

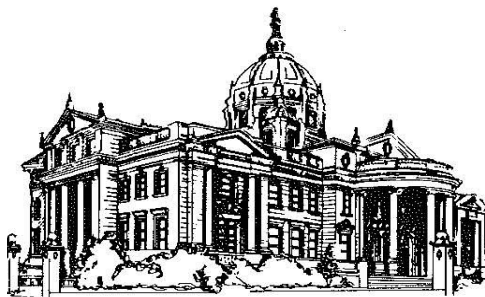
WASHINGTON COUNTY REPORTS

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. 4 – AUGUST 7, 2025

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

MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @www.washingtoncourts.us/101/Judges <i>Note Senior Judge Kathy Emery moved to CR#4/Third Floor/#3005</i>
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo . NO MOTIONS 8/5-8/14; for emergency motions contact Judge Costanzo's staff
DiSalle, John CR#2/2002	Effective July 7, 2025 , all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. Counsel for filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight) shall be presented on Tuesdays at 9:15a.m. in courtroom #2 with requisite five(5) days' notice to all necessary parties. NO MOTIONS 8/22--9/2
Lucas, Michael, CR#6/1006	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
Neuman, Brandon CR#1/2001	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with sign up by Noon the business day prior to presentation; sign up in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us. NO MOTIONS 8/14
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with sign up by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with sign up for Tues. motions by Noon the Friday prior and sign up for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .

COURT CALENDARS

Sheriff Sale Dates	Last Date to File w/Prothonotary
September 12, 2025	June 27, 2025
October 3, 2025	July 25, 2025
November 7, 2025	August 29, 2025

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] According to the U.S. Supreme Court, a Texas death row inmate who wants DNA testing to establish that he wasn't at a murder scene, although he helped to plan a robbery there, has standing to challenge the state law governing testing procedures. The Supreme Court ruled 6-3 in favor of Texas inmate Reuben Gutierrez, who claims that he could challenge the law, even though prosecutors might not grant a DNA test if he wins. According to Justice Sonia Sotomayor, writing for the majority, the inmate stands, no matter what the prosecutor may do. The opinion was joined in full by the other liberal justices along with Chief Justice John Roberts and Justice Kavanaugh. Justice Amy Coney Barret joined all but one section of Sotomayor's decision. According to the court, under Texas law, a DNA test might affect Gutierrez's sentence but not his conviction. Texas law allows testing only in cases that could lead to an overturned conviction. Gutierrez claimed that the law violates his rights under the due process clause since Texas state law provides that a defendant can be found guilty of capital murder even when they were merely a party to the crime resulting in death, but a defendant can't be sentenced to death unless they caused the death, intended to kill or anticipated that a person would be killed. Gutierrez claims that he thought that his two accomplices would rob an empty mobile home in a 1988 incident and never anticipated that someone would be killed. [2] The U.S. Supreme Court agreed to decide whether a Rastafarian inmate with religious objections to cutting his hair can seek money damages from Louisiana prison officials for strapping him down and shaving his head. The plaintiff, Damon Landor, avers that he is entitled to sue prisons officials in their individual capacities under the Religious Land Use and Institutionalized Persons Act, which protects religious freedom in prisons and in land use. He claimed that officials at the Raymond Laborde Correctional Facility in Louisiana cut his hair while ignoring the court decisions that he carried establishing his right to keep his hair. The U.S. Court of Appeals for the 5th Circuit ruled against Landor and denied a re-hearing in February 2024. Other News: According to the Superior Court, application of the open and obvious doctrine, as codified in the Restatement of Torts, §343A, does not require that an injured party be aware of dangerous objects, but only that the object was known or obvious. The case is *Janik v. Zoological Society of Philadelphia*, 2025 PA Super 90 (April 22, 2025).

Note: O.D. does not necessarily reflect the views of the employees, officers, and/or members of the Washington County Bar Association. O.D. is not an editorial, it is a compilation of items about the law, attorneys, and related matters. It is not intended to endorse or promote any particular point of view.

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ESTATE NOTICES

FIRST PUBLICATION

Abbott, Sr., Raymond L.

Late of Midway

Washington Co., PA

File No. 63-25-00231

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: Jody Nichols c/o

Attorney: Natalie M. Ruschell, Esq.,

Ruschell & Assoc. LLC, P O Box 577,

Midway, PA 15060

WCR Vol 106 Issues 4,5,6

Allsopp, Wanda Gay

a/k/a Wanda G. Allsopp

Late of Venetia

Washington Co., PA

File No. 63-25-1066

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 C. Allsopp

a/k/a William Christopher Allsopp,

107 Trillium Place, Venetia, PA 15367

Attorney: Daniel M. Flynn, Esq., Michael

D. Flynn & Assoc., P.C., 2770 South Park

Rd., Bethel Park, PA 15102-2853

WCR Vol 106 Issues 4,5,6

Grego, Wallace W.

a/k/a Wallace Grego, Sr.

a/k/a Wallace W. Grego, Sr.

Late of Canonsburg

Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attor-

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

Executor: Mark Douglas Grego, 729

Vanceville Rd., Eighty Four, PA 15330

Attorney: Jeffrey P. Derrico, Esq.,

Greenlee Derrico Posa, LLC, 60 E. Beau

St., Washington, PA 15301

WCR Vol 106 Issues 4,5,6

McMaster, Erma L.

Late of Washington

Washington Co., PA

File No. 63-25-00720

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: Judy M. Descutner c/o

Attorney: Samantha J. Gagliardo, Esq.,

Dentons Cohen & Grigsby P.C., Attor-

neys, 625 Liberty Ave., Pittsburgh, PA

15222-3152

WCR Vol 106 Issues 4,5,6

Moon, Marylyn L.

Late of McMurray

Washington Co., PA

File No. 63-25-0916

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. Moon

a/k/a. Matthew Carl Moon c/o

Attorney: Timothy J. Giltinan, Esq.,

603 Stanwix Street, Suite 1679,

Pittsburgh, PA 15222

WCR Vol 106 Issues 4,5,6

Plazak, Joseph A.

a/k/a Joseph Plazak

a/k/a Joseph Anthony Plazak

Late of Houston
Washington Co., PA
File No. 63-25-01050

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

WCR Vol 106 Issues 4,5,6

Rugh, Elizabeth C.

Late of Canonsburg
Washington Co., PA
File No. 63-25-1043

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: John F. Rugh, Jr. a/k/a John Frederick Rugh, Jr., 6 Pine St., Middletown, CT 06457
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 106 Issues 4,5,6

Zibritosky, Carl F.

a/k/a Carl Francis Zibritosky
Late of Washington Co., PA
File No. 63-25-01609

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: Frank Zibritosky, 269 Keys Road, P.O. Box 136, Joffre, PA 15053

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

WCR Vol 106 Issues 4,5,6

TRUST NOTICE

The **Michael Johnston Revocable Living Trust**, As Amended, June 30, 2010 the last surviving Trustee, J. Michael Johnston, died June 1, 2025, late of Washington County, Washington, Pennsylvania, now deceased, having created the J. Michael Johnston Revocable Living Trust, as amended June 30, 2010 and having appointed Amanda R. Dobson, as Successor Trustee.

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

Successor Trustee
Amanda R. Dobson

Bassi, Vreeland & Associates, P.C.
62 E. Wheeling St.
Washington, PA 15301

WCR Vol 106 Issues 4,5,6

SECOND PUBLICATION

Aul, Michael J.

Late of Canonsburg
Washington Co., PA
File No. 63-25-0992

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

Executor: Dennis G. Kienzle c/o
Attorney: F. Christopher Spina, Esq., Spina Law Assoc., 1002 Fifth Ave., Pittsburgh, PA 15219

WCR Vol 106 Issues 3,4,5

Besso, Juanita M.

a/k/a Juanita Mae Besso
Late of S. Strabane Twp.
Washington Co., PA
File No. 63-25-0891

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 Berdnik a/k/a Joann Berdnik, 1370 Hyde St., Pittsburgh, PA 15205

Attorney: Gary M. Zyra, Esq., 314 E. Main St., Carnegie, PA 15106

WCR Vol 106 Issues 3,4,5

Bower, III, Walter Scott

Late of Fredericktown
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: Rena Kathleen Bower, 3099 Gerbert Rd., Columbus, OH 43224
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 3,4,5

Broad, Dennis James

a/k/a Dennis J. Broad
Late of Washington
Washington Co., PA
File No. 63-25-01037

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: Amy L. Pascuzzi, 55 Mulberry Hill Rd., Washington, PA 15301

WCR Vol 106 Issues 3,4,5

Chandler, William Lee

Late of Washington Co., PA

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

Administrator: Vicki Lynn Chandler, 960 E Maiden St., Apt. 624, Washington, PA 15301

Attorney: Anne Friday Beck, Esq., 1725 Washington Rd., Suite 206, Pittsburgh, PA 15241

WCR Vol 106 Issues 3,4,5

Closser, Sr., George H.

a/k/a George H. Closser
Late of Coal Center
Washington Co., PA
File No. 63-24-1868

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: George H. Closser, II, PO Box 380, Richeyville, PA 15358
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 3,4,5

Cook, Brandon K.

a/k/a Brandon Keith Cook
a/k/a B. K. Cook
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 Administratrix or attorney, and all persons indebted to the

decedent to make payment to the Administrator without delay.

Administratrix: Christina Cook, 8491 Brandt Pike, Huber Heights, OH 45424
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 3,4,5

Engle, Virginia Lee

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

Executrix: Cindy L. Shaw, 251 Trinity Dr., Washington, PA 15301

WCR Vol 106 Issues 3,4,5

Fawcett, Renae Terry

a/k/a Renae T. Fawcett
a/k/a Renae Fawcett
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kathleen M. Hamilton c/o
Attorney: Elisabeth H. Wagers, Esq.,
Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 106 Issues 3,4,5

Gottardi, Todd Sheldon

Late of Claysville
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the

decedent to make payment to the Administrator without delay.

Administrator: Erin Jones, 3581 Lincoln Ave., Shadyside, OH 43947
Attorney: Brocton G. Skeen, Esq., Skeen Firm, PLLC, 6 S. Main St., Suite 210, Washington, PA 15301

WCR Vol 106 Issues 3,4,5

Hall, James R.

Late of Hanover Twp.
Washington Co., PA
File No. 63-25-00894

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 R. Hall Jr., 389 Paris Colliers Rd., Burgettstown, PA 15021
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 106 Issues 3,4,5

Haight, Balletta Kasha

Late of Coal Center
Washington Co., PA
File No. 63-23-2006

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: George H. Closser, II, PO Box 380, Richeyville, PA 15358
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 3,4,5

Jamerson, Colleen L.

Late of Speers Borough
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

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

Executor: John R. Jamerson, 157 State St., Charleroi, PA 15022
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., P.O. Box 1, Charleroi, PA 15022

WCR Vol 106 Issues 3,4,5

Moffit, Jorge Ann

Late of Charleroi Borough
Washington Co., PA

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

Executor: Ronald A. Moffit, 163 1/2 State St., Charleroi, PA 15022
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., PO Box 1, Charleroi, PA 15022

WCR Vol 106 Issues 3,4,5

Naab, James

Late of Burgettstown
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 & Attorney: Ryan R. Mick, Esq., Mick & Wallisch LLC, 225 Ross St., 4th Floor, Pittsburgh, PA 15219

WCR Vol 106 Issues 3,4,5

Salvador, Janet

a/k/a Janet Lee Salvador
Late of Washington
Washington Co., PA
File No. 63-25-0883

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: Curt Salvador, 1616 Watterson Ct., Pittsburgh, PA 15241; Patty Panseri, 292 Dixon Ave., Pittsburgh, PA 15216
Attorney: Ronald W. Sessa, Esq., Porter Wright Morris & Arthur LLP, 6 PPG Place, Third Fl., Pittsburgh, PA 15222

WCR Vol 106 Issues 3,4,5

Seward Sr., Robert G.

a/k/a Robert Grant Seward
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: Timothy E. Morrell Jr., a/k/a Timothy Edward Morrell, 411 McCombs Rd., Venetia, PA 15367
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 3,4,5

Simpson, Tillie

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: Larry J. Simpson, 42 Manse St., Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 106 Issues 3,4,5

Solow, Deborah A.

Late of McMurray
Washington Co., PA
File No. 63-25-00967

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: Valerie Lynn Quigg, 141 Marble Dr., McMurray, PA 15317
Attorney: John M. Smith, Esq., Smith Butz, LLC, 88 Center Church Rd., McMurray, PA 15317

WCR Vol 106 Issues 3,4,5

Weekly, Dickey Joe

a/k/a Dick Weekly
a/k/a Dickey Joe Weekley
Late of Finleyville, Union Twp.
Washington Co., PA
File No. 63-25-0885

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: LaDonna J. Colvin, 1110 N. 23rd St., Clarksburg, WV 26301

WCR Vol 106 Issues 3,4,5

Williams, Carolyn J.

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: Charles A. Williams, PO Box 425, Rogersville, PA 15359
Attorney: Lukas B. Gatten, Esq., Logan & Gatten Law Offices, 54 N. Richhill St.,

Waynesburg, PA 15370

WCR Vol 106 Issues 3,4,5

Wilson, Doris D.

a/k/a Doris D. Hamilton
a/k/a Doris E. Wilson
a/k/a Doris Edna Wilson
a/k/a Doris Davis
a/k/a Doris E. Hamilton
Late of Washington
Washington Co., PA
File No. 63-25-1000

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

Executrix: Linda Keller, 712 Turkey Knob Rd., Greensboro, PA 15338
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 106 Issues 3,4,5

LEGAL TRUSTEE NOTICE

Notice In regard to **THE ZILKA FAMILY TRUST** dated March 3, 2010. THE LAST SURVIVING TRUSTEE, Shirley A. Zilka, died on March 19, 2025, late of Carroll Township, Washington County, Pennsylvania. The Zilka Family Trust appointed Jennifer L. Marco, as Successor Trustee. Notice is hereby given to all persons having claims against this Trust or who are indebted to said Trust to make known the same to the Successor Trustee, All persons indebted to this Trust are requested to make payment without delay to the Successor Trustee named below. Jennifer L. Marco, 1855 Spring Valley Road, London OH 43140.
Successor Trustee:
Jennifer L. Marco
1855 Spring Valley Road
London OH 43140

WCR Vol 106 Issue 3,4,5

THIRD PUBLICATION**Baker, Judith A.**

Late of Washington
Washington Co., PA
File No. 63-25-0436

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

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

WCR Vol 106 Issues 2,3,4

Bedner, Anna Marie

Late of Donora Borough
Washington Co., PA
File No. 63-25-0929

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 A. Bedner a/k/a John Andrew Bedner, 106 Sunset Ave., Charleroi, PA 15022
Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

WCR Vol 106 Issues 2,3,4

Carson, Eleanor T.

Late of Washington
Washington Co., PA
File No. 63-25-0975

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: Wendy Carson a/k/a Wendy Danielle Carson, 33 Meadow Creek Lane, Mechanicsburg, PA 17050
Attorney: Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Rd., Suite 114, Pittsburgh, PA 15241

WCR Vol 106 Issues 2,3,4

Darnell, Marvin Lee

Late of Claysville
Washington Co., PA

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

Executor: Darla Lynn McBride, 164 Gorbey Rd., Washington, PA 15301
Attorney: Michael J. Mocniak, Esq., 163 East Hillsboro Rd., Washington, PA 15301

WCR Vol 106 Issues 2,3,4

Hinerman, David L.

Late of Hickory
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: Keith Norbert Pentland a/k/a Keith N. Pentland, 797 Weirich Ave., Washington, PA 15301

WCR Vol 106 Issues 2,3,4

Ingram, Janice Jo

Late of Monongahela
Washington Co., PA
File No. 63-19-1385

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 Admin-

istrator without delay.

Administrator: Kevin Ingram c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer
Law Firm, 3244 Washington Rd., Suite
210, McMurray, PA 15317

WCR Vol 106 Issues 2,3,4

Moore, Teresa A.

Late of City of Washington
Washington Co., PA
File No. 63-25-0947

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

Executor: Gene Martin, 123 Giron St.,
Leechburg, PA 15656
Attorney: Charles J. Jacques, III, 2125
Freeport Rd., Natrona Heights, PA 15656

WCR Vol 106 Issues 2,3,4

Powers, Gladys M.

Late of Venetia
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: Cynthia M. Hawkins a/k/a Cynthia Marie Hawkins, 309 Quail Run Rd.,
Venetia, PA 15367
Attorney: Belinda Dunmire Attwood,
Esq., Law Offices of Belinda Dunmire
Attwood, 6 South Main St., Suite 500,
Washington, PA 15301

WCR Vol 106 Issues 2,3,4

Pruce, Jr., John R.

a/k/a John Robert Pruce, Jr.
Late of Peters Township
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: Anita S. Price a/k/a Anita Sakovich, 140 DeMar Blvd., Canonsburg,
PA 15317

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

WCR Vol 106 Issues 2,3,4

Russell, Teresa J.

a/k/a Teresa Jane Russell
a/k/a Teresa Russell
Late of Washington
Washington Co., PA
File No. 63-25-0971

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: Desera I. Johnson c/o
Attorney: Stephanie M. Sewak, Esq., Law
Office of Stephanie M. Sewak, P.C., 90
W. Chestnut St., Suite 606, Washington,
PA 15301

WCR Vol 106 Issues 2,3,4

Truffa, Barbara Ann

a/k/a Barbara Truffa
Late of Charleroi
Washington Co., PA
File No. 63-25-0997

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: Jack Johnson, 106 Maple
Ave., Charleroi, PA 15022
Attorney: John A. Caputo, Esq., John Caputo & Assoc., P.C., 310 Grant St., 820
Grant Bldg., Pittsburgh, PA 15219

WCR Vol 106 Issues 2,3,4

Tylus, Dolores M.

a/k/a Dolores Tylus
Late of Cokeburg 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: Tyra Savarese, 640 Ridgefield
Ave., Pittsburgh, PA 15216
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 2,3,4

Wargo, Dorothy J.

Late of Deemston 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 & Attorney: David V.
Bogdan, Esq., 2725 West Chester Pike,
Broomall, PA 19008

WCR Vol 106 Issues 2,3,4

REAL PROPERTY NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
Case No. CV 2025-02463

Deutsche Bank National Trust Company,
as Trustee for Morgan Stanley ABS Capital I Inc. Trust 2005-HE3 Mortgage Pass-Through Certificates, Series 2005-HE3,
Plaintiff(s),

vs.

Unknown heirs, successors, assigns and all Persons, firms, or associations claiming right, Title or interest from or under Karen Tyler, deceased owner and mortgagor Defendant(s).

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 YOU AND A JUDGMENT may be entered against you by the court without further notice for any money claimed in the 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 know a lawyer, contact:

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

If you cannot afford a lawyer, contact:

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

Albertelli Law

Roger fay, Esq., Id No 315987
Mehmet Basoglu, Esq., ID Mo 329635
14000 Commerce Parkway, Ste H
Mount Laurel, NJ 08054
Phone (856) 724-1888
Fax-(856)793-9130

WCR Vol 106 Issue 4

CORPORATION NOTICES

Fictitious Name Registration

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 4, 2025, for **Jones Timber Works** with a principal place of business located at 144 Dogwood

Rd., Scenery Hill, PA 15360 in Washington County. The individual interested in this business is Seth Jones, also located at 144 Dogwood Rd., Scenery Hill, PA 15360. This is filed in compliance with 54 Pa.C.S. 311.

WCR Vol 106 Issue 4

Fictitious Name Registration

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on June 4, 2025, for **Our Lady's Children** with a principal place of business located at 109 Alyson Drive, McMurray, PA 15317 in Washington County. The individual interested in this business is Jennifer Gaudlip, also located at 109 Alyson Drive, McMurray, PA 15317. This is filed in compliance with 54 Pa.C.S. 311.

WCR Vol 106 Issue 4

NOTICE OF DISSOLUTION OF ARTICLES OF INCORPORATION

NOTICE is hereby given to all persons interested or who may be affected that **ALTERNATIVE TRANSMISSION & AUTO REPAIR, INC.**, a Pennsylvania Corporation, is now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of the Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA pursuant to the provisions of the Business Corporation Law of 1988. So, **ALTERNATIVE TRANSMISSION & AUTO REPAIR, INC.** is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to Edward C. Morascyzk, Esquire, of Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut Street, Suite 102, Washington, PA 15301. The deadline to submit such a claim is 60 days after the date of publication of this Notice and the claim will be barred if not received by that

deadline. **ALTERNATIVE TRANSMISSION & AUTO REPAIR, INC.** may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you. Edward C. Morascyzk, Esquire

WCR Vol 106 Issue 4

MISCELLANEOUS NOTICE

To: Jinnie White, Ronald Vaughters, and Unknown Biological Father
In RE: M.V., minor child, born November 18, 2023

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, M.V., born November 18, 2023. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. Highstreet, Waynesburg, PA 15370, on September 15, 2025, at 1:00 p.m. in Courtroom 1 before Judge Jeffry N. Grimes.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Summit Legal aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

WCR Vol 106 Issue 4

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, SEPTEMBER 12 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)

CHARTIERS (Part Chartiers and part Houston)

KEYBANK, NA, s/b/m
FIRST NIAGARA BANK, NA

vs

WALLACE J. WOODHOUSE, as
Believed Heir and/or Administrator of
the Estate of Mary Jane Woodhouse,
ET AL

DOCKET #: 2022-6563
JUDGEMENT: \$67,169.24

In the Commonwealth of Pennsylvania, Washington County, part Chartiers Township and part Houston Boro;

Address: 225 NORTH MAIN STREET,
HOUSTON, PA 15342
Tax #: 360-009-00-01-0010-00

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

WCR Vol 106 Issues 3,4,5

EAST BETHLEHEM

DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL

vs

SANDRA L. CHIERA

DOCKET #: 2023-3294
JUDGEMENT: \$38,631.58

In the Commonwealth of Pennsylvania, Washington County, East Bethlehem

Township;

Address: 31 BLANCHE ROAD, FRED-
ERICKTOWN, PA 15333
Tax #: 260-002-03-02-0013-00 & 260-002-
-03-02-0014-00 (2)

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

WCR Vol 106 Issues 3,4,5

HOUSTON

DOLLAR BANK, FEDERAL
SAVINGS BANK

vs

SUNDI J. L. HANCHER

DOCKET #: 2025-353
JUDGEMENT: \$95,481.14

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

Address: 19 WEST MCNUTT STREET,
HOUSTON, PA 15342
Tax #: 360-013-00-02-0002-00

Improvements: Residential Dwelling
Attorney: GRENN & BIRSIC, P.C.,
(412) 281-7650

WCR Vol 106 Issues 3,4,5

MCDONALD**THE HUNTINGTON
NATIONAL BANK**

vs

RICHARD K. SMITH**DOCKET #: 2024-2494****JUDGEMENT: \$72,946.34**In the Commonwealth of Pennsylvania,
Washington County, McDonald Borough;Address: 228 ARABELLA STREET,
MCDONALD, PA 15057

Tax #: 470-013-00-03-0011-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, LLC, (215) 790-1010WCR Vol 106 Issues 3,4,5**MCDONALD (CONT'D)****U.S. BANK TRUST NATIONAL
ASSOCIATION, as Trustee for
LB-DWELLING SERIES V TRUST**

vs

JOSEPH E. MATALIK**DOCKET #: 2023-6459****JUDGEMENT: \$74,287.45**In the Commonwealth of Pennsylvania,
Washington County, McDonald Borough;Address: 312 KAY STREET, MCDON-
ALD, PA 15057

Tax #: 470-018-00-04-0001-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100WCR Vol 106 Issues 3,4,5**MIDWAY****LAKEVIEW LOAN
SERVICING LLC**

vs

CATHY J. RAY**DOCKET #: 2022-3209****JUDGEMENT: \$49,161.17**In the Commonwealth of Pennsylvania,
Washington County, Midway Borough;Address: 205 N CENTER STREET,
MIDWAY, PA 15060

Tax #: 410-001-00-00-0005-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-
6906WCR Vol 106 Issues 3,4,5**NORTH FRANKLIN****MORTGAGE ASSETS
MANAGEMENT LLC**

vs

**BRADLEY VANKIRK,
In His Capacity as Heir of
THOMAS M. VANKIRK, ET AL****DOCKET #: 2024-6250****JUDGEMENT: \$85,497.45**In the Commonwealth of Pennsylvania,
Washington County, North Franklin
Township;Address: 403 MINEOLA AVENUE,
WASHINGTON, PA 15301

Tax #: 510-003-04-01-0016-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-
6906**NORTH STRABANE****WILMINGTON TRUST, NATIONAL
ASSOCIATION, ET AL**

vs

**PYO SUN WAGNER AND
KAREN WAGNER****DOCKET #: 2025-39****JUDGEMENT: \$298,410.94**In the Commonwealth of Pennsylvania,
Washington County, North Strabane
Township;Address: 514 MEADOWLAKE COURT,
WASHINGTON, PA 15301

Tax #: 520-011-10-00-0007-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 106 Issues 3,4,5**PETERS****WILMINGTON TRUST, NATIONAL
ASSOCIATION, ET AL**

vs

**DUSTIN E. JONES AND
MELISSA M. JONES****DOCKET #: 2024-1950****JUDGEMENT: \$781,234.18**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;Address: 112 MOUNT BLAINE DRIVE,
CANONSBURG, PA 15317

Tax #: 540-011-07-03-0001-03

Improvements: Residential Dwelling

Attorney: ALBERTELLI LAW, 856-724-
1888WCR Vol 106 Issues 4,5,6**SMITH****WILMINGTON TRUST,
NATIONAL ASSOCIATION, ET AL**

vs

**BOBBIE M. TUSTIN;
CHRISTINA L. DUESENBERY
AKA CHRISTINA DUESENBERY****DOCKET #: 2024-3134****JUDGEMENT: \$78,011.37**In the Commonwealth of Pennsylvania,
Washington County, Smith Township;Address: 943 MARY STREET,
LANGELOTH, PA 15054

Tax #: 570-019-01-02-0001-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100WCR Vol 106 Issues 4,5,6**SOUTH FRANKLIN****PNC BANK, NATIONAL
ASSOCIATION**

vs

**ROBERT N. VON SCHMAUSEN,
known Heir of ROBERT SMOUSE,
Deceased, ET AL****DOCKET #: 2024-4319****JUDGEMENT: \$40,571.42**In the Commonwealth of Pennsylvania,
Washington County, South Franklin
Township;Address: 790 DEERFIELD ROAD,
WASHINGTON, PA 15301

Tax #: 590-004-00-00-0013-04

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 106 Issues 4,5,6**SOUTH STRABANE****VILLAGE CAPITAL &
INVESTMENT, LLC**

vs

FLOYD PHILLIPS**DOCKET #: 2023-6816****JUDGEMENT: \$207,404.82**In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;Address: 900 SYCAMORE STREET,
WASHINGTON, PA 15301

Tax #: 770-047-00-00-0001-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111WCR Vol 106 Issues 4,5,6**SPEERS****FREEDOM MORTGAGE
CORPORATION**

vs

**DEREK MATTHEW
ROCKOVICH****DOCKET #: 2024-5653****JUDGEMENT: \$204,785.98**In the Commonwealth of Pennsylvania,
Washington County, Speers Borough;Address: 245 VALLEY CIRCLE DRIVE,
CHARLEROI, PA 15022

Tax #: 610-027-00-04-0005-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646WCR Vol 106 Issues 4,5,6**WASHINGTON****CITY OF WASHINGTON**

vs

DANYELLE LEVY**DOCKET #: 2018-1891****JUDGEMENT: \$3,069.25**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;

Address: 28 CENTRAL AVENUE,
WASHINGTON, PA 15301
Tax #: 760-002-00-04-0010-00
Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748

WCR Vol 106 Issues 4,5,6

WEST BROWNSVILLE

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

vs

**ELAINIA CONEWAY AND
MICHAEL WEHRING**

DOCKET #: 2025-35

JUDGEMENT: \$105,041.69

In the Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough;

Address: 447 MIDDLE STREET,
BROWNSVILLE, PA 15417
Tax #: 670-006-00-03-0007-00

Improvements: Residential Dwelling

Attorney: PADGETT LAW GROUP,
(850) 422-2520

WCR Vol 106 Issues 4,5,6

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