

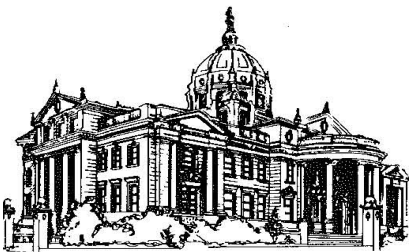
# WASHINGTON COUNTY REPORTS

Vol. 102

JULY 7, 2022

No. 51

Official Legal Periodical for Washington County, Pennsylvania. Established March 31, 1920.  
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**SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA**

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*FOR RETURN SERVICE: 119 S. College St., Washington, PA 15301*

**PERIODICAL PUBLICATION. DATED MATERIAL.  
DO NOT DELAY DELIVERY.**

MOTIONS COURT SCHEDULE

Judge	COMPLETE info at <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a>
DiSalle, John (PJ) CR#2	Until further order, all motions, incl. Criminal & Orphans’ Court, shall be handled remotely via email or fax to chambers. Filing party must notify all necessary parties that a motion is being filed and if motion is contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA’s Office for acknowledgment of objection or consent. An advance copy of any Orphan’s Court motion shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Civil, 16th-end of the month. Copy of motion due before noon the business day prior to scheduled presentation. Motions in person. May be remote upon request.
Costanzo, Valarie CR#3	Motions on Tu, Th at 9:15a. Judge of the Term, Criminal: May, Jul, Sep, Nov, Dec. Motions in person. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a>
Lucas, Michael CR#6	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person. <b>NO MOTIONS 7/25—7/29</b>
Neuman, Brandon CR#4	Tu, W, Th at 9:15a. Judge of the Term, Criminal: Apr, Jun, Aug, Oct. Dec. Motions to be signed up with chambers Motions Inbox at least 24hrs in advance. Motions in person. <b>NO MOTIONS 7/25—7/29</b>
McDonald, Traci CR#5	W, Th. Contested motions heard by telephone; contact chambers to schedule. Filing party must notify all necessary parties and the court via email that a motion is being filed. The Court will reply by email a date and time. Proof of consent must accompany all consent motions. All motions must be emailed to <a href="mailto:billie.jo.pustovrh@washingtoncourts.us">billie.jo.pustovrh@washingtoncourts.us</a> and <a href="mailto:court.crier.mcdonald@washingtoncourts.us">court.crier.mcdonald@washingtoncourts.us</a>
Pettit, Jesse CR#7	Motions on Tu at 9:15am (copies due by Fri noon) and W at 9:15a (copies due by Mon noon).

COURT CALENDARS

Orphans’ Court Audit .....Jul 14, Sep 16, Nov 18  
Sheriff’s Sales..... July 8, Aug 5, Sept 9

SUPREME COURT ..... Convenes in Pittsburgh..... Oct 24-28  
SUPERIOR COURT ..... Convenes in Pittsburgh..... Aug 17-19  
COMMONWEALTH COURT ... Convenes in Pittsburgh..... Oct 11-14

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## Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] A federal judge from Kansas City, Kansas, has temporarily blocked a school district from disciplining a teacher who had religious objections to a policy that prevented her from outing transgender students to their parents. The injunction prevents enforcement through May 18, or the time when the teacher's contract with the district ends, whichever is later. The policy in question prevents teachers from referring to a student by the student's preferred name and pronouns in communications with the student's parents. The teacher told the court that she doesn't intend to communicate with the parents with the sole purpose of disclosing such information, but that if she does contact parents about a student, the policy would require her to be dishonest in violation of her sincere religious beliefs. The court issued the injunction based upon a determination that the teacher had made a sufficient showing that the parental communications policies violated the teacher's First Amendment right to free exercise of religion. The judge, however, did not enjoin enforcement of a second school policy requiring teachers to refer to students by their preferred names and pronouns in class. [2] A federal judge from the District of Columbia declined to impose sanctions against Google for its alleged efforts to shield emails from lawsuit disclosure by directing employees to copy lawyers and add a "privileged" label. The court decided it would not punish the company for the practice but wanted to make sure that the emails are reviewed to make sure that the company is complying with disclosure obligations in connection with an anti-trust case filed by the U.S. Government. [3] Victims of the condo tower collapse in Surfside, Florida, have reached a tentative \$997 million dollar settlement with a variety of defendants, including insurance companies and developers of the adjacent building. The court had earlier approved an 83-million-dollar settlement for the condo owners' economic losses. [4] A federal appeals court has allowed a Texas law to take effect that prohibits larger social media platforms from censoring users based on their political views. The U.S. Court of Appeals for the 5<sup>th</sup> Circuit reinstated the law pending appeal. The law at issue allows social media users and the Texas Attorney General to sue social media platforms for improper censorship. Successful plaintiffs can obtain attorney's fees and an injunction. [5] A California judge has struck down a state law requiring public corporations headquartered in the state to include a minimum number of women on their boards of directors.

*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.*

## WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2022

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## **Washington County Bar Association**

# **SUMMER BENCH BAR**

**August 12-14, 2022 ~ Oglebay Resort**

---

**Weekend Package for WCBA Members  
Includes 11 PA CLE Seminars,  
Conference Meals, & All the Fun Stuff  
For Just \$345/member**

**Housing, Oglebay Resort activity wristbands, WV/OH CLE credits,  
& Guest Meals available for an additional fee.**

**Can't attend for the entire conference?**

**There are several "ala carte" options available!**

**Friday In-Person CLE Day Package (7 PA CLEs, lunch)**

**Saturday In-Person CLE Day Package (4 PA CLEs, breakfast, lunch)**

**Or, Attend Individual CLEs either in-person or via zoom!**

**ROOMS RELEASED JULY 12!**

**Visit [www.washcobar.org](http://www.washcobar.org) to**

**download/print a registration form.**

**Or, contact WCBA at 724-225-6710 /  
[wcba@washcobar.org](mailto:wcba@washcobar.org).**

**Sponsorship opportunities  
also available!**

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*See You There!*

**Sat., July 23, 2022**

**6 pm Reception**

**7 pm Dinner**

**9:30 pm Fireworks**

Live Entertainment by

“Almost Sinatra”

John Noble, Esq. &  
The Murphy Big Band

Hosted by

Ed & Elaine Morascyzk

## *Friends & Trustees of the Bar Foundation* **Cordially Invite you to a Garden Party Fundraiser**

Join us for an evening under the stars in this scenic lakeside setting. Enjoy live music, a dinner of fresh-grilled delights, fireworks, and more. Take a turn at a lawn game, the putting green, or paddle boat; or, just relax and socialize/network while raising funds for a worthy cause.

**Contact the Bar Foundation for tickets!**

**RSVP by July 15**

**\$75pp ~ Sponsorship Opportunities Available**

**[foundation@washcobar.org](mailto:foundation@washcobar.org) or 724-225-6710**

**View/print invite: [www.washcobar.org/foundation](http://www.washcobar.org/foundation)**

Proceeds benefit the Washington County Bar Foundation and its Endowment Fund, created from a bequest by Bar Foundation co-founder Charles C. Keller. Your contribution will help to support WCBF's mission and grow the endowment to create a permanent, sustainable source of future funding.

*Washington County Bar Foundation*  
**CIVIC EDUCATION  
COMMUNITY GIVING  
ACCESS TO JUSTICE**

The official registration and financial information of the Washington County Bar Foundation, Inc. may be obtained from the PA Department of State by calling toll-free, within PA, 1-800-732-0999. Registration does not imply endorsement.



# Washington County Bar Association

**Thursday, July 21, 2022**

Nemacolin Country Club, Rte 40, Beallsville

**6pm Steak Fry Dinner**

**5-6pm Happy Hour**

**Golf tee-offs starting at 11:15pm**

**Pool open in the afternoon**

**REGISTRATION REQUIRED**  
**BY JULY 14\***

**No charge for dinner for WCBA members.\***

**Dinner for guests (judges, law clerks, lawyers only): \$60pp**

**\* NOTE: there will be a \$60 fee for all late registrants  
& no-shows. No Walk-Ins, please! (\$60 fee applicable)**

**wcba@washcobar.org**

**or 724-225-6710**

**Or online: [www.washcobar.org](http://www.washcobar.org)  
("upcoming events")**

NOTICE  
OF  
JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,  
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the  
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO  
JULY 15, 2022 AUDIT

AUDIT LIST

NO.                      ESTATE

63-21-1510      McKnight, Alan

Accountant: .... Robert A. Walker, Executor

Attorney:..... W. John Rackley, Esq.

63-16-1357      Beber, Sonja L.

Accountant: .... PNC Bank, N.A., Successor Trustee

Attorney:..... Charles R. Reis, Esq.

63-01-0580      Beber, Frank

Accountant: .... PNC Bank, N.A., Successor Trustee

Attorney:..... Charles R. Reis, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL  
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID  
AUDIT IS JULY 15, 2022 AT 9:30 A.M., COURTROOM #2, BEFORE THE  
HONORABLE JOHN F. DISALLE, PRESIDENT JUDGE.

James Roman, Register and Ex-Officio  
Clerk of the Orphans' Court Division of the  
Court of Common Pleas of  
Washington County, Pennsylvania

Washington, Pennsylvania

Audit Date: July 15, 2022

Publication Dates: June 30, 2022 and July 07, 2022

## ESTATE NOTICES

### FIRST PUBLICATION

**Abate, Sr., Kenneth Francis**

Late of Smith Twp.  
Washington Co., PA  
File No. 63-22-0953

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: Dominic A. Abate, 9 Dunbar Ave., Slovan, PA 15078

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

\_\_\_\_\_ WCR Vol 102 Issues 51,52,1

**Augustine, Rose Ellen**

a/k/a Rose E. Augustine  
Late of City of Monongahela  
Washington Co., PA

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

Administrator: Alan Ashcraft, 12 James St., Belle Vernon, PA 15012

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 102 Issues 51,52,1

**Cario, James Thomas**

Late of Washington  
Washington Co., PA

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

Administrator: Jason Coffman c/o

Attorney: Elisabeth H. Wagers, Esq.,  
Wolf, Wagers & Wolf, 1500 Ashwood  
Dr., Ste. 1501, Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 102 Issues 50,51,52

**Michalka, Rebecca**

a/k/a Francis Rebecca Michalka  
a/k/a F. Rebecca Michalka  
a/k/a Rebecca Campbell Michalka  
Late of Midway  
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: Marilyn Michalka Egan,  
272 Alleyne Dr., Cranberry Twp., PA  
16066

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

\_\_\_\_\_ WCR Vol 102 Issues 51,52,1

**Sewak, Nancy P.**

Late of Donora  
Washington Co., PA  
File No. 63-22-0922

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: Jenna Miller, Esq.,  
Penn Liberty Law, LLC, 121 N. Main St.,  
Ste. 112, Greensburg, PA 15601

\_\_\_\_\_ WCR Vol 102 Issues 50,51,52

**Taddeo, Jr., Henry J.**

a/k/a Henry Joseph Taddeo, Jr.  
Late of Monongahela  
Washington Co., PA



File No. 63-22-0917

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: Christina Louise Taddeo,  
3412 Trevoise Ave., Trevoise, PA 19053

Attorney: James W. Haines, Jr., Esq.,  
1202 W. Main St., Monongahela, PA  
15063

WCR Vol 102 Issues 51,52,1

**Vittone, Eugene A. J.**

a/k/a Eugene Anthony John Vittone  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-22-0876

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: Kathleen A.  
Gustine, Esq., 146 Valley View Dr.,  
Venetia, PA 15367

WCR Vol 102 Issues 51,52,1

**Volk, John**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-22-0968

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: Claudia Volk, 893 Bebout  
Rd., Venetia, PA 15367

Attorney: Benjamin F. Goodwin, Esq.,  
Goodwin Como, P.C., 108 N. Beeson

Blvd., Ste. 400, Uniontown, PA 15401

WCR Vol 102 Issues 51,52,1

**Wloch, Walter**

Late of Fallowfield Twp.  
Washington Co., PA

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

Executrix: Ashley Franciscus, 4325 Gazebo Dr., Conway, AR 72034

Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 102 Issues 51,52,1

**Yohe, Mary Ann**

Late of Monongahela  
Washington Co., PA  
File No. 63-22-0885

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

Executor: PNC Bank, NA c/o Cindy  
Rarig, 300 Fifth Ave., 31st Flr., Pittsburgh, PA 15222

Attorney: Charles, Haddad, Esq., The  
Lynch Law Group, 501 Smith Dr., Ste. 3,  
Cranberry Twp., PA 16066

WCR Vol 102 Issues 51,52,1

**SECOND PUBLICATION**

**Ahwesh, May**

Late of Washington  
Washington Co., PA  
File No. 63-22-0946

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 M. Ahwesh, 256 Nesbit Road, Oakdale, PA 15071

Attorney: Paul A. Tershel, Esq., Tershel & Associates, 55 South Main St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 102 Issues 50,51,52

**Antonelli, Mona R.**

a/k/a Mona Rio Antonelli

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: Debra J. Antonelli, 559 E. Main St., Monongahela, PA 15063

Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 102 Issues 50,51,52

**Cario, James Thomas**

Late of Washington  
Washington Co., PA

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

Administrator: Jason Coffman c/o

Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 102 Issues 50,51,52

**Cruny, Eugene Howard**

Late of Cross Creek 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: Sharon J. Wilson, 807 Longvue Dr., Houston, PA 15342

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

\_\_\_\_\_ WCR Vol 102 Issues 50,51,52

**Dellorso, Jr., John P.**

a/k/a John Paul Dellorso, Jr.  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-22-0928

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: Jacqueline Milbower, 8555 Charlestown Creek Dr., Mason, OH 45040

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

\_\_\_\_\_ WCR Vol 102 Issues 50,51,52

**Geresti, James D.**

a/k/a James David Geresti  
Late of Canonsburg Borough  
Washington Co., PA  
File No. 63-22-0907

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: Samuel John Geresti, 1047 Eldersville Rd., Burgettstown, PA 15021

Attorney: Mark S. Riethmuller, Esq.,

Speakman, Riethmuller & Allison,  
6 South Main St., Ste. 614, Washington,  
PA 15301

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**Hackney, Jeffrey Reed**

a/k/a Jeffrey R. Hackney  
Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-22-0938

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: Gregory Paul Hackney, 301 E. Buffalo Church Rd., Washington, PA 15301, Diane H. Chenney, 1325 Allison Ave., Washington, PA 15301

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

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**Rush, Reed E.**

Late of Washington  
Washington Co., PA  
File No. 63-22-0829

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 L. Weihe, 308 Golson Rd., Prattville, AL 36067

Attorney: John Paul Vensel, II, 6 South Main St., Ste. 518, Washington, PA 15301

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**Seizak, Patrick Paul**

a/k/a Patrick Seizak  
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 Executor & Attorney or attorney, and all persons indebted to the decedent to make payment to the Executor & Attorney without delay.

Executor & Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 102 Issues 50,51,52

**Sewak, Nancy P.**

Late of Donora  
Washington Co., PA  
File No. 63-22-0922

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

Executor & Attorney: Jenna Miller, Esq., Penn Liberty Law, LLC, 121 N. Main St., Ste. 112, Greensburg, PA 15601

WCR Vol 102 Issues 50,51,52

**Turko, Gustava**

a/k/a Gustava A. Turko  
Late of Union 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: Frank Turko, 404 Mingo Church Rd., Finleyville, PA 15332

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 102 Issues 50,51,52

**Vaselenak, Victor**

Late of Canonsburg  
Washington Co., PA  
File No. 63-22-0954

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: Jane A. Vaselenak c/o  
Attorney: Gary D. Monaghan, Esq., Monaghan & Monaghan, LLP, 57 East Main St., Uniontown, PA 15401

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### **Waychoff, Kathryn A.**

Late of Washington  
Washington Co., PA  
File No. 63-19-0364

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: Jonathan R. Waychoff,  
210 W. Grant St., Houston, PA 15342  
Attorney: E.J. Julian, Esq., Julian Law Office, 71 North Main St., Washington, PA 15301

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## **THIRD PUBLICATION**

### **Brnusak, Anthony H.**

Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-22-0632

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: Monica Ann Marshman, 110 W. Fair Meadows Drive, Canonsburg, PA 15317

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

WCR Vol 102 Issues 49,50,51

### **Hampe, Audrey Kay**

Late of McDonald  
Washington Co., PA  
File No. 63-21-2192

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: Samuel Hampe c/o  
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 102 Issues 49,50,51

### **Laipple, Ronald W.**

a/k/a Ronald W. Laipple  
a/k/a Ronald Laipple  
Late of South Franklin Twp.  
Washington Co., PA

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

Executrix: Barbara S. Paulish c/o  
Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 102 Issues 49,50,51

### **McCloy, Larry**

Late of Stockdale  
Washington Co., PA  
File No. 63-22-0461

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: Scott A. McCloy, 616 Braeburn Way, Canonsburg, PA 15317

Attorney: Herbert G. Mitchell, III,  
7 Court St., Uniontown, PA 15401

WCR Vol 102 Issues 49,50,51

**Roadman, Leala Lorraine**

a/k/a Leala L. Roadman  
Late of Independence 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: John J. Roadman, 496 Narigon Run Rd., Claysville, PA 15323

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

WCR Vol 102 Issues 49,50,51

**Thornhill, Margaret**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-0918

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: Dale P. Frayer c/o

Attorney: Meagan F. Temple, Esq.,  
Temple & Frayer, 250 Mt. Lebanon Blvd., Ste. 207, Pittsburgh, PA 15234

WCR Vol 102 Issues 49,50,51

**Trenk, Dorothy**

Late of California  
Washington Co., PA  
File No. 63-22-0909

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

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

Executor/Attorney: Herbert G. Mitchell, Jr., Esq., P.O. Box 310, Hiller, PA 15444

WCR Vol 102 Issues 49,50,51

**Webb, Joseph G.**

Late of Smith Twp.  
Washington Co., PA  
File No. 63-22-0919

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 M. Trainer, 43 Spruce Ln., Burgettstown, PA 15021

Attorney: Michele P. Conti, Esq., 986 Broadhead Rd., Moon Twp., PA 15108

WCR Vol 102 Issues 49,50,51

**Wolf, William C.**

Late of Amwell Twp.  
Washington Co., PA

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

Executrix: Teresa Barney, 866 Banetown Rd., Washington, PA 15301

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

WCR Vol 102 Issues 49,50,51

**Yokimcus, Raymond W.**

Late of Fallowfield Twp.  
Washington Co., PA

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

without delay.

Executrix: Judy SanAgustin, 1212 Center St., Monongahela, PA 15063

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 102 Issues 49,50,51

### **Yonker, George H.**

Late of McDonald  
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 W. Yonker, 86 Baker Rd., McDonald, PA 15057

Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

WCR Vol 102 Issues 49,50,51

## **REAL PROPERTY NOTICES**

### **NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: C-63-CV-2022-2397

PNC BANK, NATIONAL ASSOCIATION, Plaintiff,  
vs.

Toby Charnack, as believed Heir and/or Administrator to the Estate of Robert F. Charnack; The United States of America, Department of Treasury, Internal Revenue Service; Lex Charnack, as believed Heir and/or Administrator to the Estate of Robert F. Charnack Unknown Heirs and/or Administrators to the Estate of Robert F. Charnack, Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Robert F. Charnack

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an

Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. C-63-CV-2022-2397, seeking to foreclose the mortgage secured by the real estate located at 316 Sheppard Avenue, North Charleroi, PA 15022.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**LAWYER REFERRAL SERVICE**  
Lawyer Referral Service  
Washington County Bar Association  
119 South College Street  
Washington, PA 15301  
(724) 225-6710

Southwestern Pennsylvania Legal Aid Services  
10 West Cherry Street  
Washington, PA 15301  
(724) 225-6170

WCR Vol 102 Issue 51

Reverse Mortgage Funding, LLC  
PLAINTIFF  
VS.

Unknown Heirs, Successors, Assigns and  
All Persons, Firms or Associations Claim-  
ing Right, Title or Interest from or under  
Eileen Briggs Deceased and Jamie  
Schultz, Known Heir of the Estate of Ei-  
leen Briggs, deceased and Robert Schultz,  
Known Heir of the Estate of Eileen  
Briggs, deceased  
DEFENDANTS

COURT OF COMMON PLEAS  
CIVIL DIVISION  
WASHINGTON COUNTY

NO: C-63-CV-2020-1730

NOTICE OF SHERIFF'S SALE OF RE-  
AL PROPERTY

TO: Unknown Heirs, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or  
under Eileen Briggs Deceased

611 Locust Street

Stockdale, PA 15483

Your house (real estate) at:

611 Locust Street, Stockdale, PA 15483

Parcel ID: 620-005-00-00-0007-00

is scheduled to be sold at Sheriff's Sale at  
Washington County Sheriff's Office  
Courthouse Square

Suite 101

100 West Beau Street

Washington, PA 15301 on September 9,

2022 at 10:00AM to enforce the court

judgment of \$112,932.41 obtained by

Reverse Mortgage Funding, LLC against  
you.

NOTICE OF OWNER'S RIGHTS

YOU MAY BE ABLE TO PREVENT

THIS SHERIFF'S SALE

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

The sale will be cancelled if you pay back  
to Reverse Mortgage Funding, LLC the  
amount of the judgment plus costs or the  
back payments, late charges, costs, and  
reasonable attorneys fees due. To find out  
how much you must pay, you may call:  
LOGS Legal Group, LLP(610) 278-6800.

WCR Vol 102 Issue 51

## NAME CHANGE NOTICE

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
2022-4199

IN RE: THE PETITION OF TYLER  
JACOB BAIRD, PETITIONER

FOR CHANGE OF NAME TO TYLER  
JACOB MARINI

### NOTICE OF NAME CHANGE

**NOTICE IS HEREBY GIVEN** that on  
the 27th day of June 2022, the Petition  
for Change of Name, filed by Petitioner,  
**TYLER JACOB BAIRD**, was filed at  
docket number 2022-4199 in the above-  
named Court, praying for a decree to  
change his name to TYLER JACOB MA-  
RINI. The Court has fixed 2nd, of SEP-  
TEMBER, 2022 at 9:15a.m. in Court-  
room #6, Washington County Court-  
house, One South Main Street, Washing-  
ton, 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.

Kristen Anders Bojarski, Esquire  
Attorney for Petitioner

WCR Vol 102 Issue 51

**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, AUGUST 5, 2022 at 10:00 o’clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff’s costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o’clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o’clock A.M.,** at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff’s Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

**BENTLEYVILLE**

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

**vs**

**CHARLES HORVWALT**

**DOCKET #: 2022-758 RAS CITRON  
LLC, (855) 225-6906  
JUDGEMENT: \$148,147.78**

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

Address: 108 WARREN STREET,  
BENTLEYVILLE, PA 15314  
Tax #: 040-027-00-00-0016-00

Improvements: Residential Dwelling

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

**CHARLEROI**

**CITIZENS BANK, N.A. f/k/a  
RBS CITIZENS, N.A.**

**vs**

**ERIC WORTHING AND  
HEIDI D. WORTHING**

**DOCKET #: 2021-292  
JUDGEMENT: \$81,219.41**

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

Address: 707 CREST AVENUE, CHAR-  
LEROI, PA 15022  
Tax #: 160-013-00-04-0028-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &  
CONWAY, (215) 790-1010

WCR Vol 102 Issues 51,52,1

WCR Vol 102 Issues 51,52,1



**CHARLEROI (Cont'd)**

**MON VALLEY COMMUNITY  
FEDERAL CREDIT UNION  
vs  
BRADY PASCOE, KNOWN  
HEIR OF CLARA PASCOE**

**DOCKET #: 2021-7615  
JUDGEMENT: \$115,881.05**

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

Address: 716 LEWIS AVENUE, CHAR-  
LEROI, PA 15022  
Tax #: 610-020-00-03-0014-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &  
REIS CO., LPA, (412) 434-7955

WCR Vol 102 Issues 51,52,1

**MONONGAHELA**

**PHH MORTGAGE CORPORATION  
vs  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS,  
FIRMS OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER  
CAROLINE PATTON, DECEASED**

**DOCKET #: 2021-3059  
JUDGEMENT: \$53,632.04**

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

Address: 519 6TH STREET, MONON-  
GAHELA, PA 15063  
Tax #: 440-014-00-02-0022-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 51,52,1

**MONONGAHELA (Cont'd).**

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, Not Individually,  
But Solely as Trustee for Nationstar  
HECM Acquisition Trust 2020-1  
vs  
ROSEANNE LEE, Executrix of the  
ESTATE OF PAUL LEEZER A/K/A  
PAUL LEEZER, JR.**

**DOCKET #: 2021-6706  
JUDGEMENT: \$107,533.21**

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

Address: 617 4TH STREET, MONON-  
GAHELA, PA 15063  
Tax #: 430-018-00-00-0003-00

Improvements: Residential Dwelling

Attorney: PINCUS LAW GROUP PLLC,  
(484) 575-2201

WCR Vol 102 Issues 51,52,1

**MONONGAHELA (Cont'd)**

**J.P. MORGAN MORTGAGE  
ACQUISITION CORP.  
vs  
JACQUELINE ALLARD, Solely as  
Heir of MARY ELLEN OSTRANDER,  
DECEASED, ET AL**

**DOCKET #: 2021-7218  
JUDGEMENT: \$49,665.33**

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

Address: 206 OTIS STREET, MONON-  
GAHELA, PA 15063  
Tax #: 440-026-00-01-0028-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)  
579-7700

WCR Vol 102 Issues 51,52,1

**SOUTH STRABANE**

**WELLS FARGO BANK, N.A.**

**vs**

**JUDITH ANN GARRETT  
AND BRADLEY G. GARRETT**

**DOCKET #: 2018-1830**

**JUDGEMENT: \$68,051.38**

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

Address: 740 EAST MAIDEN STREET,  
WASHINGTON, PA 15301  
Tax #: 750-033-00-00-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 51,52,1

**SPEERS**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs**

**HELEN KAYE STOCKDALE,  
Known Heir of KENNETH S. WHITE,  
DECEASED, ET AL**

**DOCKET #: 2021-7636**

**JUDGEMENT: \$92,664.09**

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

Address: 121 PENNSYLVANIA AVE-  
NUE, CHARLEROI, PA 15022  
Tax #: 610-002-00-01-0005-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER,  
(717) 234-4178

WCR Vol 102 Issues 51,52,1



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