

ESTATE NOTICES**FIRST PUBLICATION****Antonelli, Michael**

Late of Vestaburg, East Bethlehem 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: Nicholas Antonelli, 5200 Windsor Blvd., Mechanicsburg, PA 17055

Attorney: Adam J. Belletti, Esq., Pollock Morris Beletti & Simms, LLC, 54 South Washington St., Waynesburg, PA 15370-2036

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Armstrong, Sueli Aparecida

a/k/a Sueli A. Armstrong
a/k/a Aparecida Da Silva Armstrong
Late of North Strabane
Washington Co., PA
File No. 63-24-1002

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 George Armstrong c/o
Attorney: L. Dawn Haber, Esq., Akman & Assoc., LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 105 Issues 44,45,46

Beck, Matthew L.

Late of Washington
Washington Co., PA
File No. 63-25-0489

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: David A. Beck a/k/a David Austin Beck, 618 Buchanan St., Arlington, VA 22203

Attorney: John H. Prorok, Esq., MBM Law, 424 S. 27th St., Suite 210, Pittsburgh, PA 15203

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Capozzi, Gloria F.

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

Executor: John E. Capozzi, Jr., 100 Altadena Dr., Pittsburgh, PA 15228

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Clark, Pauline

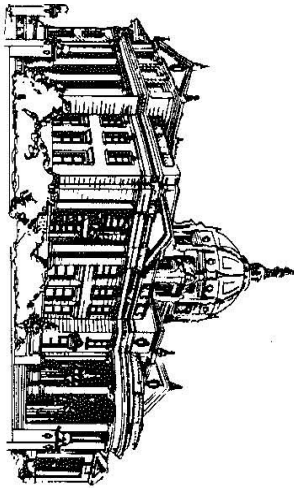
a/k/a Paula Clark
Late of Roscoe
Washington Co., PA
File No. 63-22-1881

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: Paula Jansante aka Paula Clark Jansante, 3289 Route 40, Fredericktown, PA 15333

Attorney: Timothy J. Chiappetta, Esq., 444 Liberty Ave., Suite 1000, Pittsburgh, PA 15222

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SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA

WASHINGTON COUNTY REPORTS
Vol. 105 No. 44 – MAY 15, 2025
119 South College Street, Washington, PA 15301

Donovall, Neal W.
Late of Smith Twp.
Washington Co., PA
File No. 63-25-00375

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: Chrissie Welsh, 1212 Cross Creek Rd., Burgettstown, PA 15021, Robin Pompe, 914 Cross Creek Rd., Burgettstown, PA 15021,
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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Pratt, Babara Eva
a/k/a Babara E. Pratt
Late of Venetia
Washington Co., PA
File No. 63-25-0595

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: Arthur William Ritter, III, 118 Highvue Dr., Venetia, PA 15367, Steven Charles Pratt, PO Box 194, Poolersville, MD 20837
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Whiteman, Lester David
a/k/a Lester Whiteman
Late of Canonsburg
Washington Co., PA
File No. 63-25-00573

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: Ruth Gina Ashcraft, 114 Wayside Dr., Fairmont, WV 26554
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 West McMurray Rd., McMurray, PA 15317

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SECOND PUBLICATION

Baker, Charles D.
a/k/a Charles David Baker
Late of Washington
Washington Co., PA
File No. 63-25-0437

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 D. Baker, 208 E. Buffalo Church Rd., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Crile, Joseph William
Late of Marianna
Washington Co., PA
File No. 63-25-0384

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: Bonnie S. Crile, 478 Dividing Ridge Rd., Waynesburg, PA 15370
Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 E. Maiden St.,

Washington, PA 15301
WCR Vol 105 Issues 43,44,45

Dateo, Suzanne M.
Late of Washington
Washington Co., PA
File No. 103-25-0459

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 Francis Dateo, 410 Woodland Circle, Lynchburg, VA 24502
Attorney: Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Dr., Suite 210, Pittsburgh, PA 15220

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Dorisio, Donald K.
a/k/a Donald Kenneth Dorisio
Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-25-0543

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 M. Dorisio, 305 McClay Rd., Washington, PA 15301, Susan Roule, 487 Vankirk Ridge Rd., Washington, PA 15301,
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

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Elliott, Janet P.
Late of McMurray
Washington Co., PA
File No. 63-25-0342

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: Janet S. Palek, 140 E. Edgewood Dr., McMurray, PA 15317
Attorney: Stefanie L. Pate, Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

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Martincic, Janice Ann
a/k/a Janice A. Martincic
Late of Meadowlands
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-Administrator or attorney, and all persons indebted to the decedent to make payment to the Co-Administrator without delay.

Co-Administrator: Wesley D. Martincic, 401 W. Pike St., Canonsburg, PA 15317, Frank Joseph Martincic, 400 Barnickel St., Meadowlands, PA 15347,
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Neidermeyer, Richard A.
Late of Washington
Washington Co., PA
File No. 63-25-0559

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: Karen Thomas, 152 Robsart Place, Kenilworth, IL 60043

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Newborn, Gloria C.

Late of Canonsburg
Washington Co., PA
File No. 63-25-0506

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: Paul T. Newborn, 29 Mount View Dr., Burgettstown, PA 15021
Attorney: Michele P. Conti, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

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Phillips, Gary Michael

a/k/a Gary M. Phillips
Late of Peters 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 & Attorney: Charles A. J. Halpin, III, Esq., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110

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Pope, Mary Ann

Late of Borough of Marianna
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: Danielle Topper, 15 Stage St., Clarksville, PA 15322

Attorney: Lukas B. Gatten, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

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Ricker, Arlene A.

a/k/a Arlene Ann Ricker
Late of Canonsburg
Washington Co., PA
File No. 63-25-0522

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

Executrix: Kimberly A. Bellamy, 4612 Sango Rd., Clarksville, TN 37043
Attorney: John M. Smith, Esq., Smith Butz LLC, 88 Center Church Rd., McMurray, PA 15317

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Teagarden, Bernard R.

Late of Venetia
Washington Co., PA
File No. 63-25-0230

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: Kerry A. Fraas a/k/a Kerry Alan Fraas, 1420 Fallen Timber Rd., Ste. 100, Elizabeth, PA 15037

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Thompson, Linda G.

a/k/a Linda Galloway Thompson
a/k/a Linda Thompson
Late of City of Washington
Washington Co., PA
File No. 63-25-0511

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

TRUST NOTICE**Decedent's Trust
Administration Notice**

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living Trust, in which administration proceedings commenced. The named Trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Hansen, Caryl L. Revocable Trust, deceased March 22, 2025, of Peters Township, Washington County, Pennsylvania, Craig L. Hansen, Trustee, c/o David J. DelFiandra, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

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THIRD PUBLICATION**Baker, Cindy Lou**

a/k/a Cindy L. Baker
a/k/a Cindy Baker
Late of Washington
Washington Co., PA
File No. 63-25-0434

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: Kelly David Baker, 208 E. Buffalo Church Rd., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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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: Colleen M. Bonus c/o
Attorney: Stephanie M. Sewak, Esq., Law Office of Stephanie M. Sewak, P.C., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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Warren, John Michael

a/k/a John M. Warren
Late of Chartiers Twp.
Washington Co., PA
File No. 63-25-0297

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 & Attorney: Lane M. Turturice, Esq., Turturice & Associates, LLC, 70 E. Wheeling St., Washington, PA 15301

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West, Edwin 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: Maureen A. Baker, 3664 Bufalo Creek Rd., Avella, PA 15312
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Bof, Janet M.

a/k/a Janet Marie Bof
Late of North Franklin Twp.
Washington Co., PA

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

Executrix: Gloria T. Lorenzato, 128 Ohio St., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

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Callough, Anita G.

Late of Bulger
Washington Co., PA
File No. 63-25-0488

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 Pankowski, 571 Creek Rd., Bulger, PA 15019-2035
Attorney: Pro Sec David Pankowski, 571 Creek Rd., Bulger, PA 15019-2035

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Chemento, James R.

a/k/a James Robert Chemento
Late of Canonsburg
Washington Co., PA
File No. 63-25-0276

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: Lisa R. Gatto, 1500 Wildflower Circle, Apt. 202, Washington, PA 15301

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

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DeAugustine, Francis P.

a/k/a Frank P. DeAugustine
a/k/Francis Peter DeAugustine
Late of Peters 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 CTA or attorney, and all persons indebted to the decedent to make payment to the Administratrix CTA without delay.

Administratrix CTA: Kathy Morris-DeAugustine, 150 Marion Dr., McMurray, PA 15317
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

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Harnen, Mark C.

a/k/a Mark Christopher Harnen
Late of
Washington Co., PA
File No. 63-25-0513

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: Jane Harnen, 161 Vista Dr., Canonsburg, PA 15317
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

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Hildebrand, Phyllis J.

Late of Morris 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: Linda Case c/o

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

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Jankowski, Stephanie

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: Marion Jankowski c/o
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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Kohl, Dottie J.

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

: Murry James Kohl a/k/a Murry J. Kohl c/o

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

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Lehew, Anita M.

a/k/a Anita M. Contino a/k/a Anita M. Bell

Late of Prosperity
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: Michael A. Lehew, 545 Hiawatha Rd., Prosperity, PA 15329
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

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Lewis, Delmar Howard

Late of North 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 Co-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: Carrie A. Sullivan
Brian D. Lewis c/o
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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

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Morgan, Patrick G.

a/k/a Patrick Gerald Morgan, Sr.
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: Monique Renee Morgan, 1727 E. Hunter Ave., Bloomington, IN 47401
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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Roberts, Jean C.
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: Susan L. Zahand, 263 Davidson Dr., Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Sciullo, Anthony Nicholas
a/k/a Anthony N. Sciullo aka Tony Sciullo
Late of Canonsburg
Washington Co., PA
File No. 63-25-0438

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: Tian Hua Buxton aka Tian Hua Sciullo c/o
Attorney: Reganne M. McMichael, Esq., Anderson Law Firm, LLC, 429 Fourth Ave., Ste. 602, Pittsburgh, PA 15219

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Shaffer, Lucille M.
Late of Amwell 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: Brown H. Shaffer, Jr., 6 Ankrom Rd., Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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Shiflet, Dennis E.
a/k/a Dennis E. Shiflet, St.
Late of Speers 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 attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Dennis E. Shiflet, Jr., 1107 Fayette Ave., Belle Vernon, PA 15012
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Wilson, John Allen
a/k/a John Wilson
a/k/a Jack Wilson
Late of Claysville
Washington Co., PA
File No. 6325-0538

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 Allen Wilson, 60 County Park Rd., Avella, PA 15312

Attorney: Kevin M. Hanley, Esq., 367 Indian Ridge Dr., Moon Twp., PA 15108

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Zanardini, Carl Lee
a/k/a Carl L. Zanardini
Late of Stockdale
Washington Co., PA
File No. 63-24-1830

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: Lydia A. Zanardini, 148 Bow St., Stockdale, PA 15483
Attorney: Matthew M. Nichols, Esq., The Nichol Law Group, 560 Rugh Street, Suite 150, Greensburg, PA 15601

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TRUST NOTICE

CHEMENTO, JAMES R.

TRUST ADMINISTRATION NOTICE

The following decedent died maintaining a Revocable Living Trust in which administration proceedings commenced. The named trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or her attorney, and all persons indebted to the decedent make payments to said trustee without delay. The James R. Cemento Revocable Trust, deceased February 22, 2025.

Lisa R. Gatto, Trustee
1500 Wildflower Circle
Apt. 202
Washington, PA 15301

Emmanuel S. Anthou, Esq.
165 McClelland Road
Canonsburg, PA 15317

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MISCELLANEOUS NOTICES

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION – No.: 2025-2086

POLA DARLENE LOWE v. JOANN M. MELONE and The Estate of Dolores S. Nicholas

NOTICE OF FILING OF COMPLAINT IN CIVIL ACTION

TO: JOANN S. MELONE

A Petition to Involuntarily Transfer the title of a 2014 Honda CRV with Vehicle Identification Number 2HKRM4H70EH649795 has been filed and a hearing has been scheduled for the 10th of June, 2025 in Courtroom #6 of the Washington County Courthouse before the Honorable Michael J. Lucas.

If you are the record owner or an owner claiming a right to title to the vehicle and want to be heard in this matter, you must file an answer to the petition or appear at the hearing. **If you do not file an answer or appear at the hearing, the court may proceed without you and you may lose your rights to the vehicle.**

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 County Bar Association 119 South College Street Washington, PA 15301 Phone: 724-225-6710 Summit Legal Aid Society 10 West Cherry Avenue Washington, PA 15301 724-225-6170

KEITH OWEN CAMPBELL
Attorney at Law
31 North Main Street
Washington, PA 15301

WCR Vol 105 Issue 44

IN THE COURT OF
COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA

In the Matter of Samuel S. Pangburn
(Attorney Registration No. 10823)

Civil Division No. 5829 of 2020

NOTICE OF CONSERVATORSHIP

By Order dated October 6, 2020, the Court of Common Pleas appointed Thomas P. Agrafiotis, Esquire, as Conservator for the files of Samuel S. Pangburn (deceased).

If you are a current or former client, please call Thomas P. Agrafiotis, Esquire, Conservator, at (724) 489-9523 or send an e-mail to melenyzerandagrafiotis@comcast.net within 45 days to retrieve your files. All unclaimed files will be destroyed in a secure manner in accordance with Rule 322 of the Pennsylvania Rules of Disciplinary Enforcement.

If you believe the Law Office of Samuel S. Pangburn is holding monies that belong to you, please contact Conservator Agrafiotis immediately. Any monies remaining in the accounts of Attorney Pangburn may be paid over to the Pennsylvania Lawyers Fund for Client Security.

If you are in need of substitute counsel, you can contact the:

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

E-mail: wcbawashcobar.org
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WCR Vol 105 Issue 44

CORPORATION NOTICE

**FOREIGN REGISTRATION
STATEMENT**

Avilamb, Inc.

NOTICE is hereby given that a Foreign Registration Statement has been filed with the Department of State of the Commonwealth of Pennsylvania on or about April 7, 2025, under 15 Pa.C.S. 412 for **Avilamb, Inc.** The registered office in Pennsylvania is located at 2400 Ansys Drive, Suite 102, Canonsburg, PA 15317.

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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, JUNE 6 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)

CANONSBURG

**WINTRUST MORTGAGE,
A DIVISION OF BARRINGTON
BANK & TRUST COMPANY, N.A.**

vs

TERREE L. REIHNER

**DOCKET #: 2023-5581
JUDGEMENT: \$80,801.01**

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg Borough;
Address: 261 VINE STREET, CANONSBURG, PA 15317
Tax #: 110-040-00-01-0022-00
Improvements: Residential Dwelling
Attorney: LOGS LEGAL GROUP LLP

WCR Vol 105 Issues 42,43,44

CANTON

SERVBANK, SB

vs

**CHRISTOPHER L. JOHNSON
a/k/a CHRISTOPHER JOHNSON
AND BRIANNA MOORE**

**DOCKET #: 2024-6396
JUDGEMENT: \$154,121.40**

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 3140 JEFFERSON AVENUE,
WASHINGTON, PA 15301
Tax #: 120-004-00-00-0011-02
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC

WCR Vol 105 Issues 42,43,44

CHARLEROI

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**JOHN W. JACOBS AND
RACHEL W. ROMAN**

**DOCKET #: 2024-4712
JUDGEMENT: \$54,546.58**

In the Commonwealth of Pennsylvania,
Washington County, XX Borough;
Address: 811 PROSPECT AVENUE,
CHARLEROI, PA 15022
Tax #: 160-009-00-02-0022-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.

CHARTIERS

**FREEDOM MORTGAGE
CORPORATION**

vs

**JAMES M. RICHEY A/K/A JAMES
RICHEY AND CAROL RICHEY**

**DOCKET #: 2024-7258
JUDGEMENT: \$156,526.85**

In the Commonwealth of Pennsylvania,
Washington County, Chartiers Township;
Address: 512 REGENT STREET, HOUSTON, PA 15342
Tax #: 170-016-01-04-0009-00 & 170-016-01-04-0008-00

Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC

WCR Vol 105 Issues 42,43,44

EAST BETHLEHEM**NATIONSTAR MORTGAGE, LLC****vs****UNKNOWN HEIRS, Successors,
Assigns and all Persons, Firms, or
Associations Claiming Right, Title or
Interest From or Under MARY A.
SULLENBERGER and MARTIN
SULLENBERGER, Deceased
Mortgagors and Owners****DOCKET #: 2023-6669****JUDGEMENT: \$54,908.93**In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;Address: 115 CENTER STREET,
MILLSBORO, PA 15348

Tax #: 260-006-00-02-0022-00

Improvements: Residential Dwelling

Attorney: ALBERTELLI LAW

WCR Vol 105 Issues 42,43,44**INDEPENDENCE****U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL****vs****BONNIE McKEE****DOCKET #: 2024-7503****JUDGEMENT: \$64,938.57**In the Commonwealth of Pennsylvania,
Washington County, Independence Town-
ship;Address: 6 BROWARSKY BOULE-
VARD, AVELLA, PA 15312

Tax #: 370-003-02-00-0018-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC

WCR Vol 105 Issues 42,43,44**MONONGAHELA****U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, ET AL****vs****UNKNOWN HEIRS, Successors,
Assigns, and all Persons, Firms, or
Associations, Claiming Right, Title, or
Interest From or Under
ANN JORDAN, Deceased
Mortgagor and Owner****DOCKET #: 2024-3845****JUDGEMENT: \$167,139.69**In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;Address: 545 PARK AVENUE, MO-
NONGAHELA, PA 15063

Tax #: 420-028-00-00-0004-00

Improvements: Residential Dwelling

Attorney: ALBERTELLI LAW

WCR Vol 105 Issues 42,43,44**MOUNT PLEASANT****REAL TIME RESOLUTIONS, INC****vs****MELISSA DAMI a/k/a
MELISSA A. DAMI****DOCKET #: 2024-8258****JUDGEMENT: \$91,251.05**In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant
Township;Address: 224 CHERRY VALLEY
ROAD, MCDONALD, PA 15057Tax #: 460-016-00-00-0037-00 & 460-016
-00-00-0038-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, LLCWCR Vol 105 Issues 42,43,44**PETERS****U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, ET AL****vs****JOYCE LYN DIETRICH a/k/a
JOYCE L. DIETRICH heirs, ET AL****DOCKET #: 2024-577****JUDGEMENT: \$130,643.64**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;
Address: 102 BROOKE DRIVE, VENE-
TIA, PA 15367

Tax #: 540-002-00-00-0040-25C

Improvements: Residential Dwelling

Attorney: ALBERTELLI LAW

WCR Vol 105 Issues 42,43,44**UNION****CITIZENS BANK, N.A.
S/B/M TO CITIZENS BANK OF
PENNSYLVANIA****vs****MARY HULLEY KARLEK, Personal****Representative of the Estate of OLGA
R. HULLEY, DECEASED****DOCKET #: 2022-3213****JUDGEMENT: \$140,205.10**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 172 COAL BLUFF ROAD,
FINLEYVILLE, PA 15332

Tax #: 640-008-00-00-0069-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY
JAVARDIAN, LLCWCR Vol 105 Issues 42,43,44**WASHINGTON****U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL****vs****GDC INVESTMENTS LLC****DOCKET #: 2024-3395****JUDGEMENT: \$98,721.37**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 668 1/2 ADDISON STREET,
WASHINGTON, PA 15301

Tax #: 780-010-00-03-0008-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP

WCR Vol 105 Issues 42,43,44**WASHINGTON****CITIZENS BANK, N.A. f/k/a
RBS CITIZENS NA****vs****ADAM SYKORA****DOCKET #: 2024-4346****JUDGEMENT: \$88,592.47**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 447 SECOND STREET,
WASHINGTON, PA 15301

Tax #: 770-004-00-02-0011-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, LLCWCR Vol 105 Issues 42,43,44**WASHINGTON****U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL****vs****TAMMY ZINK, In Her Capacity as
Heir of NANCY J. LAWSON, ET AL****DOCKET #: 2019-5507****JUDGEMENT: \$126,237.19**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 735 ALLISON AVENUE,
WASHINGTON, PA 15301

Tax #: 770-008-00-01-0007-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC

WCR Vol 105 Issues 42,43,44**WEST BETHLEHEM****LOANDEPOT.COM, LLC****vs****THOMAS SCHUBERT****DOCKET #: 2024-6869****JUDGEMENT: \$358,600.33**In the Commonwealth of Pennsylvania,
Washington County, West Bethlehem
Township;Address: 174 ADAMSON ROAD, MA-
RIANNA, PA 15345Tax #: 660-011-00-00-0023-00 & 660-011
-00-00-0001-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.

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