

**ESTATE NOTICES****FIRST PUBLICATION****Amatangelo, Jr., Robert R.**

a/k/a Robert Amatangelo  
Late of Donora  
Washington Co., PA  
File No. 63-23-1353

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 Amatangelo, 8784 Shadowglen Dr., North Charleston, SC 29420  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 10.11.12

**Barcala, John S.**

Late of Union Twp.  
Washington Co., PA  
File No. 63-23-1388

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: Laura Burgess a/k/a Laura A. Burgess, 3206 Shelley Dr., South Park PA 15129

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

WCR Vol 104 Issues 10.11.12

**Barcala, Joanne M.**

Late of Union Twp.  
Washington Co., PA  
File No. 63-22-1203

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: Laura Burgess a/k/a Laura A. Burgess a/k/a Laura Ann Burgess, 3206 Shelley Dr., South Park, PA 15129  
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 10.11.12

**Blackwell, Terry William**

a/k/a Terry W. Blackwell  
Late of Washington  
Washington Co., PA  
File No. 63-23-1437

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 K. Blackwell, 44 Locust St., Moundsville, WV 26041  
Attorney: Christopher K. Blair, Esq., MBA, 3200 Main St., Weirton, WV 26062

WCR Vol 104 Issues 10.11.12

**Desiderio, Jr., Michael Joseph**

Late of Washington  
Washington Co., PA  
File No. 63-23-1467

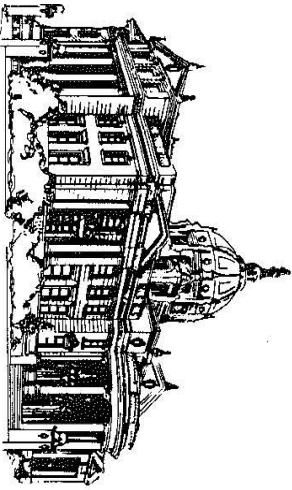
The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Beverly I. Desiderio a/k/a Beverly I. Ackley, 190 Elm St., Washington, PA 15301

**WASHINGTON COUNTY REPORTS**

**Vol. 104, No.10 SEPTEMBER 21, 2023**

**119 South College Street, Washington, PA 15301**



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

Attorney: Jamie M. Drennen, Esq., 444  
Liberty Ave., Ste. 2200, Pittsburgh, PA  
15222

WCR Vol 104 Issues 10,11,12

**Donley, David G.**

a/k/a David Grover Donley  
a/k/a David Donley  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-23-1157

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: Julie D. Peno a/k/a Julie Ann Donley-Peno, 192 Dodd Dr., Washington, PA 15301, David H. Donley a/k/a David Hamilton Donley, 540 Potomac Dr., Washington, PA 15301,  
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 10,11,12

**Jurczak, Frank A.**

Late of Charleroi  
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: Karen L. Jurczak c/o  
Attorney: David E. Schwager, Esq., 183  
Market St., Suite 100, Kingston, PA  
18704-5444

WCR Vol 104 Issues 10,11,12

**McCamant, Bruce L.**

a/k/a Bruce Lynn McCamant  
Late of Washington City  
Washington Co., PA  
File No. 63-2023-1446

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: Cynthia Tshudy c/o  
Attorney: E. Richard Young, Jr. Esq., 1248  
W.Main St., Ephrata, PA 17522

WCR Vol 104 Issues 10,11,12

**McCluskey, Thomas R.**

a/k/a Thomas Robert McCluskey  
Late of Cecil  
Washington Co., PA  
File No. 02-23-1389

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: Tamara Lynn Peggau c/o  
Attorney: Matthew Kikta, Esq., 954 Green-  
tree Rd., Pittsburgh, PA 15220

WCR Vol 104 Issues 10,11,12

**Mocek, Eve**

Late of Washington  
Washington Co., PA  
File No. 63-23-1483

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: Patricia Ann Hartenbach, 105  
Little John Dr., McMurray, PA 15317  
Attorney: Michael C. Cruny, Esq., Sweat  
Law Offices, 375 Valley Brook Rd., Ste.  
112, McMurray, PA 15317

WCR Vol 104 Issues 10,11,12

**Peterson, Thomas**

a/k/a Thomas Gerald Peterson  
Late of Burgettstown  
Washington Co., PA  
File No. 63-22-1923

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: JoAnne Bokulich, PO Box 425,  
Midway, PA 15060  
Attorney: Loretta Kendall, Esq., 364 E.  
Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 10,11,12

**Piatt, Edward A.**

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: Matthew D. Piatt, 636  
Waynesburg Rd., Washington, PA 15301  
Attorney: Marjorie A. Marotta, Esq.,  
Brzustowicz & Marotta, P.C., 4160 Wash-  
ington Rd., Ste. 208, McMurray, PA  
15317

WCR Vol 104 Issues 10,11,12

**Pizzica, Sandra Lee**

Late of Monongahela  
Washington Co., PA

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

Administrator: Kelliann Pizzica-Rhodes,  
611 Meade St., Monongahela, PA 15063  
Attorney: Blane A. Black, Esq., 223 Sec-  
ond St., Monongahela, PA 15063

WCR Vol 104 Issues 10,11,12

**Shields, Nance W.**

a/k/a Nancy Ward Shields  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Richard G. Shields, Jr., 2970  
Laurel Circle, Centerton, AR 72719  
Attorney: Marjorie A. Marotta, Esq.,  
Brzustowicz & Marotta, P.C., 4160 Wash-  
ington Rd., Ste. 208, McMurray, PA  
15317

WCR Vol 104 Issues 10,11,12

**Teacher, Paul T.**

Late of East Bethlehem Borough  
Washington Co., PA

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

Administrator: Kenneth L. Teacher, 403  
Hunt Club Dr., Greensburg, PA 15601  
Attorney: Christopher Michael Simms,  
Esq., Pollock Morris Belletti & Simms  
LLC, 54 South Washington St., Waynes-  
burg, PA 15370

WCR Vol 104 Issues 10,11,12

**Welshans, Sandra O.J.**

a/k/a Sandra Ora Jane Welshans  
Late of Burgettstown  
Washington Co., PA  
File No. 01197 of 2023

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: Anita Welshans & Debra Taylor, 45 Perkins Ln., Burgettstown, PA 15021

Attorney: Gregory Diulus, Esq., 4898 Campbells Run Rd., #3, Pittsburgh, PA 15205

WCR Vol 104 Issues 10.11.12

## SECOND PUBLICATION

### **Beckley, Mary K.**

Late of Fallowfield 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: Deborah Danter, 222 Williamsburg Dr., Elizabeth, PA 15037  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 9.10.11

### **Brem, David L.**

Late of McMurray  
Washington Co., PA  
File No. 63-23-1370

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: Charles J. O'Neill, Jr., 37 McMurray Rd., Bldg. 1, Ste. 204, Upper

St. Clair, PA 15241

Attorney: Christine B. Murphy, Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 9.10.11

### **Chambers, Jami M.**

Late of Washington  
Washington Co., PA  
File No. 63-23-1240

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

WCR Vol 104 Issues 9.10.11

### **Clemons, Sr., Robert**

Late of Mt. Pleasant Twp.  
Washington Co., PA  
File No. 63-23-1206

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

Executor: James A. Clemons, 8691 Noblestown Rd., McDonald, PA 15057  
Attorney: Edward J. Morascyzk, Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 9.10.11

### **Dietz, Shirley K.**

Late of Washington Co., PA  
File No. 63-23-1435

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 decedent to make payment to the Executor without delay.

Executor: Janet Madden, 103 Windover Ct., McMurray, PA 15317

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

WCR Vol 104 Issues 9.10.11

### **Dinch, Larry Ronald**

a/k/a Larry R. Dinch  
Late of West Alexander  
Washington Co., PA  
File No. 63-23-1350

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: Thelma L. Toland, 209 Hicks Rd., West Alexander, PA 15376  
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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### **Grande, Michael**

a/k/a Michael Antonio Grande  
a/k/a Michele Grande  
Late of Washington Co., PA  
File No. 63-23-1245

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: Tom Grande a/k/a Gaetano Grande c/o

Attorney: Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782

WCR Vol 104 Issues 9.10.11

### **Pinkerton, Sandra M.**

a/k/a Sandra Marie Pinkerton  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-23-01404

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 M. Antoinette a/k/a Kara Marie Antoinette, 250 Cunningham Rd., West Alexander, PA 15376

Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 9.10.11

### **Riggle, Joy Lorraine**

a/k/a Joy L. Riggle  
Late of South Franklin Twp.  
Washington Co., PA  
File No. 63-23-1377

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: Lorraine Lynn Ritter, 655 Old Post Rd., Prosperity, PA 15329

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

WCR Vol 104 Issues 9.10.11

### **Scabilloni, Alan N.**

Late of Eighty Four  
Washington Co., PA  
File No. 63-21-0443

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: DeAnn Scabilloni, 2059 Southwell Dr., South Park, PA 15129  
Attorney: John F. Hooper, Esq., 4712 Clairton Blvd., Pittsburgh, PA 15236

WCR Vol 104 Issues 9,10,11

**Sensky, Richard Revay**

a/k/a Richard R. Sensky  
Late of City of Washington  
Washington Co., PA  
File No. 63-23-1440

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: Donna Long, PO Box 532, Washington, PA 15301  
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

WCR Vol 104 Issues 9,10,11

**Volker, Dennis**

a/k/a Dennis L. Volker  
Late of New Eagle 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: William N. Volker, 135 Morton St., New Eagle, PA 15067  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 9,10,11

**Walden, Henry L.**

a/k/a Henry Walden  
a/k/a Henry Lee Walden  
Late of Smith Twp.  
Washington Co., PA  
File No. 63-18-0437

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

Administrator: Phyllis Walden, 273 Ostop Rd., Burgettstown, PA 15021

WCR Vol 104 Issues 9,10,11

**Wyrwas, Katherine**

Late of Canonsburg  
Washington Co., PA  
File No. 63-23-1410

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 Ann Flaherty, 1723 Avalon Dr., Hull, MA 02045  
Attorney: Frank D. DeBor, 1065 Brookline Blvd., Pittsburgh, PA 15226

WCR Vol 104 Issues 9,10,11

**Yocca, Frank Joseph**

Late of Township of Peters  
Washington Co., PA  
File No. 63-23-1288

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

Executor: Karen Sue Yocca, 334 Braeburn Dr., McMurray, PA 15317  
Attorney: Branden A. Fulciniti, Esq., 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

WCR Vol 104 Issues 9,10,11

**THIRD PUBLICATION**

**Densen, David Otto**

Late of New Milton, Doddridge Co., WV  
Washington Co., PA  
File No. 63-23-0655

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: Deana L. Densen, New Milton, WV c/o  
Attorney: Lane M. Turturice, Esq., Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 8,9,10

**Johnston, Cheryl A.**

a/k/a Cheryl Ann Johnston  
Late of Buffalo Twp.  
Washington Co., PA  
File No. 63-23-1384

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

Administratrix: Chelsea R. Johnston a/k/a Chelsea Rene Johnston, 1068 Meadowbrook Dr., Canonsburg, PA 15317  
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 8,9,10

**Meier, Eileen E.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-23-1358

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 J. Meier c/o  
Attorney: Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143

WCR Vol 104 Issues 8,9,10

**Sawchuck, Edna Jean**

Late of Chartiers 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: William S. Sawchuck c/o  
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 8,9,10

**Sethman, Jr., William Lee**

Late of Monongahela  
Washington Co., PA

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

Administrator: Timothy Bryce Kelly, 411 9th St., Monongahela, PA 15063  
Attorney: David B. Bassi, Esq., Bassi,

Vreeland & Assoc., P.C., P.O. Box 144,  
111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 8,9,10

**Smalley, Madeleine B.**

a/k/a Madeleine Barbara Smalley  
a/k/a Madeleine Roule  
a/k/a Madeleine Barbara Roule Smalley  
Late of Marianna 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: Norman Thomas Roule, 7815  
Crownhurst Ct., McLean, VA 22102  
Attorney: David S. Posner, Esq., Goldfarb,  
Posner, Beck, DeHaven & Drewitz, 62 E.  
Wheeling St., Ste. 101, Washington, PA  
15301

WCR Vol 104 Issues 8,9,10

**Southern, Sr., James Austin**

a/k/a James A. Southern, Sr.  
Late of Hickory  
Washington Co., PA  
File No. 63-23-0740

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: E.J. Julian, Esq.,  
Julian Law Firm, 71 N. Main St., Washing-  
ton, PA 15301

WCR Vol 104 Issues 8,9,10

**Walters, Linda**

a/k/a Linda Marie Walters  
Late of Donora 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: Aaron T. Walters, 3517 Route  
136, Finleyville, PA 15332  
Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 8,9,10

**SCHOOL PROPERTY  
AUCTION NOTICE**

**LEGAL NOTICE-  
PUBLIC AUCTION**

On Tuesday, October 17, 2023, beginning at 3 o'clock p.m., a public auction of the Property formerly known as the Laboratory School, located at 99 Manse Street, in the Township of South Strabane, Washington County, Pennsylvania, owned by the Trinity Area School District will be conducted. Persons interested in bidding on the property may participate in person, at the Property, or on-line; information as to on-line bidding is available on the School District's website. All bidders are required to pre-register between 2 o'clock and 3 o'clock p.m. on the date of the auction.

Video footage of the Property's exterior, and photographs of the Property's interior, are also available on the School District's website. Prospective bidders may also tour the building on Wednesday, October 11, 2023, beginning at 9:30 am to 11 am by making prior arrangements by Tuesday, October 10, 2023 with Mr. Taylor Hott, Director of Fiscal Services at 724-223-2000 ext 7117.

The property is being offered in "AS IS" condition and any resultant Agreement of Sale and Deed of Conveyance will include a clause indicating that the Property will automatically revert to the School

District if it is ever used to educate any student in grades K through 12.

Bidders are advised that a Buyer's premium of 10% of the anticipated accepted bid price will be in effect. Bidders are also advised that 10% of the bid price, and the Buyer's premium must be paid at the conclusion of the auction, or within 24 hours for on-line bidders, with the balance paid within 60 days, and that any such bid must be officially approved by the Board of School Directors at a public meeting.

The School District reserves the right to reject any and all bids.

WCR Vol 104 Issues 10,11,12

**REAL PROPERTY NOTICES**

U.S. BANK NATIONAL ASSOCIATION,  
as trustee for American General Mortgage  
Loan Trust 2009-1, American General  
Mortgage Pass-Through Certificates, Series  
2009-1

PLAINTIFF  
VS.

Brian Chalfont, known Heir of William T.  
Chalfont, deceased and Brent Chalfont,  
known Heir of William T. Chalfont, de-  
ceased and Brooke Schultz, known Heir of  
William T. Chalfont, deceased and Brittney  
Chalfont, known Heir of William T. Chal-  
font, deceased and Unknown Heirs, Suc-  
cessors, Assigns and All Persons, Firms or  
Associations Claiming Right, Title or Inter-  
est from or under William T. Chalfont, de-  
ceased

DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
WASHINGTON COUNTY

NO: C-63-CV-2023-1049

NOTICE OF SHERIFF'S SALE OF REAL  
PROPERTY

TO:

Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claim-

ing Right, Title or Interest from or under  
William T. Chalfont, deceased

284 Scott Lane  
Venetia, PA 15367

Your house (real estate) at:

284 Scott Lane, Venetia, PA 15367  
Parcel ID: 1540-002-00-00-0040-34C

is scheduled to be sold at Sheriff's Sale at  
<https://washington.pa.realforeclose.com>  
on November 3, 2023 at 10:00AM to  
enforce the court judgment of  
\$104,402.66 obtained by U.S. BANK  
NATIONAL ASSOCIATION, as trustee  
for American General Mortgage Loan  
Trust 2009-1, American General Mort-  
gage Pass-Through Certificates, Series  
2009-1 against you.

NOTICE OF OWNER'S RIGHTS  
YOU MAY BE ABLE TO PREVENT  
THIS SHERIFF'S SALE

To prevent this Sheriff's Sale you must  
take immediate action:

The sale will be cancelled if you pay  
back to U.S. BANK NATIONAL ASSO-  
CIATION, as trustee for American Gen-  
eral Mortgage Loan Trust 2009-1, Amer-  
ican General Mortgage Pass-Through  
Certificates, Series 2009-1 the amount of  
the judgment plus costs or the back pay-  
ments, late charges, costs, and reasonable  
attorneys fees due. To find out how  
much you must pay, you may call: LOGS  
Legal Group, LLP, (610) 278-6800.

PLEASE NOTE a Schedule of Distribu-  
tion will be filed by the Sheriff on a date  
specified by the Sheriff not later than  
thirty (30) days after sale. Distribution  
will be made in accordance with the  
schedule unless exceptions are filed  
thereto within 20 days after the filing of  
the schedule.

WCR Vol 104 Issue 10

IN THE COURT OF COMMON  
PLEAS,

WASHINGTON COUNTY,

PENNSYLVANIA

CIVIL DIVISION

No. 2023-1779

Tax Parcel No. 640-011-00-00-0152-01

JAMI HOVANEC, Plaintiff,

vs.  
PAUL P. PARISH, MARY KOSKOSKI,  
and THE HEIRS OF MARY KOSKOSKI,  
Defendants.

**PUBLIC NOTICE TO PAUL P. PARISH AND THE HEIRS OF MARY KOSKOSKI**

**TEN DAY NOTICE OF INTENT TO DEFAULT**

You are in default because you have failed to enter a written appearance personally or by an attorney and you have not filed in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

Lawyer Referral Service  
119 South College Street  
Washington, PA 15301  
724.225.6710

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

Southwestern Pennsylvania  
Legal Aid Society  
10 West Cherry Avenue  
Washington, PA 15301  
724.225.6170

WCR Vol 104 Issue 10

IN THE COURT OF COMMON PLEAS,  
WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No. 2023-1696

Tax Parcel No. 390-006-00-00-0004-01

JAMI HOVANEK, Plaintiff,

vs.

WALTER H. and ROSE ELLEN DALLY, WALTER DALLY, JR. and THE HEIRS OF WALTER H. and ROSE ELLEN DALLY, Defendants.

**PUBLIC NOTICE TO THE HEIRS OF WALTER H. and ROSE ELLEN DALLY**

**TEN DAY NOTICE OF INTENT TO DEFAULT**

You are in default because you have failed to enter a written appearance personally or by an attorney and you have not filed in writing with the court your defenses or objections to the claims set forth against you. Unless you act within ten (10) days from the date of this notice, a judgment may be entered against you without a hearing and you may lose your property or other important rights.

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Southwestern Pennsylvania  
Legal Aid Society  
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Washington, PA 15301  
724.225.6170

WCR Vol 104 Issue 10

**TPR NOTICE**

COURT OF COMMON PLEAS OF  
SOMERSET COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION

To: The alleged birth father, William Dixon of a male child born in Clearfield County, Pennsylvania on April 27, 2007. If you had relations with Amanda Havrilla, approximately nine months prior to the child's birth, you could possibly be the father.

Re: Adoption of G.Z., D.O.B. 04-27-07,  
No. 18 ADOPTION 2022

On September 6, 2023, the Court of Common Pleas of Somerset County terminated your parental rights to male G. Z., and awarded custody of your child to Somerset County Children and Youth Services.

You are also notified that you shall have the right to place and update personal and medical history information, whether or not the medical condition is in existence or discoverable at the time of adoption, or file with the Court and with the Department of Public Welfare pursuant to Section 2905(d) of the Adoption Act, for the purpose of making that information available to the person to be adopted and to the adoptive parents under section 2905(d).

**TO RESPONDENT:  
YOU HAVE THIRTY (30) DAYS FROM THE DATE OF THIS ORDER TO APPEAL THE COURT'S DECISION TO THE PENNSYLVANIA SUPERIOR COURT. IF YOU CANNOT AFFORD AN ATTORNEY, YOU CAN APPLY FOR ASSISTANCE OF COUNSEL AT THE LEGAL AID OFFICE IN SOMERSET, PENNSYLVANIA AT THE FOLLOWING ADDRESS:**

Southwestern Pennsylvania  
Legal Services  
140 East Fairview Street  
Somerset, Pennsylvania 15501  
(814) 445-4516

**UPON THE EXPIRATION OF THE**

**APPEAL PERIOD SET FORTH ABOVE, THE WITHIN ORDER OF TERMINATION OF PARENTAL RIGHTS SHALL BECOME A FINAL ORDER AND ADOPTION PROCEEDINGS MAY THEREAFTER COMMENCE WITHOUT FURTHER NOTICE TO RESPONDENT.**

Melissa Bergman, Assistant Solicitor  
Somerset County Children and Youth Services  
300 North Center Avenue, Suite 220  
Somerset, Pennsylvania 15501  
Telephone: (814) 445-1723

WCR Vol 104 Issue 10

**CORPORATION NOTICE**

Entity / Record Name: **Hilltop Crossing Equestrian Center LLC**

Address: 54 Nasal Lane Finleyville, PA 15332

Entity / Record Type: Domestic Limited Liability Company

Entity / Record ID.: 0013570557

Document Type: Certificate of Organization Limited Liability Company

Document ID: 0013570557

File Date: 09/06/2023

WCR Vol 104 Issue 10

**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, OCTOBER 6, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release 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 description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

**BEALLSVILLE**

**NATIONSTAR MORTGAGE, LLC**  
vs  
**TODD A. FEENEY**

**DOCKET #: 2022-8755**  
**JUDGEMENT: \$61,622.72**

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

Address: 2795 MAIN STREET,  
BEALLSVILLE, PA 15313  
Tax #: 030-010-00-02-0007-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

**BENTLEYVILLE**

**LOANCARE, LLC**  
vs  
**BARBARA M. KEARNS**

**DOCKET #: 2023-1761**  
**JUDGEMENT: \$49,458.61**

In the Commonwealth of Pennsylvania,  
Washington County, Bentleyville Bor-  
ough;

Address: 108 HAZEL STREET, BENT-  
LEYVILLE, PA 15314  
Tax #: 040-019-00-03-0025-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

**CANONSBURG**

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

vs

**MICHAEL McKANNA, Solely as heir**  
**for JANICE UNDEREINER,**  
**DECEASED, ET AL**

**DOCKET #: 2022-5067**  
**JUDGEMENT: \$127,439.18**

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

Address: 613 WOODLAND ROAD,  
CANONSBURG, PA 15317  
Tax #: 100-038-00-01-0015-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-

SOCIATES, LLC, (215) 886-8790

**CANTON**

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

vs

**JAMES ROBLE, Administrator of the**  
**ESTATE OF JOHN EDWARD ROBLE**  
**a/k/a JOHN E. ROBLE, DECEASED**

**DOCKET #: 2023-2670**  
**JUDGEMENT: \$60,875.60**

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

Address: 101 MARRA AVENUE,  
WASHINGTON, PA 15301  
Tax #: 120-011-10-02-0010-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-  
SOCIATES, LLC, (215) 886-8790

WCR Vol 104 Issues 8,9,10

**CECIL**

**CARRINGTON MORTGAGE**  
**SERVICES, LLC**

vs

**LORI S. McWHORTER AND**  
**MILDRED McWHORTER**

**DOCKET #: 2022-2255**  
**JUDGEMENT: \$185,705.57**

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

Address: 3987 MILLERS RUN ROAD,  
McDONALD, PA 15057  
Tax #: 140-005-00-00-0057-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY  
JAVARDIAN, LLC, (215) 942-9690

WCR Vol 104 Issues 8,9,10

**CENTERVILLE**

**PNC BANK, NATIONAL**  
**ASSOCIATION**

vs

**JOSEPH F. MCCLOSKEY AND MAR-**  
**LENE M. McCLOSKEY AKA MAR-**

**LENE McCLOSKEY**

**DOCKET #: 2023-3161**  
**JUDGEMENT: \$44,876.65**

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

Address: 121 MALDEN ROAD AKA 121  
SOUTH MALDEN ROAD, BROWNS-  
VILLE, PA 15417

Tax #: 152-021-00-02-0036-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

**CENTERVILLE (Cont'd)**

**NATIONSTAR MORTGAGE, LLC**  
vs  
**SHON P. GILL**

**DOCKET #: 2022-8048**  
**JUDGEMENT: \$237,832.11**

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

Address: 105 VESTA SEVEN ROAD,  
BROWNSVILLE, PA 15417  
Tax #: 152-028-00-00-0047-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

**EAST WASHINGTON**

**ROCKET MORTGAGE, LLC f/k/a**  
**QUICKEN LOANS, LLC f/k/a QUICK-**  
**EN LOANS INC.**

vs

**JASON RUDD AKA**  
**JASON ANTHONY RUDD**

**DOCKET #: 2023-1142**  
**JUDGEMENT: \$111,645.59**

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

Address: 12 SOUTH WADE AVENUE  
AKA 12 S WADE AVE, WASHING-  
TON, PA 15301

Tax #: 290-006-00-02-0016-00  
Improvements: Residential Dwelling  
Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322

WCR Vol 104 Issues 8,9,10

**MONONGAHELA**

**PNC BANK, NATIONAL  
ASSOCIATION**

vs

**ANDREW MICHALIC JR. AKA AN-  
DREW D. MICHALIC JR. AND  
CLAUDIA MICHALIC AKA  
CLAUDIA REY MICHALIC**

**DOCKET #: 2020-667  
JUDGEMENT: \$89,481.39**

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

Address: 816 LAWRENCE STREET,  
MONONGAHELA, PA 15063  
Tax #: 440-022-00-02-0010-00

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

WCR Vol 104 Issues 8,9,10

**MORRIS**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**JONATHAN WEIR FINCH**

**DOCKET #: 2021-7182  
JUDGEMENT: \$91,647.32**

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

Address: 98 GROVE ROAD, PROSPERITY,  
PA 15329  
Tax #: 450-008-00-00-0010-00

Improvements: Residential Dwelling  
Attorney: VITTI LAW GROUP, INC.,  
(412) 281-1725

WCR Vol 104 Issues 8,9,10

**NORTH STRABANE**

**MORTGAGE ASSETS MANAGE-**

**MENT LLC**

vs

**HENRY J. MEISSONIER, JR. A/K/A  
HENRY MEISSONIER, JR.**

**DOCKET #: 2022-8562  
JUDGEMENT: \$184,695.94**

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

Address: 317 CRICKETWOOD COURT,  
CANONSBURG, PA 15317  
Tax #: 520-001-07-01-0008-00

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

**PETERS**

**METLIFE SECURITIZATION TRUST  
2017-1, ET AL**

vs

**ROBERT L. MAKOWSKI AND  
LISA M. MAKOWSKI**

**DOCKET #: 2023-1858  
JUDGEMENT: \$182,306.46**

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

Address: 496 VENETIA ROAD, VENE-  
TIA, PA 15367  
Tax #: 540-005-01-02-0004-00

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

WCR Vol 104 Issues 8,9,10

**ROSCOE**

**DATA MORTGAGE, INC. DBA  
ESSEX MORTGAGE**

vs

**STACEY GRAY AND SETH N. GRAY**

**DOCKET #: 2023-2205  
JUDGEMENT: \$87,531.44**

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

Address: 411 CORWIN STREET, ROS-  
COE, PA 15477

Tax #: 560-004-00-04-0013-00

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

WCR Vol 104 Issues 8,9,10

**UNION**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs

**BONNIE K. BASSO, FKA BONNIE K.  
WOLOWSKI, Individually and as Be-  
lieved Heir to the ESTATE OF  
NORMAN A. WOLOWSKI, ET AL**

**DOCKET #: 2022-6317  
JUDGEMENT: \$55,660.62**

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

Address: 12 BELMONT AVENUE, GAS-  
TONVILLE, PA 15366  
Tax #: 640-009-01-01-0029-00

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

WCR Vol 104 Issues 8,9,10

**WASHINGTON**

**PHH MORTGAGE CORPORATION**

vs

**CRISTA WISE In Her Capacity as Heir  
of ELIZABETH F. WISE, ET AL**

**DOCKET #: 2022-4223  
JUDGEMENT: \$29,107.59**

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

Address: 233 N LINCOLN STREET,  
WASHINGTON, PA 15301  
Tax #: 730-006-00-03-0014-00

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

WCR Vol 104 Issues 8,9,10

**WASHINGTON (Cont'd)**

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

vs

**JODY LYNN WEAVER, In Her Capac-  
ity as Heir and Executrix of the  
ESTATE OF MARY EMMA PORTER,  
ET AL**

**DOCKET #: 2022-6732  
JUDGEMENT: \$66,456.73**

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

Address: 1250 SUMMERLEA AVENUE,  
WASHINGTON, PA 15301  
Tax #: 770-037-00-03-0006-00

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

WCR Vol 104 Issues 8,9,10