



WASHINGTON COUNTY REPORTS
Vol. 105 No. 25 – JANUARY 2, 2025
119 South College Street, Washington, PA 15301

MOTIONS COURT SCHEDULE

CR#/Suite#	COMPLETE info @ www.washingtoncourts.us/101/Judges
Gilman, Gary (PJ) CR#7/1001	Tu & Th 9:15a. Copy of motion due before 12p the business day prior to scheduled presentation. Motions in person, may be remote upon approval.
DiSalle, John CR#2/2002	Motions handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that motion is being filed and if 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. Advance copy of Orphan's Court motions shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valerie CR#1/2001	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: Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo
Lucas, Michael, CR#6/1006	Motions 1st—20th of each month on 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, with signup by Noon the business day prior to presentation.
Neuman, Brandon CR#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Jude's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. See Standard Operating Procedures at
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge . NO MOTIONS-1/21/2025

COURT CALENDARS

Sheriff Sale Dates Last Date to File w/Prothonotary
NO SHERIFF SALE IN JANUARY
February 7, 2025 November 27, 2024
March 7, 2024 December 27, 2024

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WCBA NEWS

Washington County Bar Association WINTER BENCH BAR January 24, 2025 Hilton Garden Inn, Southpointe

REGISTER TODAY

**Register by Jan. 10 to
avoid late registration fee!**

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WASHINGTON COUNTY BAR ASSOCIATION 2025 BOARD OF DIRECTORS

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ESTATE NOTICES

FIRST PUBLICATION

Bywaters, Victoria Angela Dugas

a/k/a Victoria Ann Bywaters

a/k/a Victoria A. Bywaters

Late of Slovan

Washington Co., PA

File No. 63-24-0453

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: Donald Edward Bywaters c/o

Attorney: Elizabeth Eisenhauer, Esq.,

Julian Gray Assoc., 954 Greentree Rd.,

Pittsburgh, PA 15220

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Chaido, Michelle Conroy

a/k/a Michelle C. Chaido

a/k/a Michelle Conroy

Late of Chartiers Twp.

Washington Co., PA

File No. 63-24-1828

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: Michael L. Chaido, 103

Coventry Court, McMurray, PA 15317

Attorney: Eva H. Ahern, Esq., Peacock

Keller, LLP, 95 W. Beau St., Ste. 600,

Washington, PA 15301

WCR Vol 105 Issues 25,26,27

Ferczak, Deborah Ann

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 attorney, and all persons indebted to the decedent to make payment to the Executor

without delay.

Executor: Robert P. Oravetz, 100 Old

Farm Rd., Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, Esq., Green-

lee Derrico Posa, LLC, 60 E. Beau St.,

Washington, PA 15301

WCR Vol 105 Issues 25,26,27

Greenlief, II, Leonard E.

a/k/a Leonard Earl Greenlief, II

Late of Borough of California

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: Diane M. Greenlief, 181 Hill-

crest Dr., California, PA 15419

Attorney: Thomas P. Agrafiotis, Esq.,

Melenzyer & Agrafiotis, 337 Fallowfield

Ave., Charleroi, PA 15022

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Kime, Kathleen M.

a/k/a Kathleen Melba Kime

Late of North Bethlehem 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: Julianna Morrell, 1668 Nation-

al Pike, Scenery Hill, PA 15360

Attorney: John M. Petrisk, Esq., 998

Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 25,26,27

Lin, Victoria W.

Late of Canonsburg

Washington Co., PA

File No. 63-24-1515

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 E. Richmond, 234 Overlook Dr., Canonsburg, PA 15317
Attorney: Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217

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Locy, Ronald

a/k/a Ronald H. Locy
a/k/a Ronald Harry Locy
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Travis Fiem a/k/a Travis Lee Fiem, 516 Lone Pine Rd., Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Megyesy, Jason D.

Late of Houston
Washington Co., PA
File No. 63-24-1802

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: Lisa Megyesy, 803 Moninger Ave., Houston, PA 15342
Attorney: Jarrod T. Takah, Esq., Tershel & Assoc., 55 S. Main St., Washington, PA 15301

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Muncie, Donald A.

Late of Washington
Washington Co., PA

The Register of Wills has granted Letters

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

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

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Oddi, Lorys F.

a/k/a Lorys Louise Oddi
Late of McMurray
Washington Co., PA
File No. 63-24-1844

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: Mark V. Tranquilli, 1410 Navahoe Dr., Pittsburgh, PA 15228
Attorney: Julia Varholla, Esq., Lovett Bookman Harmon Marks LLP, Liberty Center, Ste. 1150, 1001 Liberty Ave., Pittsburgh, PA 15222-3789

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Ream, David L.

Late of Washington
Washington Co., PA
File No. 63-24-1797

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: Sibyl S. Ream a/k/a Sibyl Ream, 638 Elmhurst Dr., Washington, PA 15301
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Rodavich, Richard C.

a/k/a Richard George Rodavich
Late of Bentleyville
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: David Rodavich, 414 Green Lakes Rd., Mt. Morris, PA 15349, Louis G. Rodavich, 338 1/2 Ceylon Rd., Carmichaels, PA 15320
Attorney: Kirk A. King, 77 South Washington St., Waynesburg, PA 15370

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Terry, Inez E.

Late of West Pike Run 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 Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Lisa Jo Schlosser and Pamela Sue Terry c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

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SECOND PUBLICATION

Arnold, William K.

a/k/a William Keith Arnold
Late of Washington
Washington Co., PA
File No. 63-24-1613

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: Shannon Manseau, 8 Brown St., Southview, PA 15361

Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

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Barath, Cheryl Ann

Late of Brownsville
Washington Co., PA
File No. 63-24-1777

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: Rebecca King, 11 Hillman St., Bentleyville, PA 15314
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Brown, Bessie Lee

a/k/a Bessie L. Brown
Late of Muse
Washington Co., PA
File No. 63-24-1831

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: Laurie Bottles, 367 Mayville Ave., Pittsburgh, PA 15226
Attorney: Gregory P. Diulus, Esq., 4898 Campbells Run Rd., Ste. 3, Pittsburgh, PA 15205

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Brown, Quinte L.

Late of Donora
Washington Co., PA
File No. 63-24-1701

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: Marie Arnold, 125 Castner Ave., Donora, PA 15033
Attorney: Michael J. DeRiso, Esq., 429 4th Ave., Ste. 2101, Pittsburgh, PA 15219

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Collett, Betty L.

Late of Burgettstown
Washington Co., PA
File No. 63-24-1833

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

Co-Executors: David J. Collett, 16 Wood St., Burgettstown, PA 15021, Donna J. Collett, 1416 Langeloth Rd., Langeloth, PA 15054,
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Cowger, Lucretia L.

a/k/a Lucretia Lois Cowger
a/k/a Lucretia Cowger
Late of Clarksville
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: Edward F. Zeglen, II, 405 Clarksville Rd., Clarksville, PA 15322
Attorney: Matthew J. Madvay, Esq., Charles O. Zebley Jr., Esq., 60 E. Beau St., Washington, PA 15301

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Doumont, Sr., Dale J.

a/k/a Dale J. Doumont
a/k/a Dale Doumont
a/k/a Dale Doumont, Sr.
Late of Hickory
Washington Co., PA
File No. 63-24-1150

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: Sherri L. McGivern a/k/a Sherri Lynn McGivern c/o
Attorney: Peter K. Darragh, Esq., P.O. Box 435, Hickory, PA 15340

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Jones, Beverly Balza

a/k/a Beverly Jones
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: Jeffrey Lynn Jones (a/k/a Jeffrey L. Jones), 3232 Inland Cove Dr., Southport, NC 28461
Attorney: Jennifer M. Merx, Esq., 3401 N. Front St., Harrisburg, PA 17110

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Kazarick, Donna Mae

a/k/a Donna M. Kazarick
Late of Washington
Washington Co., PA
File No. 63-24-1647

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 Ann McDonald, 12803 Crow Valley Ln., Houston, TX 77099
Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

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Kerr, Ronald I.

Late of Washington Co., PA

File No. 63-24-1743

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 L. Kerr c/o
Attorney: Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143

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Kusturiss, Maureen

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

Executor: Michael E. Kusturiss, Jr. c/o
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

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Miller, Dolores

Late of McDonald
Washington Co., PA
File No. 63-24-01746

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 H. Miller, 253 Frances Dr., McDonald, PA 15057
Attorney: Carl B. Zacharia, Esq., Zacharia Brown, P.C., 111 W. McMurray Rd., McMurray, PA 15317

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Morgovich, Joseph Paul

Late of City of Washington
Washington Co., PA
File No. OC-2024-01575

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: Julie K. Fruecht, 737 Orchard Ave., Pittsburgh, PA 15202
Attorney: Robert E. Pendergast, Esq., 541 Lincoln Ave., Pittsburgh, PA 15202

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Quarture, Louise M.

Late of Town 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: Robert J. Quarture, Jr., 108 W. McMurray Rd., Canonsburg, PA 15317, Angelo Quarture, 100 Lindley Rd., Canonsburg, PA 15317,
Attorney: Raymond P. Parker, Esq., 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

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Richardson, Yvonne M.

Late of Eighty Four
Washington Co., PA
File No. 63-24-1805

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

Co-Executors: Jay E. Richardson, 41 Azzo Rd., Eighty Four, PA 15330, Ross E. Richardson III, 2285 Reis Run Rd., Pittsburgh, PA 15237,
Attorney: Gary L. Sweat, Esq., Sweat Law Offices, 375 Valley Brook Rd., Ste. 112, McMurray, PA 15317

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Shook, Mary Jane
Late of West Finley 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: Bernice A. Devenney, 1744 Ridgewood Dr., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

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Solow, Nelson Mark
a/k/a Nelson M. Solow
Late of McMurray
Washington Co., PA
File No. 63-24-1753

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

Executrix: Deborah A. Solow, 141 Marble Dr., McMurray, PA 15317
Attorney: John M. Smith, Esq., Smith Butz LLC, 88 Center Church Rd., McMurray, PA 15317

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THIRD PUBLICATION

Boyer, Wanda R.
a/k/a Wanda Rosalia Boyer
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Joseph C. Boyer, 12 Salena St., Bentleyville, PA 15314

Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314
WCR Vol 105 Issues 23,24,25

Carl, Shirley J.
Late of Hickory
Washington Co., PA
File No. 63-24-1776

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: Mark C. Schollaert, 1120 Leonard Ave., Oceanside, CA 92054
Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

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Daly, Julia H.
Late of Donegal Twp.
Washington Co., PA
File No. 63-24-1759

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

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

Executor: Scott C. Gorberg, 8110 Moyer Rd., Harrisburg, PA 17112
Attorney: Andrew S. Withers, Esq.,

Etzweiler and Withers, LLC, 105 N. Front St., Harrisburg, PA 17101

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Heckman-Moore, Judith Ann
Late of Brownsville
Washington Co., PA
File No. 63-24-1619

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: Wendy K. Gabauer, 4 Stonechurch Rd., Gastonville, PA 15336
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Willebrand, Clyde Francis
a/k/a Clyde F. Willebrand
Late of McMurray
Washington Co., PA
File No. 63-24-1782

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: Clyde Joseph Willebrand, 205 Glenwood Dr., Washington, PA 15301

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Zajac, Sandra L.
a/k/a Sandra Lorraine Zajac
Late of Cokeburg
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: Howard W. McLain c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

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CORPORATION NOTICES

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on December 16, 2024 under the Limited Liability Company Law of 1994, et seq as amended and known as **CITY MISSION THRIFT, LLC**.

Thomas O. Vreeland, Esq.
Bassi, Vreeland & Associates, P.C.
62 East Wheeling St.
Washington, PA 15301

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Articles of Incorporation Nonprofit Notice

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg on December 9, 2024, with respect to a nonprofit corporation, **Carroll Township Action Group**, which has been incorporated under the Nonprofit Corporation Law of 1988.

Christian E. Sesek, Esq.
Peacock Keller, LLP
95 West Beau Street, Suite 600
Washington, PA 15301

WCR Vol 105 Issue 25

TPR NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: **ALAYNA WHITLOCK**
AKA ALAYNA MARIE WHITLOCK
(DOB 12/7/2012)

CHILD OF

NICOLE TURNEY
KEVIN WHITLOCK
NO: OC-2024-1484

Take notice that a Petition for Involuntary Termination of Parental Rights of **NICOLE TURNEY AND KEVIN WHITLOCK**, of the above-named minor child, will be presented to the Orphans' Court of

Washington County, Pennsylvania. Any person wishing to assert her or his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on JANUARY 23, 2025, at 1:00 PM. 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 the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal a/k/a Southwestern Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Jacob Isenberg, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Ste. 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 105 Issue 25

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, FEBRUARY 7, 2025, at 10:00 o'clock A.M. - 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 Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BENTLEYVILLE

**SLOVENIAN SAVINGS & LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**

vs

**THE ESTATE OF KRISTINA
THOMAS, MIRANDA L. LEVERS as
heir, DONALD W. LEVERS as heir,
ET AL**

**DOCKET #: 2024-4699
JUDGEMENT: \$61,395.56**

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

Address: 207 FIRST STREET, BENT-
LEYVILLE, PA 15314
Tax #: 040-053-00-02-0014-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660

WCR Vol 105 Issues 25,26,27

CALIFORNIA

KIAVI FUNDING INC.

vs

J AND P CAPITAL INC.

**DOCKET #: 2024-4132
JUDGEMENT: \$80,140.06**

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

Address: 84 SECOND STREET, CALI-
FORNIA, PA 15419
Tax #: 080-015-00-00-0006-01

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT,
P.A. dba PADGETT LAW GROUP,
(850) 422-2520

WCR Vol 105 Issues 25,26,27

CANONSBURG

BOROUGH OF CANONSBURG

vs

**JOHN G. DEFILIPPO JR.
& JANET DEFILIPPO**

**DOCKET #: 2014-7531
JUDGEMENT: \$3,660.66**

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

Address: 558 TANNEHILL STREET,
CANONSBURG, PA 15317
Tax #: 110-043-00-00-0031-00

Improvements: Residential Dwelling

Attorney: GOEHRING, RUTTER &
BOEHM, (412) 835-7317

CANTON

**U.S. BANK NATIONAL
ASSOCIATION, As Trustee, Successor
In Interest to Bank of America,
National Association, ET AL**

**vs
SUSAN E. GREENE, IN HER
CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF JAMES J.
GREENE**

**DOCKET #: 2024-4224
JUDGEMENT: \$63,772.03**

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

Address: 222 CHARLES STREET,
WASHINGTON, PA 15301
Tax #: 120-011-13-03-0009-00 & 120-
011-13-03-0008-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CANTON (Cont'd)

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

**vs
ANDREW G. ZELENKA, JR.**

**DOCKET #: 2024-4503
JUDGEMENT: \$104,608.97**

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

Address: 72 PAUL STREET, WASH-
INGTON, PA 15301
Tax #: 120-008-02-03-0016-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CANTON (Cont'd)

**WASHINGTON COUNTY HABITAT
FOR HUMANITY, INC.**

**vs
DANA L. FIELDS
a/k/a DANA FIELDS KING**

**DOCKET #: 2024-358
JUDGEMENT: \$22,217.28**

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

Address: 115 FORD STREET, WASH-
INGTON, PA 15301
Tax #: 120-011-11-06-0011-01

Improvements: Residential Dwelling

Attorney: PEACOCK KELLER LLP,
(724) 222-4520

WCR Vol 105 Issues 25,26,27

CARROLL

HSBC BANK USA

**vs
ERIC JAMES WALTERS, SR. AND
LAURA JEAN WALTERS**

**DOCKET #: 2024-2514
JUDGEMENT: \$44,563.51**

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

Address: 5 HOON STREET, MONON-
GAHELA, PA 15063
Tax #: 130-006-06-00-0040-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CECIL

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**

**vs
MARK CALGARO AND ELEANOR
R. CALGARO**

DOCKET #: 2024-1877

JUDGEMENT: \$306,543.09

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

Address: 1049 GREENFIELD DRIVE,
CANONSBURG, PA 15317
Tax #: 140-008-01-00-0029-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660

WCR Vol 105 Issues 25,26,27

CECIL (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION**

**vs
KRISTA IRENE PAPA, As Adminis-
tratrix to the Estate of MICHAEL J.
GOBRISH AKA MICHAEL GO-
BRISH**

**DOCKET #: 2024-4124
JUDGEMENT: \$79,933.82**

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

Address: 404 GEORGETOWN ROAD,
LAWRENCE, PA 15055
Tax #: 140-012-02-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CECIL (Cont'd)

**WILMINGTON SAVINGS
FUND SOCIETY, FSB**

**vs
JEFFREY R. HARBAUGH
AND HEIDI L. HARBAUGH**

**DOCKET #: 2023-5486
JUDGEMENT: \$30,855.90**

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

Address: 18 CHANTRENE LANE, CEC-
IL, PA 15321

Tax #: 140-007-04-02-0043-01

Improvements: Residential Dwelling

Attorney: SHNAYDER LAW FIRM
LLC, 215-834-3103

WCR Vol 105 Issues 25,26,27

CHARLEROI

**PNC BANK, NATIONAL
ASSOCIATION**

**vs
JOHN W. JACOBS
AND RACHEL W. ROMAN**

**DOCKET #: 2024-4712
JUDGEMENT: \$54,546.58**

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

Address: 811 PROSPECT AVENUE,
CHARLEROI, PA 15022
Tax #: 160-009-00-02-0022-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CHARLEROI (Cont'd)

**FEDERAL HOME LOAN
MORTGAGE CORPORATION**

**vs
MICHAEL RAMSEY, known heir of
CLAUDIA RAMSEY,
DECEASED, ET AL**

**DOCKET #: 2023-5200
JUDGEMENT: \$41,012.53**

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

Address: 404 5TH STREET, CHARLE-
ROI, PA 15022
Tax #: 160-019-00-05-0023-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CHARLEROI (Cont'd)

**CARRINGTON MORTGAGE
SERVICES, LLC**

vs

**RYAN KRUELL, In His Capacity as
Heir of JIMMIE KRUELL, ET AL**

**DOCKET #: 2024-2347
JUDGEMENT: \$32,655.43**

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

Address: 206 LOOKOUT AVENUE,
CHARLEROI, PA 15022
Tax #: 160-028-00-02-0023-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CHARTIERS

MIDFIRST BANK

vs

MATTHEW P. KHANOLKAR

**DOCKET #: 2023-4817
JUDGEMENT: \$121,034.92**

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

Address: 333 FORREST AVENUE,
HOUSTON, PA 15342
Tax #: 170-016-05-03-0015-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

EAST BETHLEHEM

**REAL ESTATE COMMERCIAL
LENDER, LLC**

vs

**JAHLEEL KIMBO, As Sole Member
and Sole Manager of KIMBO FAMILY
REALTY, LLC & KIMBO FAMILY
REALTY, LLC**

DOCKET #: 2023-5791

JUDGEMENT: \$77,522.62

In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;

Address: 104 SECOND STREET, VES-
TABURG, PA 15368
Tax #: 260-001-04-04-0002-00

Improvements: Residential Dwelling

Attorney: SHNAYDER LAW FIRM
LLC, (215) 834-3103

WCR Vol 105 Issues 25,26,27

EAST FINLEY

**US BANK TRUST NATIONAL ASSO-
CIATION, not in its individual capacity
but solely as owner trustee for VRMTG
Asset Trust**

vs

**STEFFANIE FURMANEK AND
THOMAS FURMANEK**

**DOCKET #: 2024-196
JUDGEMENT: \$98,947.06**

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

Address: 367 HAWTHORNE ROAD,
CLAYSVILLE, PA 15323
Tax #: 270-002-00-00-0002-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

JEFFERSON

WELLS FARGO BANK, N.A.

vs

JACLYN ELICH

**DOCKET #: 2015-6912
JUDGEMENT: \$118,291.17**

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

Address: 21 ELICH ROAD, BURGETTS-
TOWN, PA 15021
Tax #: 380-004-00-00-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

MONONGAHELA

LAKEVIEW LOAN SERVICING LLC

vs

TRAVIS S. VANBREMEN

**DOCKET #: 2024-4473
JUDGEMENT: \$71,787.04**

In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;

Address: 708 SHERIDAN STREET, MO-
NONGAHELA, PA 15063
Tax #: 440-018-00-04-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

MOUNT PLEASANT

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**

vs

**ERIN D. WALKER
AND KEVIN COWDEN**

**DOCKET #: 2024-1910
JUDGEMENT: \$13,760.23**

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant
Township;

Address: 168 DOGWOOD STREET,
WESTLAND, PA 15378
Tax #: 460-009-01-02-0015-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660

WCR Vol 105 Issues 25,26,27

MOUNT PLEASANT (Con't)

**PENNSYLVANIA STATE
EMPLOYEES CREDIT UNION**

vs

**ANDREW M. GAGGIN
AND MARK W. GAGGIN**

**DOCKET #: 2024-4723
JUDGEMENT: \$76,968.55**

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant
Township;

Address: 151-152 MEADOW STREET,
WESTLAND, PA 15378
Tax #: 460-009-01-02-0024-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (216) 739-5629

WCR Vol 105 Issues 25,26,27

NEW EAGLE

NORTHWEST BANK

vs

COLLIN R. ANDERSON

**DOCKET #: 2024-3714
JUDGEMENT: \$33,544.48**

In the Commonwealth of Pennsylvania,
Washington County, New Eagle Borough;

Address: 212 FIRST AVENUE, NEW
EAGLE, PA 15067
Tax #: 480-010-00-03-0010-00

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C.,
(412) 281-4333

WCR Vol 105 Issues 25,26,27

NORTH STRABANE

**CFS BANK, a federally
chartered savings bank**

vs

DAVID A. CUSHEY

**DOCKET #: 2024-5184
JUDGEMENT: \$272,033.97**

In the Commonwealth of Pennsylvania,

Washington County, North Strabane Township;

Address: 207 LINDEN ROAD, CAN-
ONSBURG, PA 15317

Tax #: 520-012-00-00-0048-00

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C.,
(412) 281-4333

WCR Vol 105 Issues 25,26,27

PETERS

**PNC BANK, NATIONAL
ASSOCIATION**

vs

CHERYL AGOSTINELLI; ET AL

DOCKET #: 2024-1639

JUDGEMENT: \$144,717.99

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

Address: 113 HATFIELD DRIVE, VE-
NETIA, PA 15367

Tax #: 540-004-02-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

PETERS (Cont'd)

**METLIFE SECURITIZATION
TRUST 2017-1, WILMINGTON
SAVINGS FUND SOCIETY, FSB
AS INDENTURE TRUSTEE**

vs

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

DOCKET #: 2023-1858

JUDGEMENT: \$182,306.46

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

Address: 496 VENETIA ROAD, VENE-
TIA, PA 15367

Tax #: 540-005-01-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

PETERS (Cont'd)

**CROSSCOUNTRY
MORTGAGE, LLC**

vs

ALI R. HAJASSDOLAH

DOCKET #: 2024-5061

JUDGEMENT: \$308,406.94

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

Address: 212 SIENNA TRAIL, VENE-
TIA, PA 15367

Tax #: 540-005-00-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

ROBINSON

**LAKEVIEW LOAN
SERVICING LLC**

vs

**RICHARD E. COOK,
As Administrator the Estate of
BRIAN A. COOK, Deceased**

DOCKET #: 2024-5247

JUDGEMENT: \$96,941.09

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

Address: 10 FIELDCREST DRIVE,
MCDONALD, PA 15057

Tax #: 550-017-00-00-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

SMITH

CITIMORTGAGE, INC.

vs

ROBERT G. FORRESTER

DOCKET #: 2024-3934

JUDGEMENT: \$95,744.62

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

Address: 303 JOE CAIN ROAD, BULG-
ER, PA 15019

Tax #: 570-008-00-00-0009-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

SOMERSET

**PENNSYLVANIA EQUITY
RESOURCES INC.**

vs

ADAM J. FAYLOR

DOCKET #: 2024-3371

JUDGEMENT: \$273,748.84

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

Address: 268 AMES ROAD, BENT-
LEYVILLE, PA 15314

Tax #: 580-017-00-00-0030-00 & 580-
017-00-00-0030-07 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

SOUTH STRABANE

LAKEVIEW LOAN SERVICING LLC

vs

JOSHUA J. BOONE

DOCKET #: 2023-2653

JUDGEMENT: \$241,037.55

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

Address: 906 IDAHO STREET, WASH-
INGTON, PA 15301

Tax #: 600-004-10-01-0009-00 & 600-004-
-11-04-0007-01 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

UNION

CITIZENS BANK, N.A.

vs

SANDRA GABAUER

DOCKET #: 2024-12

JUDGEMENT: \$6,360.16

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

Address: 16 STONE CHURCH ROAD,
FINLEYVILLE, PA 15332

Tax #: 640-004-01-03-0015-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

WASHINGTON

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**ARMAND BENNER AND KELLI
BENNER F/K/A KELLI COGAR**

DOCKET #: 2024-624

JUDGEMENT: \$69,987.36

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

Address: 690 PENN AVENUE, WASH-
INGTON, PA 15301

Tax #: 770-034-00-01-0001-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

WASHINGTON (Cont'd)

WELLS FARGO BANK, N.A.
vs
MICHAEL J. MCKINNEY

DOCKET #: 2024-3420
JUDGEMENT: \$117,529.79

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

Address: 462 MCKINLEY AVENUE,
 WASHINGTON, PA 15301
 Tax #: 770-004-00-03-0002-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27



DiBella Weinheimer

Geer McAllister Best Coco Lloyd Whalen



Holly Whalen 0 Amy Coco 0 Bethann Lloyd

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