

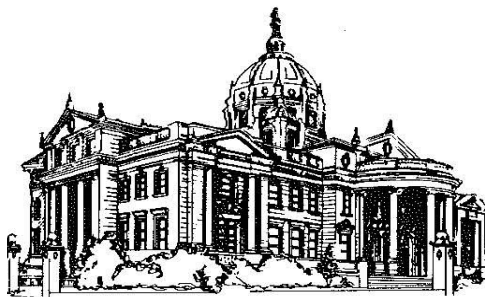
WASHINGTON COUNTY REPORTS

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. 14 – OCTOBER 16, 2025

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

ESTATE NOTICES

FIRST PUBLICATION

Baker, Mildred

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: Marcia Walker aka Marcia Lynn Johnston, 4050 Dividend Dr., Washington, PA 15301

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

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Carmer, Stephen

a/k/a Stephen C. Carmer
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kathy Lee Carmer c/o
Attorney: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1650 Market St., #1200, Phila., PA 19103

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Frazier, Jennifer Ruth

a/k/a Jennifer R. Frazier
Late of Monongahela
Washington Co., PA
File No. 63-25-1463

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: Christie E. Copeland, P.O. Box 343, Coraopolis, PA 15108

WCR Vol 106 Issues 14,15,16

Kouklakis, Elizabeth

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: Maria Pfaff, 5033 Julia Lane, McKees Rocks, PA 15136
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 106 Issues 14,15,16

Massimini, George A.

Late of Brownsville
Washington Co., PA
File No. 63-25-1254

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: Hillary Bill, 32 Ruble Dr., Uniontown, PA 15401, Natalie Massimini, 1811 Morey Rd., Fredericktown, PA 15333,

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

WCR Vol 106 Issues 14,15,16

Patterson, Caroline H.

Late of Venetia
Washington Co., PA
File No. 63-25-1286

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: Heather R. Wagner aka Heather Rea Wagner c/o
Attorney: L. Dawn Haber, Esq., Akman & Assoc., LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 106 Issues 14,15,16

Sinclair, Margaret

a/k/a Margaret P. Sinclair
a/k/a Peggy Sinclair
Late of Washington
Washington Co., PA
File No. 63-25-1439

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

Administrator: David R. Sinclair, 111 Green Oak Lane, Pittsburgh, PA 15220
Attorney: Douglas C. Hart, Esq., Burns White LLC, Burns White Center, 48 26th St., Pittsburgh, PA 15222

WCR Vol 106 Issues 14,15,16

Thomas, Margaret D.

Late of McMurray, Peters Twp.
Washington Co., PA
File No. 63-25-1342

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

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Warholak, Carole A.

Late of Nottingham
Washington Co., PA
File No. 63-25-1458

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 J. Warholak, Jr., 114 Dyers Stone Dr., Eighty Four, PA 15330
Attorney: Patrick J. Felix, III, 213 East Main St., Carnegie, PA 15106

WCR Vol 106 Issues 14,15,16

Whitlatch, Joan

a/k/a Joan R. Whitlatch
Late of Monongahela
Washington Co., PA
File No. 63-25-1446

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: Charles Talbert, a/k/a Charles Edward Talbert, 427 3rd Street, California, PA 15419
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

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Young, Janice A.

a/k/a Janice Alyene Young
Late of Borough of Houston
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: Marcy M. Young,
50 Cycle Ave., Uniontown, PA 15401
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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SECOND 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

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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.

dent 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

THIRD 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

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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

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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

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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

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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

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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

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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 attorney, 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

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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

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REAL PROPERTY NOTICES

**IN THE COURT OF
COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION Case No. 2025-05962
DAVID E. HUBLEY**

**v.
WASHINGTON OIL COMPANY and
LACOCK-JOLLY OIL COMPANY, et
al.**

IMPORTANT NOTICE

**TO: WASHINGTON OIL COMPANY
and LACOCK-JOLLY OIL COMPA-
NY, their heirs, assigns and all other
persons or entities claiming to have any
interest in the real estate that is subject**

of this Quiet Title Proceeding.

TAKE NOTICE that the above-identified Plaintiff has filed a Complaint in Action for Quiet Title against you regarding certain real estate located in Blaine Township - Address of 53 Main Street, Taylorstown, Pennsylvania 15365, and Parcel No. 050-004-01-01-0001-00.

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without further notice for any money claimed in this Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER
TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER,
CONTACT:**

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

**IF YOU CANNOT AFFORD A LAW-
YER, CONTACT:**

Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
Telephone: (724) 225-6170

COUNSEL OF RECORD:
Dominic A. Carrola, Esquire
Peacock Keller, LLP
95 West Beau Street, Suite 600
Washington, PA 15301
(724) 222-4520

WCR Vol 106 Issue 14

**IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION No. 2025-2493**

**BRENT L. SMITH, PLAINTIFF
V.
REA JANE SMITH, DEFENDANT**

NOTICE TO DEFEND

**NOTICE TO DEFENDANT:
REA JANE SMITH**

YOU HAVE BEEN SUED in court. A Hearing has been scheduled for November 5, 2025 at 1:00 p.m. in Courtroom No. 2 of the Washington County Courthouse located at 1 S. Main Street, Washington, PA 15301 before the Honorable Judge John F. Disalle. Pursuant to 23 Pa. C.S. §3305(a)(5), Plaintiff, Brent L. Smith, has filed a Petition for Annulment of your marriage due to fraud and is asking the Court to declare that your marriage is voidable and annulled. By Order of Court dated September 11, 2025, the Plaintiff was given permission to serve you with notice of these proceedings via email and publication herein. If you wish to defend against the claims set forth in the aforesaid Petition for Annulment of Marriage, you must take prompt action. You are warned that if you fail to do so, the case may proceed without you, and a decree of annulment may be entered against you by the court.

IF YOU DO NOT FILE A CLAIM FOR ALIMONY, EQUITABLE DISTRIBUTION OF MARITAL PROPERTY, COUNSEL FEES OR EXPENSES BEFORE THE FINAL DECREE OF ANNULMENT IS ENTERED, YOU MAY LOSE THE RIGHT TO CLAIM ANY OF THEM. IT MAY IMPACT OTHER RIGHTS SUCH AS CITIZENSHIP.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

If you do not know a lawyer, contact:
LAWYER REFERRAL SERVICE
119 South College Street
Washington, PA 15301
Telephone number: 724.225.6710

If you cannot afford a lawyer, contact:
SOUTHWESTERN PENNSYLVANIA
LEGAL AID SOCIETY
10 West Cherry Avenue
Washington, PA 15301
Telephone number: 724.225.6170
WCR Vol 106 Issue 14

NAME CHANGE NOTICE

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2025-5943

In Re: Petition of **Mila Rose Rankin**, a minor, by the Petitioner, Haley Marie Fagnan, natural parent or guardian, for change of name to Mila Rose Fagnan.

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of November 24th, 2025 and time of 09:00AM in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 106 Issue 14

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 **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at 95 West Beau St., Suite 110, Washington, PA)

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 & ASSOCIATES, 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 AVENUE, 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, CALIFORNIA, 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 Administrator of the Estate of DEBORAH J.
SMILEY**

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

In the Commonwealth of Pennsylvania,

Washington County, Canonsburg Borough;

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 Capaci-
ty 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, MARIAN-
NA, 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 AMAN-
DA 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 ASSOCI-
ATES, 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 ASSOCI-
ATES, 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, WASH-
INGTON, 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