

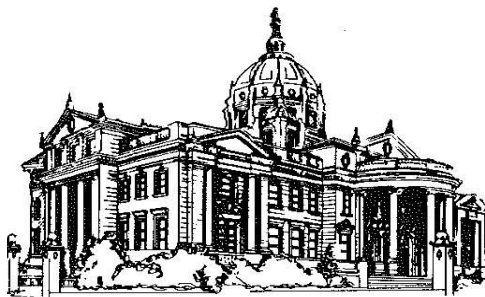
WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. Established March 31, 1920 as the **Official Legal Periodical** for Washington County, Pennsylvania. Owned & Published since January 1, 1958 by the **Washington County Bar Association**, 119 S. College St., Washington, PA 15301

Vol. 106 No. 13 – OCTOBER 9, 2025

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

ESTATE NOTICES

FIRST PUBLICATION

Barton, Frank
a/k/a Frank A. Barton
Late of McDonald
Washington Co., PA
File No. 63-25-1339

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: Ronald G. Barton, 4805
Main St., McDonald, PA 15057
Attorney: Aaron Tomczak, Esq., 5021
Noblestown Rd., Oakdale, PA 15071

WCR Vol 106 Issues 13,14,15

Beitle, Roy Philip
a/k/a Roy P. Beitle
Late of Canonsburg
Washington Co., PA
File No. 63-25-0841

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: Debra Graham, 2015 Raiders
Rd., Adams Mills, OH 43821
Attorney: Chris Buda, Esq., 1330 Arrowood Dr., Pittsburgh, PA 15243

WCR Vol 106 Issues 13,14,15

Christ, Loretta M.
Late of McMurray
Washington Co., PA
File No. 63-25-1211

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 C. Pasquini, 218 Morning Grove Ln., Valencia, PA 16059
Attorney: Richard L. Osberg, III, 1900 Main St., Ste. 225, Canonsburg, PA 15317

WCR Vol 106 Issues 13,14,15

DeFelice, Sr., Ronald G.
a/k/a Ronald Gene DeFelice
a/k/a Ronald G. DeFelice
Late of Cecil Twp.
Washington Co., PA

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

Executrix: Deana M. Gambaro, 1209 Dagmar Ave., Pittsburgh, PA 15216
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 13,14,15

Griffin, Nancy J.
Late of Colfax, NC
Washington Co., PA
File No. 63-25-1424

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

Executor: Hugh A. Griffin, 8718 Bame Rd., Colfax, NC 27235
Attorney: Peter D. Lyle, Esq., Morascyzk & Polochak, 81 Dutilh Rd., Suite 200, Cranberry Township, PA 16066

WCR Vol 106 Issues 13,14,15

Kavakich, Lance
a/k/a Lance Charles Kavakich
a/k/a Lance M. Kavakich

Late of Bentleyville Borough
Washington Co., PA

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

Executor: Jeffrey Palcic, 100 Yankosky Rd., Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 13,14,15

McCullough, John W.

a/k/a John Walter McCullough
Late of Claysville
Washington Co., PA
File No. 63-25-1434

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

Executrix: Johnna M. McCullough, 16 Calvin Ct., Bradford, PA 16701
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 106 Issues 13,14,15

SECOND PUBLICATION

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

Administrator: Fernando Ascencio c/o
Attorney: Danielle M. Yacono, Esq., Hamburg, Rubin, Mullin, Maxwell &

Lupin, PC, 1684 S. Broad St., #230, Lansdale, PA 19446

WCR Vol 106 Issues 12,13,14

Avery, Larry Alonzo

Late of Washington
Washington Co., PA
File No. 63-25-1132

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: Jesse S. Avery, 236 River Oaks Dr., Helena, AL 35080
Attorney: Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 106 Issues 12,13,14

Cairns, Jr., William P.

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

Co-Administrators: Diane Pagac and Deborah Ann Harris c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 106 Issues 12,13,14

Cavanaugh, Shirley W.

a/k/a Shirley Elizabeth Cavanaugh
Late of City of Washington
Washington Co., PA

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

Executor: Robert M. Cavanaugh aka Robert Michael Cavanaugh, 1332 Amity Ridge Rd., Washington, PA 15301

WCR Vol 106 Issues 12,13,14

Cibrone, Frank Anthony

a/k/a Frank Antony Cibrone
a/k/a Frank A. Cibrone
Late of Finleyville
Washington Co., PA
File No. 63250514

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: Roseanne Lee Stettler, 359 Parkside Ave., Pittsburgh, PA 15228
Attorney: Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241

WCR Vol 106 Issues 12,13,14

Edmonds, Jr., Robert William

Late of Pittsburgh
Washington Co., PA
File No. 63-25-1265

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

Executor: Michael Edmonds, Robert Edmonds, Valerie Gail Edmonds c/o
Attorney: Raymond C. Vogliano, Esq., Eckert Seamans Cherin & Mellott LLC, 600 Grant St., 44th Floor, Pittsburgh, PA 15219

WCR Vol 106 Issues 12,13,14

Fowler, Helen Jo Ann

a/k/a Helen Jo Ann Lemley
a/k/a Helen Jo Ann Sims
a/k/a Helen Joann Fowler
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: Judith Kay Lesso aka Judith Kay Lesso, 342 Oak Springs Rd., Canonsburg, PA 15317
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 12,13,14

Harper, Scott E.

Late of Lawrence
Washington Co., PA
File No. 63-25-1285

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 Harper, 1120 Valleyview Dr., Lawrence, PA 15055
Attorney: John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Rd., McMurray, PA 15317

WCR Vol 106 Issues 12,13,14

Imperatore, Mary

Late of Canonsburg
Washington Co., PA
File No. 63-25-1373

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 R. Imperatore, Jr. aka John R. Imperatore, 224 Liberty Ave., Canonsburg, PA 15317
Attorney: James P. Liekar, Esq., 38 W.

Pike St., Canonsburg, PA 15317

WCR Vol 106 Issues 12,13,14

Kanish, Steven J.

Late of McDonald
Washington Co., PA
File No. 63-25-0246

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: Russell D. Robson, 1144 N. Branch Rd., McDonald, PA 15057
Attorney: Aaron M. Tomczak, Esq., 5021 Noblestown Rd., Oakdale, PA 15071

WCR Vol 106 Issues 12,13,14

Kebart, Charles W.

a/k/a Charles Kebart
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Patricia L. Polosky, 191 Wylie Ave., Strabane, PA 15363
Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 106 Issues 12,13,14

Klements, Gregory A.

Late of Finleyville
Washington Co., PA
File No. 63250455

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: Patricia L. Wuenstel, 17 McCoid Dr., Zelienople, PA 16063
Attorney: Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241

WCR Vol 106 Issues 12,13,14

Lustik, Richard W.

Late of Eighty Four
Washington Co., PA
File No. 63-25-1304

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: Jordan R. Lustik, 100 Lustik Farms Lane, Eighty Four, PA 15330

Attorney: William H. Knestrick, Esq., Neighborhood Attorneys, LLC, 8 E. Pine Ave., Washington, PA 15301

WCR Vol 106 Issues 12,13,14

McCann, Nancy

a/k/a Nancy B. McCann
Late of North Franklin Twp.
Washington Co., PA
File No. 63-25-01394

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: Lynn Ann Ware, 755 Donnan Ave., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 106 Issues 12,13,14

McElligott, Michael F.

Late of Peters Township
Washington Co., PA
File No. 63-25-1313

The Register of Wills has granted Letters

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

Executor: Michael J. McElligott, 2416 Broadlawn Dr., Pittsburgh, PA 15241
Attorney: Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Ave., Ste. 2100, Pittsburgh, PA 15222

WCR Vol 106 Issues 12,13,14

Oprosky, Jr., John A.

Late of Canonsburg
Washington Co., PA
File No. 63-25-1345

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: Jonnah A. Oprosky, 134 May Dr., Saxonburg, PA 16056
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 106 Issues 12,13,14

Packey, Donald Wray

Late of Washington
Washington Co., PA
File No. 63-25-1229

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: Yavonne E. Packey, 46 Anchor Dr., Washington, PA 15301

WCR Vol 106 Issues 12,13,14

Pixley-Osborne, Kimberly Joy

a/k/a Kimberly J. Pixley
Late of Lawrence
Washington Co., PA

File No. 63-24-1872

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: Gregory Scott Osborne, 1195 Valleyview Dr., Lawrence, PA 15055

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

WCR Vol 106 Issues 12,13,14

Powell, Emma Irene

a/k/a E. Irene Powell
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: Gary E. Stout c/o
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 106 Issues 12,13,14

Secrist, Mary L.

a/k/a Mary Secrist
Late of Finleyville
Washington Co., PA
File No. 63-25-1337

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: Daniel Secrist a/k/a Daniel Joseph Secrist, 471 McClelland Rd., Finleyville, PA 15332, John Secrist, Jr. a/k/a John E. Secrist, Jr., 654 Mingo Park Estates, Finleyville, PA 15332,

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

WCR Vol 106 Issues 12,13,14

Shuibat, Husam Raji

Late of Washington
Washington Co., PA
File No. 63-25-1179

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: Mary Suzanne Shuibat,
5199 State Route 70W, Bremen, KY
42325

Attorney: Seth Penner, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Ave.,
Pittsburgh, PA 15236

WCR Vol 106 Issues 12,13,14

Susko, Mary Alice

Late of Washington
Washington Co., PA
File No. 63-25-1354

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: Rachel J. Susko, 1364 Pesaven-
to Dr., Bridgeville, PA 15017
Attorney: Todd A. Fuller, Esq., Brenlove
& Fuller, LLC, 401 Washington Ave.,
Bridgeville, PA 15017

WCR Vol 106 Issues 12,13,14

Vandernitte, Grace E.

a/k/a Grace Eileen Vandernitte
a/k/a Grace Vandernitte
Late of North 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 attor-

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

Executrix: Betty Jo Matesich, 804 4th St.,
N. Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 12,13,14

Votovich, Alexandria

a/k/a Alexandria M. Votovich
a/k/a Andria Votovich
Late of Coal Center
Washington Co., PA
File No. 63-25-0415

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: LTC John A. Votovich, 15412
Wheatfield Rd., Woodbridge, VA 22193-
5706
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 12,13,14

Westich, David Michael

Late of Fredricktown
Washington Co., PA
File No. 63-25-1224

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: Diana Bella, 95 Deems Park
Rd., Daisytown, PA 15427
Attorney: Lisa J. Buday, Esq., P.O. Box
488, California, PA 15419

WCR Vol 106 Issues 12,13,14

Wright, Kenneth Lee

a/k/a Kenneth L. Wright
Late of Washington
Washington Co., PA
File No. 63-25-1007

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: Penny F. Spohn, P.O. Box
141, Marianna, PA 15345
Attorney: E.J. Julian, Esq., Julian Law
Firm, 71 N. Main St., Washington, PA
15301

WCR Vol 106 Issues 12,13,14

THIRD PUBLICATION

Ames, Mary Ann

Late of Washington
Washington Co., PA
File No. 63-25-1288

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

Executrix: Christine Foster, 99 Stewart
Ave., Washington, PA 15301
Attorney: John M. Smith, Esq., Smith
Butz LLC, 88 Center Church Rd.,
McMurray, PA 15317

WCR Vol 106 Issues 11,12,13

Doty, Parker James

Late of McMurray
Washington Co., PA
File No. 63-25-1320

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: Scott Park Doty, 124
Springdale Rd., Venetia, PA 15367,

Richard E. Tarr, 139 Pennsylvania Ave.,
Bridgeville, PA 15017,
Attorney: Gary L. Sweat, Esq., Sweat
Law Offices, 375 Valley Brook Rd., Ste.
112, McMurray, PA 15317

WCR Vol 106 Issues 11,12,13

Dummer, Robert Frank

a/k/a Robert F. Dummer
Late of Hickory
Washington Co., PA
File No. 63-25-0582

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: Madison Jane Lilley, 89 W.
Liberty Rd., West Alexander, PA 15376
Attorney: E. J. Julian, Esq., Julian Law
Firm, 71 N. Main St., Washington, PA
15301

WCR Vol 106 Issues 11,12,13

Dunmire, Sr., Howard D.

Late of Monongahela
Washington Co., PA
File No. 63-25-1261

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: Howard D. Dunmire, Jr. c/o
Attorney: Wendy Denton Heleen, Esq.,
GRB Law, 2100 Georgetown Dr., Ste.
300, Sewickley, PA 15143

WCR Vol 106 Issues 11,12,13

Harley, Doris Nadine

a/k/a D. Nadine Harley
a/k/a Dorris Nadine Harley
Late of North Strabane Township
Washington Co., PA
File No. 63-25-01330

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 Edward Harley, Jr., 1045 Maplevue Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 106 Issues 11,12,13

Mize, Jr., Clyde

a/k/a Clyde Mize
Late of Washington
Washington Co., PA

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

Executor: Ashlea Kaye Presto, 184 Elm St., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 106 Issues 11,12,13

Ratica, Shirley

a/k/a Shirley M. Ratica
Late of Centerville
Washington Co., PA
File No. 63-25-1109

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: Caroline Summers a/k/a Caroline Dea Summers, 128 Field Creek Rd., Independence, WV 26374, Pete Plutch,

Sr. a/k/a Peter Allan Plutch, 156 Krepps Lane, East Millsboro, PA 15433,
Attorney: Addison L. Walter, Esq., Jones Gregg Creehan & Gerace, 20 Stanwix St., Suite 1100, Pittsburgh PA, 15222

WCR Vol 106 Issues 11,12,13

Schwab, Beverly A.

a/k/a Beverly Schwab
Late of Robinson Twp.
Washington Co., PA
File No. 63-25-01316

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: Gary D. Schwab, 438 Midway Candor Rd., Bulger, PA 15019
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Ste. 101, McDonald, PA 15057

WCR Vol 106 Issues 11,12,13

Strickland, Mary M.

Late of Roscoe
Washington Co., PA
File No. 63-25-1219

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: Mark E. Ramsier, Esq. 823 Broad Ave., Belle Vernon, PA 15012

WCR Vol 106 Issues 11,12,13

Wiegmann, Richard A.

a/k/a Richard Alan Wiegmann
Late of Burgettstown
Washington Co., PA
File No. 63-25-01318

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: Jordan R. Wiegmann, 717 Cedar Grove Rd., Burgettstown, PA 15021
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 106 Issues 11,12,13

TRUST NOTICE

Notice of Revocable Trust Pursuant to 20 PA C.S. § 7755(c)

Notice is hereby given of the administration of the **Rose M. Passarella Revocable Trust** ("Trust") dated September 14, 2009. Rose M. Passarella, Settlor of the Trust, of Washington County, Pennsylvania, died on February 5, 2014. All persons having claims against Rose M. Passarella or the Trust are requested to make known the same to the Trustee to the attention of the attorney named below. All persons indebted to Rose M. Passarella or the Trust are requested to make payment without delay to the Trustee to the attention of the attorney named below.

Robert Griffith, Trustee
c/o Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 1100
Pittsburgh, PA 15222

WCR Vol 106 Issues 11,12,13

CORPORATION NOTICE

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Non-Profit Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on September 19, 2025, with respect to a Non-Profit Corporation which has been organized under the Pennsylvania Busi-

ness Corporation Law of 1988.

The name of the corporation:
LOG CABIN CARES

Emma C. Howard, Esq.
Cozza Law Group PLLC
400 Holiday Drive, Suite 210
Pittsburgh, PA 15220

WCR Vol 106 Issue 13

NAME CHANGE NOTICES

NOTICE IS HEREBY GIVEN that on the 22nd day of August 29, 2025, a Petition for Change of Name, filed by the Petitioner, **Clyde Prasith**, was filed in the Washington County Court, praying for a decree to change his/her name to Clyde, Bounpheng. The court has fixed Oct. 28th, at 9 o'clock a.m., in Courtroom #1, Wash., PA., as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

WCR Vol 106 Issue 13

NOTICE IS HEREBY GIVEN that on the date of October 7, 2025 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025 6295 by the Petitioner **Davon Paul Orsi** for a change of name to Lucian Paul Orsi.

The court has fixed January 2, 2026 and time of 9:15am, in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania at the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the said petitioner should not be granted.

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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, NOVEMBER 7, 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 properties are on file in the Sheriff's Office at 95 West Beau St., Suite 110, Washington, PA)

AMWELL

**MICHAEL R. McCAULEY
AND DARLA J. McCAULEY**

vs

KRYS WEBSTER

**DOCKET #: 2024-4472
JUDGEMENT: \$62,430.17**

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

Address: 307 CHESTNUT RIDGE
ROAD, WASHINGTON, PA 15301
Tax #: 020-011-00-00-0007-01

Improvements: Residential Dwelling

Attorney: BASSI, VREELAND & ASSO-
CIATES, P.C., (724) 483-5502

WCR Vol 106 Issues 12,13,14

CALIFORNIA

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

vs

**LYNETTE C. THOMAS AND
MICHAEL A. THOMAS**

**DOCKET #: 2025-914
JUDGEMENT: \$90,180.31**

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

Address: 42 PENNSYLVANIA AVE-
NUE, CALIFORNIA, PA 15419

Tax #: 080-020-00-06-0007-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 12,13,14

CALIFORNIA (Cont'd)

**LAKEVIEW LOAN
SERVICING LLC**

vs

PAUL A. DIXON

**DOCKET #: 2025-2755
JUDGEMENT: \$95,139.43**

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

Address: 699 GREEN STREET, CALI-
FORNIA, PA 15419

Tax #: 080-018-00-06-0013-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 12,13,14

CANONSBURG

**THE HUNTINGTON
NATIONAL BANK**

vs

**JOSEPH SANPIETRO AKA JOSEPH
CHARLES SANPIETRO, as Adminis-
trator of the Estate of DEBORAH J.
SMILEY**

**DOCKET #: 2025-570
JUDGEMENT: \$84,793.55**

In the Commonwealth of Pennsylvania,

Washington County, Canonsburg Bor-
ough;

Address: 600 GIFFIN AVENUE, CAN-
ONSBURG, PA 15317

Tax #: 090-008-00-02-0027-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 12,13,14

CANONSBURG (Cont'd)

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

vs

**CARLOS SAMUEL TORRES, as be-
lieved Heir and/or Administrator to
the Estate of SAMUEL E. TORRES,
ET AL**

**DOCKET #: 2025-1136
JUDGEMENT: \$43,262.58**

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

Address: 209 SOUTH JEFFERSON AV-
ENUE, CANONSBURG, PA 15317

Tax #: 110-018-00-03-0018-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 12,13,14

CANONSBURG (Cont'd)

NATIONSTAR MORTGAGE, LLC

vs

**JOSEPH SANPIETRO,
In His Capacity as Heir of
DEBORAH J. SMILEY, ET AL**

**DOCKET #: 2025-1454
JUDGEMENT: \$61,415.89**

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

Address: 613 DUQUESNE AVENUE,
CANONSBURG, PA 15317

Tax #: 090-016-00-01-0026-00 & 090-
016-00-01-0025-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 12,13,14

CANTON

PENNYMAC LOAN SERVICES LLC

vs

**RICHARD ELWOOD GRAY, JR.
AND KIMBERLY L. RENZ a/k/a
KIMBERLY GRAY**

**DOCKET #: 2025-3522
JUDGEMENT: \$84,763.81**

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

Address: 154 FORD STREET, WASH-
INGTON, PA 15301

Tax #: 120-011-11-06-0007-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 12,13,14

FALLOWFIELD

PENNYMAC LOAN SERVICES LLC

vs

JOHNATHON R. WOODHOUSE

**DOCKET #: 2025-434
JUDGEMENT: \$163,923.89**

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

Address: 103 CROSSRIDGE ROAD,
CHARLEROI, PA 15022

Tax #: 320-010-02-02-0037-00 & 320-
010-02-02-0037-01 (2)

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 12,13,14

FALLOWFIELD (Cont'd)

EQUITY PRIME MORTGAGE LLC

vs

**PAIGE R. JOHNS AND
WILLIAM MICHAEL SKARIOT**

**DOCKET #: 2024-7501
JUDGEMENT: \$130,177.11**

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

Address: 56 WHEATLEY ROAD,
CHARLEROI, PA 15022

Tax #: 320-010-00-00-0064-00

Improvements: Residential Dwelling

Attorney: McCALLA RAYMER
LEIBERT PIERCE, LLP, (445) 207-4041
WCR Vol 106 Issues 12,13,14

HOPEWELL

**MORTGAGE ASSETS
MANAGEMENT LLC f/k/a Reverse
Mortgage Solutions, Inc.**
vs
BONNIE PIZER, Solely in Her Capacity as known Heir for ELIZABETH J. PIZER, Deceased, ET AL

**DOCKET #: 2024-5346
JUDGEMENT: \$288,062.10**

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

Address: 163 POPLAR ROAD,
AVELLA, PA 15312
Tax #: 350-002-00-00-0011-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111
WCR Vol 106 Issues 12,13,14

MARIANNA

**DEUTSCHE BANK NATIONAL
TRUST COMPANY**
vs
**KELLI L. STRAUSS A/K/A KELLI
STRAUSS A/K/A KELLI L. ACKLEY
A/K/A KELLI SAGER**

**DOCKET #: 2025-2438
JUDGEMENT: \$44,917.57**

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

Address: 732 7TH STREET, MARIANNA, PA 15345
Tax #: 400-018-00-00-0003-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646
WCR Vol 106 Issues 12,13,14

STOCKDALE

LONGBRIDGE FINANCIAL, LLC
vs
AMANDA WEISSERT A/K/A AMANDA MANKO, In Her Capacity as Heir of PATRICIA USHER, ET AL

**DOCKET #: 2025-398
JUDGEMENT: \$94,470.22**

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

Address: 206 CHESTNUT STREET,
STOCKDALE, PA 15483
Tax #: 620-004-00-01-0005-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906
WCR Vol 106 Issues 12,13,14

WASHINGTON

MCLP ASSET COMPANY, INC.
vs
CAROLYN CELANI

**DOCKET #: 2025-2176
JUDGEMENT: \$142,177.80**

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

Address: 130 WOODLAND AVENUE,
WASHINGTON, PA 15301
Tax #: 770-030-00-02-0006-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 106 Issues 12,13,14

WASHINGTON (Cont'd)

WASHINGTON SCHOOL DISTRICT
vs
GILES INVEST, L.L.C.

**DOCKET #: 2016-3018
JUDGEMENT: \$2,150.65**

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

Address: 30 OREGON STREET,
WASHINGTON, PA 15301
Tax #: 710-009-00-03-0013-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748
WCR Vol 106 Issues 12,13,14

WASHINGTON (Cont'd)

WASHINGTON SCHOOL DISTRICT
vs
EZ RENTALS, L.L.C.

**DOCKET #: 2021-5568
JUDGEMENT: \$3,137.03**

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

Address: 271 LOCUST AVENUE,
WASHINGTON, PA 15301
Tax #: 760-019-00-02-0007-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748
WCR Vol 106 Issues 12,13,14

WASHINGTON (Cont'd)

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**
vs
**TROY STEELE AND UNITED
STATES OF AMERICA, INTERNAL
REVENUE SERVICE**

**DOCKET #: 2025-2318
JUDGEMENT: \$50,211.92**

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

Address: 138 HALL AVENUE, WASHINGTON, PA 15301
Tax #: 720-010-00-01-0011-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA, LLC, (724) 225-7660
WCR Vol 106 Issues 12,13,14