason Hedglen natural parent or guardian, for change of name to Raegan Tenza-Hedglen

To all persons interested: Notice is hereby given that an Order of Said Court authorized the filing of said Petition and fixed the date of September 17, 2025 and time of 9:00 a.m. in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

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

Administrator: Michael Scott Thompson, 6737 Old Garden Rd., Fennville, MI 49408

Attorney: McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

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Tiernan, Jr., Albert

Late of Roscoe

Washington Co., PA

File No. 63-25-00553

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: Alice Bryand, 1051 Garden

Club Way, Leland, NC 28451

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

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Ward, Sr., Robert Lee

Late of Washington

Washington Co., PA

File No. 63-24-0510

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: Anna Elizabeth Moore

AKA Libby Moore AKA Dr. Libby

Moore c/o

Attorney: Joseph M. Olimpi, Esq., 1000 3rd Street, Suite 3, Beaver, PA 15009

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