



WASHINGTON COUNTY REPORTS
Vol. 105 No. 42 – MAY 1, 2025
119 South College Street, Washington, PA 15301

ESTATE NOTICES

FIRST 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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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. Shflet, 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. Chemento 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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SECOND PUBLICATION

Bartina, Joseph R.

a/k/a Joseph Richard Bartina
Late of Charleroi
Washington Co., PA
File No. 63-25-0359

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: Joseph C. Grodz, 424 5th St., California, PA 15419
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Batz, Barbara J.

Late of McMurray
Washington Co., PA
File No. 63-25-0301

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 K. Broman, 2808 Birmingham Dr., Pittsburgh, PA 15241-3905
Attorney: Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228

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Brimmeier, Louise T.

a/k/a Louise Brimmeier
Late of Washington Co., PA
File No. 3162

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 Brimmeier, 599 Madison Blvd., Freedom, PA 15042

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Chapman, Gary D.

Late of Fredricktown
Washington Co., PA
File No. 63-25-0200

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: Leanna J. Chapman a/k/a Leanna Jane Chapman, 105 Lawrence Ave., P.O. Box 593, Fredricktown, PA 15333

Attorney: John R. Headley, Esq., Meyer Law Office, 76 N. Richhill St., Waynesburg, PA 15370

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Cwiklinski, Rose A.

a/k/a Rose Ann Cwiklinski
a/k/a Rose Ann Rutan
a/k/a Rose Ann Bushko
Late of Canonsburg
Washington Co., PA
File No. 63-25-00501

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: Walter J. Bushko, 223 East College St., Canonsburg PA 15317
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

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Dalfol, Harold

a/k/a Harold F. Dalfol
Late of Burgettstown Borough
Washington Co., PA
File No. 63-25-0288

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

Executor: Robert A. Dalfol, Sr., 9 2nd Ave., Burgettstown, PA 15021
Attorney: Daniel P. Johnson, Esq., 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

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Langenbacher, Michael R.

Late of Washington
Washington Co., PA
File No. 63-25-00419

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: Barry Main, 1170 Montclair Rd., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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O'Bosky, Ruth Irene

a/k/a Ruth I. O'Bosky
Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-0429

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: James Edward O'Bosky c/o
Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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Renz, Daniel Martin

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

Executrix: Kathleen A. Renz, 72 Sabo Road, Hickory, PA 15340
Attorney: Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Rd., Suite 206, Pittsburgh, PA 15241

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Schlebusch, Joseph

Late of McDonald Borough
Washington Co., PA
File No. 63-25-0441

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: Walter John Schlebusch, 8527 Nobletown Rd., McDonald, PA 15057
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Ste. 101, McDonald, PA 15057

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Stack, John R.

a/k/a John Robert Stack
a/k/a John R. Stack, Jr.
Late of Borough of Canonsburg
Washington Co., PA
File No. 63-25-0463

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: Nicole M. Lane, 17 Woodbridge Dr., Bethel Park, PA 15102
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 41,42,43

Wertzberger, Kathryn A.

Late of Canonsburg
Washington Co., PA
File No. 63-25-0349

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 Francis Wertzberger
a/k/a Robert F. Wertzberger, 1044 McLaughlin Run, Bridgeville, PA 15017
Attorney: Stephen J. Taczak, Esq., Taczak Law Office LLC, 12 N. Jefferson Ave.,

TRUST NOTICE

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TRUST NOTICE

WALTER V. SPOTTE REVOCABLE TRUST DATED December 23, 1997, as amended, the last surviving Trustee, Walter V. Spotte, died March 2, 2025, late of Collier County, Naples, Florida, now deceased, having created the Walter V. Spotte Revocable Trust and having appointed Bradley M. Bassi, as Successor Trustee.

Notice is hereby given to all persons having claims against this Trust or who are indebted to said Trust to make known the same to the Successor Trustee, Bradley M. Bassi. All persons indebted to this Trust are required to make payment without delay to the Successor Trustee.

SUCCESSOR TRUSTEE
BRADLEY M. BASSI
Bassi, Vreeland & Associates, P.C.
62 E. Wheeling Street
Washington, PA 15301

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THIRD PUBLICATION

Beatty, Mona Lou

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

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Cryblskey, Noralynn

a/k/a Noralynn B. Cryblskey
a/k/a Noralynn B. Cryblesky
Late of Canonsburg
Washington Co., PA

File No. 63-25-0400

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: Kristy Cryblskey, 270 Vine St., Canonsburg, PA 15317
Attorney: Aaron M. Tomczak, Esq., Business Legal, 5021 Nobletown Rd., Oakdale, PA 15071

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Funk, Patricia D.

a/k/a Patricia Darlene Funk
Late of Washington
Washington Co., PA

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

Executrix: Cynthia T. Paulding aka Cynthia Taylor Paulding, 7136 Michigan Ave., Pittsburgh, PA 15218
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., 111 Fallowfield Ave., Charleroi, PA 15022

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Gasmire, Wilma L.

a/k/a Wilma Gasmire
a/k/a Wilma Loraine Gasmire
Late of Houston
Washington Co., PA
File No. 63-25-00461

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: Donald Gasmire aka Donald William Gasmire, 202 E. Grant St., Hou-

ston, PA 15342, Kevin Gasmire aka Kevin Lee Gasmire, 230 E. Pike St., Houston, PA 15342,
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

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Gonciarz, Robert F.

Late of Canonsburg
Washington Co., PA
File No. 63-24-1523

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: Barbara Sokolowski, 4763 Clark St., Hamburg, NY 14075
Attorney: Lindsey J. Conan, Esq., Conan Law Offices, LLC, 755 N. Monroe St., Media, PA 19063

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Guest, James R.

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

Administratrix: Cynthia A. Derrico a/k/a Cynthia Ann Derrico, 429 Woodland Rd., Canonsburg, PA 15317

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

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Harris, James Duncan

a/k/a James D. Harris
Late of California
Washington Co., PA
File No. 63-24-1713

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 Harris, 218 Ellsworth St., California, PA 15419
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Herriott, Timothy C. W.

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

Administratrix: Stephanie E. Herriott, 140 Jollick Manor, Washington, PA 15301
Attorney: David E. Schwager, Esq., 183 Market St. #100, Kingston, PA 18704-5444

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Koskoski, Kathryn T.

Late of Finleyville
Washington Co., PA

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

Executrix: Teresa A. Day aka Teresa Ann Day c/o
Attorney: Douglas L. Price, Esq., 227 Tech Road, Pittsburgh, PA 15205

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Kudarnoski, Hilda D.

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: William M. Kudarnoski, Jr. aka William Michael Kudarnoski, 10 Beagle Club Rd., Washington, PA 15301
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 40,41,42

Lindley, Raymond H.

Late of Eighty-Four
Washington Co., PA

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

Executrix: Kara L. Czerniak, 173 Valley View Dr., Rostraver Twp. PA 15012
Attorney: Howard F. Murphy, Esq., 426 Wray Large Rd., Jefferson Hills, PA 15025

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McManus, Jerry Lee

a/k/a Jerry L. McManus
Late of Brownsville
Washington Co., PA
File No. 63-25-0401

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: Dorothy Lemonovich, 123 Mia Dr., Uniontown, PA 15401
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Phillips, Wilma Marie

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

Co-Executors: Randall G. Phillips, 15 S Bridge Rd., Prosperity PA 15329, Sandra D. Marstellerm, 6 Shaffer Lane, West Alexander, PA 15376,
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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Ritchie, Lillian J.

a/k/a Lillian June Ritchie
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: Becky L. Holsopple, 28 Orchard Lane, Monongahela, PA 15063
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Skokut, Mary Irene

a/k/a Mary I. Skokut
Late of Monongahela
Washington Co., PA
File No. 63-25-00427

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 Skokut, 5093 Marc Dr.,

Nashville, TN 37211
 Attorney: Andrew M. Kuzma, Esq., 200
 Second Ave., Elizabeth, PA 15037

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Zober, George

Late of California
 Washington Co., PA
 File No. 63-25-0309

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: Gene Zober, 1226 West Chester Pike, Apt. D12, Havertown, PA 19083
 Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA

WCR Vol 105 Issues 40,41,42

TRUST NOTICE

NOTICE is hereby given of the administration of the Harriet F. Beck Trust UDT March 14, 1995. Harriet F. Beck, settlor of the trust, of Nottingham Township, County of Washington, and Commonwealth of Pennsylvania, died on February 16, 2025. All persons having claims against Harriet F. Beck are requested to make known the same to the trustee or attorney named below. All persons indebted to Harriet F. Beck are requested to make payment without delay to the trustee or attorney named below.

Janet B. Kennedy, Trustee
 1015 Sugar Run Road
 Eighty Four, PA 15330

Pecori & Pecori, Attorneys at Law
 7051 Steubenville Pike, Suite 7
 Oakdale, PA 15071

WCR Vol 105 Issues 40,41,42

REAL PROPERTY NOTICES

IN THE COURT OF COMMON PLEAS
 OF WASHINGTON COUNTY
 PENNSYLVANIA

NOTICE OF PETITION FOR THE
 APPOINTMENT OF A
 CONSERVATOR

CIVIL DIVISION NO.: 2024-4628

ARTHUR B. DELCORO, Petitioner,
 vs.

UNKNOWN HEIRS, EXECUTORS
 AND/OR ADMINISTRATORS OF
 THE ESTATE OF HERMAN W.
 FISCH, JR., DECEASED, Respondent.

NOTICE

To: Unknown Heirs, Executors and/or
 Administrators of the Estate of
 Herman W. Fisch, Jr., Deceased

There has been an action for a Petition for the Appointment of a Conservator for property located at 30 Sycamore Street, Muse, PA 15350. The parcel number for the property in question is 140-009-02-05-0034-00.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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.

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

Southwestern Pennsylvania
 Legal Aid Society
 16 Cherry Avenue
 Washington, PA 15301
 (724) 225-6170

WCR Vol 105 Issue 42

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

WCR Vol 105 Issues 42,43,44,45

PRELIMINARY ORDER SETTING HEARING DATE

CV-2025-00909

AND NOW, to wit this 16th day of April, 2025 upon consideration of the foregoing Petition Requesting Approval of a Private Sale of Real Estate by the Bethlehem Center School District it is hereby ORDERED, ADJUDGED and DECREED that the within matter be set for hearing on the 13th day of May, 2025 at 9:30 o'clock A.M. before the Judge then presiding over such motions and that notice be duly advertised in the Washington County Bar Association Legal Journal and the Observer Reporter once a week for three (3) consecutive weeks and that notice be posted on the property and in the vicinity of the property in accordance with Section 707 of the Public School Code of 1949, as amended, 24 P.S. §7-707.

WCR Vol 105 Issues 41,42,43

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 **FRI-DAY 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 prop-erties 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 Bor-
ough;
Address: 261 VINE STREET, CAN-
ONSBURG, 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, HOU-
STON, 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 15057
Tax #: 460-016-00-00-0037-00 & 460-016-
-00-00-0038-00

Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, LLC

WCR 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.

WCR Vol 105 Issues 42,43,44