

ESTATE NOTICES**FIRST PUBLICATION****Abreu, Mary E.**

Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-1593

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: Linda S. Kozlovich, 28 Robin Rd., Wildwood, FL 34785
Attorney: Christian E. Seseck, Esq., Higinbotham Law Offices, 68 South Beeson Blvd., Uniontown, PA 15401

WCR Vol 105 Issues 47,48,49

Beall, James

Late of West Bethlehem 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: April Renae Tedrow, 1005 Costille Run Rd., Clarksville, PA 15322
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 47,48,49

Cipa, Florence S.

Late of Carroll 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-Executor or attorney, and all persons indebted to the

decedent to make payment to the Co-Executor without delay.

Co-Executor: Patricia A. Drake, 4 High St., Monessen, PA 15062, Richard S. Cipa, 404 Castner Ave., Donora, PA 15033
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., PO Box 1, Charleroi, PA 15022

WCR Vol 105 Issues 47,48,49

Curry, Doris Arlene

a/k/a Arlene Curry
Late of Cecil Twp.
Washington Co., PA

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

Executor: John Taylor, 3378 Millers Run Rd., Cecil, PA 15321

WCR Vol 105 Issues 47,48,49

Escareno, Ann M.

a/k/a Ann Margaret Escareno
Late of Washington Co., PA
File No. 63-25-0734

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: Dawna E. Mozes, 528 Franklin Ave., Canonsburg, PA 15317
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Suite 112, McMurray, PA 15317

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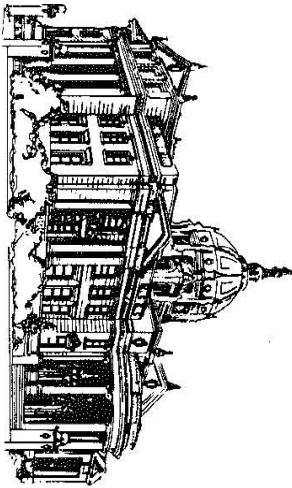
Lloyd, Diane Lyn

a/k/a Diane Lloyd
Late of North Strabane
Washington Co., PA
File No. 63-25-0551

WASHINGTON COUNTY REPORTS

Vol. 105 No. 47 – JUNE 5, 2025

119 South College Street, Washington, PA 15301



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

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

WCR Vol 105 Issues 47,48,49

Mercer, Albert Lyle

a/k/a Albert L. Mercer
Late of Washington
Washington Co., PA
File No. 63-25-00496

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: Carolyn Sue Mercer, 312 Wolf Ave., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 47,48,49

Miller, Jr., Charles W.

a/k/a Charles Wayne Miller, Jr.
Late of Marianna
Washington Co., PA
File No. 63-25-0706

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: Brian C. Miller, 2428 Martindale Road, Marianna, PA 15345
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 47,48,49

Pagano, Susan Ann

a/k/a Susan A. Pagano
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 Administratrix without delay.

Administratrix: Leah Pagano, 945 Donnan Ave., Washington, PA 15301

WCR Vol 105 Issues 47,48,49

Tkalcevic, Nick

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

Executrix: Kathy E. Shea a/k/a Kathy Elaine Shea, 442 Tavistock Blvd., Hadonfield, NJ 08033

WCR Vol 105 Issues 47,48,49

SECOND PUBLICATION

Altieri, Sylvia K.

a/k/a Sylvia Altieri
Late of Meadow Lands
Washington Co., PA
File No. 63-25-0661

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: Vincent C. Altieri c/o
Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 90 W. Chest-

nut St., Ste. 606, Washington, PA 15301
WCR Vol 105 Issues 46,47,48

Barszczowski, Stella Jane

a/k/a Stella J. Barszczowski
Late of Finleyville
Washington Co., PA
File No. 63-24-00353

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 L. LoCastro, 35 Poplar St., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317
WCR Vol 105 Issues 46,47,48

Day, Jr., Stephen C.

a/k/a Stephen Charles Day, Jr.
Late of South Strabane Twp.
Washington Co., PA
File No. 63-25-0669

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: Lori A. D'Alesio Day, 1217 Willowbrook Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 46,47,48

Hall, Cecil R.

Late of Canonsburg
Washington Co., PA
File No. 63-24-0461

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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Admin-

istrator without delay.
Administrator: Gayle E. Carley, 4031 South Dakota Ave. NE, Washington, DC 20018

WCR Vol 105 Issues 46,47,48

Kemp, Sr., Daniel A.

Late of McDonald
Washington Co., PA
File No. 63-25-0523

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

Administrators: Daniel A. Kemp, Jr. 5019 Hudson Ave., McDonald, PA 15057, Dayna Kemp, 10207 Green Grass Rd., Charlotte, NC 28227
Attorney: John M. Hartzell, Esq., Houston Harbaugh, 401 Liberty Ave., 22nd Flr., Pittsburgh, PA 15222-1005

WCR Vol 105 Issues 46,47,48

Mainiero, Linda L.

a/k/a Linda Mainiero
Late of Peters
Washington Co., PA
File No. 63-25-00509

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: Susan M. Cafaro a/k/a Susan M. Carfaro, 5 Walker Ave., Carnegie, PA 15106

Attorney: Paul J. Giuffre, Jones Gregg Creehan & Gerace, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

WCR Vol 105 Issues 46,47,48

Manion, Marilyn P.

Late of Canonsburg
Washington Co., PA
File No. 63-25-0671

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 Lynn Manion Hillebrand
a/k/a Kelly Manion Hillebrand c/o
Attorney: Gabrielle N. Morella, Esq. Morella & Associates, A Professional Corporation, 706 Rochester Rd., Pittsburgh, PA 15237

WCR Vol 105 Issues 46,47,48

Phillips, William

a/k/a William Wade Phillips
a/k/a William W. Phillips
Late of Township of Carroll
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: Robert Wollenberg c/o
Attorney: Michael W. Nalli, Esq., Nalli, Elias & Assoc., PC, 150 Pleasant Dr., Ste. 101, Aliquippa, PA 15001

WCR Vol 105 Issues 46,47,48

Racunas, Sophie J.

a/k/a Sophie Jean Racunas
Late of Carroll 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-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Constance A. Vonsik, 339 Rose Ave., Harrison City, PA 15636, Cynthia Jean Racunas, 107 Butternut Dr., McDonald, PA 15057
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 46,47,48

Raymer, Andrea A.

a/k/a Andrea Amelia Raymer
Late of Canonsburg
Washington Co., PA
File No. 63-25-0555

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 R. Coleman, 249 Jonquil Place, Pittsburgh, PA 15228
Attorney: James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 105 Issues 46,47,48

Raymer, Dennis D.

a/k/a Dennis Dwight Raymer
Late of Canonsburg
Washington Co., PA
File No. 63-25-00604

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: Matthew Coleman, 249 Jonquil Place, Pittsburgh, PA 15228
Attorney: James P. Shields, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 105 Issues 46,47,48

Ropele, Jr., Herman Andrew

a/k/a Herman A. Ropele, Jr.
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Justin N. Ropele, 3201 Melton St. North, St. Petersburg, FL 33704
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 46,47,48

Soma, Charles G.

a/k/a Charles George Soma
Late of Muse
Washington Co., PA
File No. 63-25-0593

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: Carol Ann Schlieper, 3440 Fawn Valley Lane, Finleyville, PA 15332
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 46,47,48

Thompson, Betty J.

a/k/a Betty Jane Thompson
Late of Monongahela
Washington Co., PA
File No. 63-25-0603

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 Scott Thompson, 6737 Old Garden Rd., Fennville, MI 49408

Attorney: McKenna Adams, Esq., The Elder Law Offices of Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 105 Issues 46,47,48

Tiernan, Jr., Albert

Late of Roscoe
Washington Co., PA
File No. 63-25-00553

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: Alice Bryand, 1051 Garden Club Way, Leland, NC 28451
Attorney: Lisa J. Buday, Esq., P.O. Box

488, California, PA 15419

WCR Vol 105 Issues 46,47,48

Ward, Sr., Robert Lee

Late of Washington
Washington Co., PA
File No. 63-24-0510

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: Anna Elizabeth Moore
AKA Libby Moore AKA Dr. Libby Moore c/o

Attorney: Joseph M. Olimpi, Esq., 1000 3rd Street, Suite 3, Beaver, PA 15009

WCR Vol 105 Issues 46,47,48

THIRD PUBLICATION

Besedick, David E.

Late of Ellsworth 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: Jarrod Pickering c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 45,46,47

Bradburn, John Stanley

a/k/a John S. Bradburn
a/k/a John Bradburn
Late of Washington
Washington Co., PA
File No. 63-25-0633

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: Kristapher Mark Engel c/o
Attorney: Stephanie M. Sewak, Esq.,
Stephanie M. Sewak, P.C., 90 W. Chest-
nut St., Ste. 606, Washington, PA 15301

WCR Vol 105 Issues 45,46,47

Caldwell, Sherri

a/k/a Sherri Lynn Caldwell
Late of Lawrence
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: Mark Caldwell, P.O. Box 80,
Conneaut Lake, PA 16316
Attorney: Edward J. Hatheway, Esq.,
Lindsay & Hatheway, 311 Walnut St.,
Meadville, PA 16335

WCR Vol 105 Issues 45,46,47

Doyak, Patricia M.

Late of Finleyville
Washington Co., PA
File No. 63-25-0320

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 W. Doyak, 166
Sundust Rd., Eighty Four, PA 15330
Attorney: Joseph H. Fox, Esq., 125 South
College St., Washington, PA 15301

WCR Vol 105 Issues 45,46,47

Durko, Roger F.

a/k/a Roger Durko
a/k/a Roger Francis Durko
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: Connor M. Durko aka Connor
Durko aka Connor Matthew Durko, 16 Lo
Bell Dr., Washington, PA 15301

WCR Vol 105 Issues 45,46,47

Fergus, Scott H.

a/k/a Scott Harsha Fergus
Late of City of Washington
Washington Co., PA

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

Executor: Ericsson Fergus, 3 Topside Dr.,
Washington, PA 15301
Attorney: Colin E. Fitch, Esq., Marriner,
Jones & Fitch, 6 S. Main St., Ste. 600,
Washington, PA 15301

WCR Vol 105 Issues 45,46,47

Fisfis, Helen K.

Late of McMurray
Washington Co., PA
File No. 63-24-1543

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: Nicholas Prewett, 1530 Locust
St., Apt. 11C, Philadelphia, PA 19102
Attorney: Rosalie P. Wisotzki, Esq.,
310 Grant St., Ste. 1109, Pittsburgh, PA
15219

WCR Vol 105 Issues 45,46,47

Hrutkay, George J.

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

Executor: Gregory J. Hrutkay c/o
Attorney: John M. Petrisek, Esq.,
998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 45,46,47

James, David R.

Late of Bulger
Washington Co., PA
File No. 63-25-0610

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: Carol Lynn Flinn, 10 Seik
Rd., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq.,
Speakman, Riethmuller & Allison, 6 S.
Main St., Ste. 614, Washington, PA
15301

WCR Vol 105 Issues 45,46,47

Kennedy, Anthony Kevin

Late of City of Washington
Washington Co., PA
File No. 63-25-0430

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: Beverly Ann Baldwin, 1501
Donnan Ave., Washington, PA 15301
Attorney: Edward J. Morascyzk, Esq.,
Morascyzk, Yarosz & Morascyzk, 382 W.
Chestnut St., Ste. 102, Washington, PA
15301

WCR Vol 105 Issues 45,46,47

Melone, Joanne Seibel

a/k/a Joanne S. Melone
Late of North Franklin

Washington Co., PA
File No. 63-25-0552

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: Christy Paddick a/k/a Christy
Sue Paddick c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer
Law Firm, LLC, 3244 Washington Rd.,
Ste. 210, McMurray, PA 15317

WCR Vol 105 Issues 45,46,47

Morrison, Roberta E.

a/k/a Roberta Morrison
Late of McMurray
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: Alan Svetz, 140 Deer Run Rd.,
Washington, PA 15301

WCR Vol 105 Issues 45,46,47

Moyer, Katherine

Late of City of Washington
Washington Co., PA
File No. 63-25-0330

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 G. Moyer, 108 Hether-
ington Rd., Bentleyville, PA 15314
Attorney: Edward J. Morascyzk, Esq.,
Morascyzk, Yarosz & Morascyzk,
382 W. Chestnut St., Ste. 102, Washing-
ton, PA 15301

WCR Vol 105 Issues 45,46,47

Orr, Rosalind J.

a/k/a Rosalind Jean Orr
Late of South Strabane Twp.
Washington Co., PA
File No. 63-25-0648

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 S. Orr a/k/a John Stewart Orr, 3620 Top of the Pines Court, Raleigh, NC 27604
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 45,46,47

Prislac, Shirley S.

Late of Eighty Four
Washington Co., PA
File No. 63-25-0596

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: Eric John Stackowicz aka Eric J. Stackowicz, 399 Rainey Rd., Eighty Four, PA 15330
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 45,46,47

Pryor, Donna Elaine

a/k/a Donna E. Pryor
Late of Houston
Washington Co., PA
File No. 63-25-0670

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

dent to make payment to the Executor without delay.

Executor: Lydia Jean Taylor a/k/a Lydia Taylor, 110 Country Barn Rd. East, Houston, PA 15342

WCR Vol 105 Issues 45,46,47

Roberts, Ethel J.

Late of Canton 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: Jodi L. Chapman c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 45,46,47

Scholato, Bernadette M.

Late of East Washington Borough
Washington Co., PA
File No. 63-25-0540

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: Erin E. Sutphin, 616 Becker Ave., Fort Mill, SC 29715
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 45,46,47

Wilson, Margaret L.

Late of Canonsburg
Washington Co., PA
File No. 63-25-0417

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.

CORPORATION NOTICES**PETITION FOR INCORPORATION OF WEST ALEXANDER BOROUGH**

NOTICE IF HEREBY GIVEN that on April 22, 2025, a Petition for Incorporation of West Alexander Borough was filed in the Court of Common Pleas of Washington County, No. CV-2025-01882, praying for a decree from the Court: establishing a borough advisory committee to advise the Court; to conduct a hearing thereafter; to determine that the proposed borough incorporation is supported by a preponderance of the evidence; to certify the question of incorporation to the board of elections for Washington County for a referendum vote of the residents of the proposed borough; and to enter a final decree granting the Petition of Incorporation.

Notice hereof shall be filed for four consecutive weeks, during which time exceptions may be filed to the Petition with the Court by any person interested.

Copies of the Petition may be obtained from the Court of Common Pleas of Washington County, or from the undersigned.

Ronald V. Santora, Esq.
Bresset & Santora, LLC
1188 Wyoming Avenue
Forty Fort, PA 18704
rsantora@bressetsantora.com

WCR Vol 105 Issues 46,47,48,49

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on March 28, 2025 for the purpose of creating a Limited Liability Company which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177.

The name of the corporation is **Mohigan Properties, LLC**

The purpose or purposes for which it has been organized is to engage in and to do

dent to make payment to the Executor without delay.

Executor: Pamela L. Auld aka Pamela Auld, 209 Walnut Dr., Venetia, PA 15367

Attorney: David Hvizdos, Esq., 505 Valleybrook Rd., Suite 206, McMurray, PA 15317

WCR Vol 105 Issues 45,46,47

Young, Ann G.

Late of McDonald Borough
Washington Co., PA
File No. 63-25-0574

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: Shelby Young Dawkins, 3023 Hudson Ave., McDonald, PA 15057
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Ste. 101, McDonald, PA 15057

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NAME CHANGE NOTICE**Change of Name Notice**

Notice is hereby given that on the date of April 25th, 2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-1934 by the petitioner, **Mason Cope Montgomery**, for a change of name to **Mason Cope Sauer**.

The court has fixed the date of June 30th, 2025 and time of 9:00am in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

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any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Jeffrey P. Derrico, Esquire
Greenlee Derrico Posa, LLC
60 East Beau Street
Washington, PA 15301

WCR Vol 105 Issue 47

MISCELLANEOUS NOTICE

Attention - ANA HUMBERTINA ORDONEZ AVILA, you have been sued to obtain legal and physical custody of the minors: Tatiana Elizabeth Salmeron Ordóñez, born April 28 2009, and Yeikin Yeferson Salmeron Ordóñez, born January 21 2011.

A court hearing in the matter is scheduled for Tuesday July 8, 2025 at 9:30 AM. The hearing will take place at the Family Court Center, 29 West Cherry Ave, Washington PA, 15301, United States.

If you wish to attend the hearing, you may contact the telephone number listed below for representation.

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

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

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DONEGAL TOWNSHIP WASHINGTON COUNTY

Notice is hereby given that at its regular meeting on Thursday June 26, 2025, at 3:00 pm, in the Township Municipal Building, located at 34 N. Liberty Street West Alexander, PA 15376; the Board of Supervisors of Donegal Township will consider for adoption an ordinance concerning the following:

AN ORDINANCE OF THE TOWNSHIP OF DONEGAL ADOPTING THE COMPENSATION RATES SET FORTH BY THE GENERAL ASSEMBLY OF

PENNSYLVANIA IN ACT 94 OF 2024 FOR SUPERVISORS ENTERING OFFICE AFTER THE EFFECTIVE DATE OF THIS ORDINANCE.

A copy of the full text of the ordinance(s) may be examined by any interested party at the Township Municipal Building during regular business hours.

Alexandra Rios Lopez
Secretary/Treasurer

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CLASSIFIED NOTICE

Will Search for Meeghan Crystine Walton, deceased on 5/11/2025. I am looking to see if any attorney has a Will on file for Meeghan Crystine Walton. Please contact me at 307-763-9759.

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SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, JULY 11 2025**, at **10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at 95 West Beau St., Suite 110, Washington, PA)

BURGETTSTOWN

U.S. BANK NATIONAL ASSOCIATION, as Indenture Trustee, for the Holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3

vs

MATTHEW MANGES AND CHRISTINA L. MANGES

**DOCKET #: 2019-902
JUDGEMENT: \$106,513.32**

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

Address: 14 SHADY AVENUE, BURGETTSTOWN, PA 15021

Tax #: 070-023-00-00-0019-00 & 070-023-00-00-0020-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CANTON

GITSIT SOLUTIONS, LLC F/K/A KONDAUR CAPITAL CORP.

vs

WILLIAM C CHUBA

**DOCKET #: 2024-5737
JUDGEMENT: \$157,703.27**

In the Commonwealth of Pennsylvania, Washington County, Canton Township;
Address: 4 DOGWOOD DRIVE, WASH-

INGTON, PA 15301

Tax #: 120-008-06-00-0003-02

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CECIL

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF 2 ACQUISITION TRUST

vs

DENNIS J. WILLIAMS, ET AL

**DOCKET #: 2022-53
JUDGEMENT: \$294,870.41**

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

Address: 112 MAWHINNEY ROAD, CECIL, PA 15321

Tax #: 140-007-00-00-0052-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CECIL (Cont'd)

GEORGETOWN ESTATES HOME-OWNERS ASSOCIATION

vs

MILDRED BUMA MEYERS

DOCKET #: 2024-2719

JUDGEMENT: \$4,353.85

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

Address: 1484 YORKTOWNE DRIVE,
LAWRENCE, PA 15055

Tax #: 140-012-17-00-0004-00A

Improvements: Residential Dwelling

Attorney: BRANDT, MILNES & REA,
(412) 255-6500

WCR Vol 105 Issues 47,48,49

CECIL (Cont'd)

WELLS FARGO BANK, N.A.

vs

**GREG OSBORNE, as believed Heir
and/or Administrator for the Estate of
KIMBERLY J. PIXLEY, ET AL**

DOCKET #: 2024-8542

JUDGEMENT: \$100,058.96

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

Address: 1195 VALLEY VIEW DRIVE,
LAWRENCE, PA 15055

Tax #: 140-012-14-00-0010-00E

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CHARLEROI

NATIONSTAR MORTGAGE, LLC

vs

**ELIZABETH WRAI SANDLER
a/k/a ELIZABETH SANDLER**

DOCKET #: 2024-3715

JUDGEMENT: \$109,124.91

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

Address: 100 LOOKOUT AVENUE,
CHARLEROI, PA 15022

Tax #: 160-031-00-02-0020-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CHARTIERS

**U.S. BANK TRUST NATIONAL AS-
SOCIATION, not in its individual ca-
pacity but solely as Owner Trustee for
RCAF ACQUISITION TRUST**

vs

**JAMES W. SMEARMAN AND
JAMIE H. CARDWELL**

DOCKET #: 2024-2785

JUDGEMENT: \$217,598.21

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

Address: 440 MCCLANE FARM
ROAD, WASHINGTON, PA 15301

Tax #: 170-017-01-02-0012-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CHARTIERS (Cont'd)

FIRST COMMONWEALTH BANK

vs

JAMES D. COLLINS, JR.

DOCKET #: 2025-419

JUDGEMENT: \$76,557.63

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

Address: 340 BRIGICH ROAD, CAN-
ONSBURG, PA 15317

Tax #: 170-003-00-00-0010-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

DEEMSTON

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**UNKNOWN HEIRS, Successors, As-
signs and All Persons, Firms or Associ-
ations Claiming Right, Title or Interest
from or under KYLE NEVLING, De-
ceased, ET AL**

DOCKET #: 2023-3409

JUDGEMENT: \$179,532.51

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

Address: 329 BARNARD ROAD, FRED-
ERICKTOWN, PA 15333

Tax #: 220-002-00-00-0026-00 & 220-
002-00-00-0024-02 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

DONORA

**PNC BANK, NATIONAL
ASSOCIATION**

vs

HEATHER ASHLEY

DOCKET #: 2024-5375

JUDGEMENT: \$49,392.84

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

Address: 458 8TH STREET, DONORA,
PA 15033

Tax #: 240-017-00-01-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

DONORA (Cont'd)

**ROCKET MORTGAGE, LLC
f/k/a QUICKEN LOANS, LLC
f/k/a QUICKEN LOANS INC.**

vs

TRAVIS ZAGATA

DOCKET #: 2024-5738

JUDGEMENT: \$39,197.69

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

Address: 404 8TH STREET, DONORA,
PA 15033

Tax #: 240-016-00-03-0009-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

EAST BETHLEHEM

NATIONSTAR MORTGAGE, LLC

vs

TRACY ANDERSON

DOCKET #: 2025-375

JUDGEMENT: \$96,067.14

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

Address: 5 MARKET STREET, FRED-
ERICKTOWN, PA 15333

Tax #: 260-013-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

ELLSWORTH

**U.S. BANK TRUST NATIONAL
ASSOCIATION, as Trustee of
IGLOO SERIES V TRUST**

vs

**MICHAEL E. CHILDS AND
SAMANTHA CICCI**

DOCKET #: 2024-551

JUDGEMENT: \$65,064.93

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

Address: 35 MAPLE STREET, ELLS-
WORTH, PA 15331

Tax #: 310-019-00-01-016-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 105 Issues 47,48,49

MONONGAHELA

CITIZENS BANK, N.A.

vs

**JOSHUA M. BAGIACKAS AND
MERISSA R. BAGIACKAS**

DOCKET #: 2024-6608

JUDGEMENT: \$49,535.79

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

Address: 1102 LAWTON STREET, MO-
NONGAHELA, PA 15063

Tax #: 440-026-00-01-0019-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

**MOUNT PLEASANT (PARTIALLY
IN CANTON TWP)**

**FEDERAL HOME LOAN
MORTGAGE CORPORATION,
ET AL**

vs

**RICHARD A. CROWLEY AND
GINGER L. CROWLEY**

DOCKET #: 2023-6777

JUDGEMENT: \$437,596.16

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant and
Canton Townships;

Address: 469 LYNN PORTAL ROAD,
WASHINGTON, PA 15301

Tax #: 460-002-00-00-0004-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NEW EAGLE

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

vs

**M.M. as believed Heir and/or
Administrator fo the Estate of
PAUL T. MORSE, ET AL**

DOCKET #: 2024-6315

JUDGEMENT: \$32,738.04

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

Address: 424 MAIN STREET, NEW EA-
GLE, PA 15067

Tax #: 480-012-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NORTH FRANKLIN

**FEDERAL HOME LOAN MORT-
GAGE CORPORATION, ET AL**

vs

LISA A. WHITE

DOCKET #: 2024-8686

JUDGEMENT: \$120,389.77

In the Commonwealth of Pennsylvania,
Washington County, North Franklin
Township;

Address: 444 FRANKLIN FARMS
ROAD, WASHINGTON, PA 15301

Tax #: 510-002-14-03-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NORTH STRABANE

**US BANK TRUST NATIONAL
ASSOCIATION, not in its individual
capacity but solely as Owner Trustee
for VRMTG ASSET TRUST**

vs

**RENEE L. ROBINSON AND THE
UNITED STATES OF AMERICA**

DOCKET #: 2025-278

JUDGEMENT: \$244,420.60

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

Address: 1026 HIGHLAND DRIVE,
CANONSBURG, PA 15317

Tax #: 520-013-23-00-0022-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521

NORTH STRABANE (Cont'd)

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

vs

**UNKNOWN HEIRS, Successors, As-
signs and all Persons, Firms or Associ-
ations Claiming Right, Title or Interest
from or under DIANNE S. SCOTT,
Deceased**

DOCKET #: 2023-1203

JUDGEMENT: \$81,169.04

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

Address: 570 WEST McMURRAY
ROAD, CANONSBURG, PA 15317

Tax #: 520-001-02-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

SOUTH STRABANE

**GRAND AVENUE INVESTMENTS
LP SERIES 3 AND OTAF LLC**

vs

J. ANGELIDES ENTERPRISES LP

DOCKET #: 2024-3408

JUDGEMENT: \$2,218,740.76

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

Address: 3535 COUNTRY CLUB
DRIVE, WASHINGTON, PA 15301
Tax #: 600-004-00-00-0015-00, 600-004-
00-00-0015-07, 600-004-00-00-0015-08,
600-004-00-00-0015-09, 600-004-19-00-
0033-00 & 600-004-18-00-0032-00 (6)

Improvements: Residential Dwelling

Attorney: STONER LAW OFFICES
LLC, 412-515-0939

WCR Vol 105 Issues 47,48,49

UNION

**FINANCE OF AMERICA REVERSE
LLC**

vs

**ELEANOR J. McCROSSIN BEYNON
a/k/a ELEANOR J. BEYNON**

DOCKET #: 2024-8319

JUDGEMENT: \$200,268.41

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

Address: 42 NORTON DRIVE, FINLEY-
VILLE, PA 15332

Tax #: 640-010-00-00-0019-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49