

**ESTATE NOTICES****FIRST PUBLICATION**

**Altland Jr., Richard E.**  
Late of West 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Brittany N. Altland, 17 Field & Stream Rd., Marianna, PA 15345  
Attorney: Timothy N. Logan, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

WCR Vol 103, 104 Issues 51,52,1

**Ditta, Karen L.**  
Late of Canonsburg  
Washington Co., PA  
File No. 63-22-1556

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: Christopher J. Ditta & Frank T. Ditta, 623 Euclid Ave., Canonsburg, PA 15317  
Attorney: Christopher P. Deegan, Esq., Seaman Law Offices, 600 Town Center Blvd., Ste. 124, Canonsburg, PA 15317

WCR Vol 103, 104 Issues 51,52,1

**Gillespie, Jr., Donald Lloyd**  
Late of Monongahela  
Washington Co., PA  
File No. 63-23-0467

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 Adminis-

tratrix without delay.

Administratrix: Stephanie Ann Pryor, 1111 W. 46th St., #58, Kansas City, MO 64112

Attorney: Todd T. Turin, Esq., Turin & DeMatt, P.C., 115 North Main St., Greensburg, PA 15601

WCR Vol 103,104 Issues 51,52,1

**Leonard, Thomas William**  
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 or attorney, and all persons indebted to the decedent to make payment to the without delay.

Executor: Gaylord Leonard, 8208 Langbrook Rd., Springfield, VA 22152

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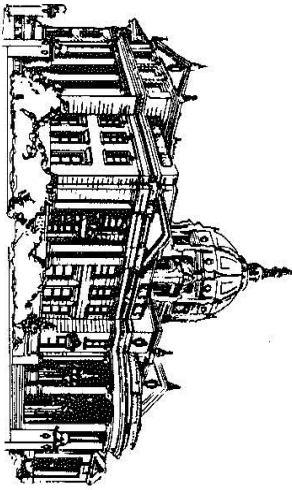
**Metrovich, Catherine M.**  
a/k/a Catherine Mary Metrovich  
Late of Robinson Twp.  
Washington Co., PA  
File No. 63-23-01020

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: Mary E. McElgunn a/k/a Mary Elizabeth McElgunn, 42052 Loganberry Ridge N., Novi, MI 48375  
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 103,104 Issues 51,52,1

**Pilla, Joseph Thomas**  
a/k/a Joseph Pilla Jr.  
Late of Canonsburg  
Washington Co., PA  
File No. 63-23-0857



SERVING THE LEGAL COMMUNITY  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

**WASHINGTON COUNTY REPORTS**  
**Vol. 103, No. 51 JULY 6, 2023**  
**119 South College Street, Washington, PA 15301**

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: Charlotte K. Dent, 1272 Meadowbrook Dr., Canonsburg, PA 15317

WCR Vol 103,104 Issues 51,52,1

**Poland, Sr., William Lawrence**

a/k/a William L. Poland  
a/ka William L. Poland, Sr.

Late of Buffalo Twp.  
Washington Co., PA  
File No. 63-23-1009

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: Gayle L. Poland, 291 Reese Rd., Washington, PA 15301

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

WCR Vol 103,104 Issues 51,52,1

**Satina, Mildred**

a/k/a Midge Satina  
Late of Bentleyville  
Washington Co., PA  
File No. 63-23-1030

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: Donald Mark Satina, Esq., 902 Broadway Ave., McKees Rocks, PA 15136

WCR Vol 103,104 Issues 51,52,1

**SECOND PUBLICATION**

**Danyo, Virginia R.**

Late of Township of Cecil  
Washington Co., PA  
File No. 63-23-0946

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 C. Danyo, 516 Muse-Bishop Rd., Cecil, PA 15057

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 103 Issues 50,51,52

**Davis, Betty Carole**

a/k/a Carole Davis  
a/k/a B. Carole Davis  
Late of Washington  
Washington Co., PA  
File No. 6323-0887

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: Jeanine Polandick c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 103 Issues 50,51,52

**Hofrichter, Beverlyann Rita**

a/k/a Beverlyann Hofrichter  
Late of Peters Twp.  
Washington Co., PA

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

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

Executrix: Lora L. Pavkovich c/o

Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 103 Issues 50,51,52

**Laschinsky, John F.**

Late of Marianna  
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: Richard A. Laschinsky c/o

Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 103 Issues 50,51,52

**Livanos, George L.**

a/k/a George L. Livanos, Fr.  
Late of Washington  
Washington Co., PA

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

Executrix: Dianthe Livanos c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 50,51,52

**McDonald, Dorothy Gray**

a/k/a Dorothy Ann McDonald  
Late of Finleyville  
Washington Co., PA  
File No. 63-23-1017

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: Dwight D. Ferguson, 308 Oaklawn Dr., Pittsburgh, PA 15241

Attorney: Karen E. Bononi, Esq., Cafardi Ferguson Wyrick + Weis, 2605 Nicholson Rd., Ste. 2201, Sewickley, PA 15143

WCR Vol 103 Issues 50,51,52

**Moore, Louis J.**

Late of Washington Co., PA  
File No. 63-23-0967

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: Karen Carson c/o

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

WCR Vol 103 Issues 50, 51,52

**Tracanna, Dolores B.**

Late of Washington  
Washington Co., PA  
File No. 63-23-1022

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

Executor: Gary R. Guzzo, 1608 Saint Andrews Dr., Washington, PA 15301

WCR Vol 103 Issues 50,51,52

**Veres, Mark**

Late of Nottingham Twp.  
Washington Co., PA  
File No. 63-23-0959

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 Veres, 160 Coal Bluff Rd., Finleyville, PA 15332

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

\_\_\_\_\_ WCR Vol 103 Issues 50,51,52

**THIRD PUBLICATION****Adams, Daniel P.**

Late of Washington  
Washington Co., PA  
File No. 63-23-0945

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: Kathleen M. Adams, 198 Shiloh Ave., Pittsburgh, PA 15202

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

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Baker, Jeffrey P.**

Late of Houston  
Washington Co., PA  
File No. 63-23-0704

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: Farmers and Merchants Trust Co of Chambersburg, 1500 Nitterhouse Dr., Chambersburg, PA 17201  
Attorney: Lawrence R. Rife, IV, Esq., 147 E. Washington St., Chambersburg, PA 17201

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Beckner, Jerry L.**

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

Administrator: James M. Vighetti aka James Michael Vighetti, 3392 Altherton Dr., Bethel Park, PA 15102  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Brown, John E.**

a/k/a John Edward Brown  
Late of Borough of Canonsburg  
Washington Co., PA  
File No. 63-23-0964

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: Jay Robert Brown, 1951 The Road, Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 103 Issues 49, 50, 51

**DiBernardi, Lewis F.**

Late of Borough of Dunlevy  
Washington Co., PA  
File No. 63-23-0947

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

Executrix: Rose Marie Govi, P.O. Box 424, Yukon, PA 15698

Attorney: Joseph R. Govi, Esq., 438 Depot St., Latrobe, PA 15650

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Fee, Wanda L.**

a/k/a Wanda Lee Fee  
a/k/a Wanda Fee  
Late of Washington  
Washington Co., PA

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

Executrix: Candy L. Hamilton, 130 Paterson Rd., Washington, PA 15301

Attorney: Kathleen Smith-Delach, Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Forse, Arlene F.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-23-0781

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: J. Mark Forse, 503 Villa Dr.,

Attorney: Michael G. Wiethorn, Esq., Fox Rothchild LLP, 500 Grant St., Ste. 2500, Pittsburgh, PA 15219

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Forse, Jr., Herbert E.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-23-0686

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: J. Mark Forse, 503 Villa Dr., Venetia, PA 15367

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Gordon, Sr., James F.**

Late of Avella  
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-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Jeffrey S. Gordon and James F. Gordon, Jr. c/o

Attorney: Wayne M. Chiurazzi, Esq., The Chiurazzi Law Group, 101 Smithfield St., Pittsburgh, PA 15222

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Goroney, Edward Paul**

a/k/a Edward Goroney  
Late of Borough of /k., Bentleyville  
Washington Co., PA  
File No. 63-23-0471

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

decendent to make payment to the Administratrix without delay.

Administratrix: Angela M. Davidson a/k/a Angela Marie Davidson, 7 Patricia St., Eighty Four, PA 15330

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Haggerty, James E.**

a/k/a James Eugene Haggerty

a/k/a James Haggerty  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-23-0340

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: Tracy L. Haggerty, 211 Longfellow St., Apt. B, Vandergrift, PA 15690

Attorney: James Toras, Esq., Toras and Toras, P.C., 61 McMurray Rd., Ste. 105, Pittsburgh, PA 15241

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Haney, Betty A.**

Late of Washington  
Washington Co., PA  
File No. 63-23-0955

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: Candy L. Frenz, 1673 E. Maiden St., Washington, PA 15301

Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Matthews, Teresa M.**

Late of Hanover  
Washington Co., PA  
File No. 63-23-0846

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: Amanda M. McKinney c/o

Attorney: Lane M. Turturice, Esq., Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**McLaughlin, Wallace L.**

Late of Prosperity  
Washington Co., PA  
File No. 63-23-0675

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: Shirley McLaughlin, 317 Wellness Way, Apt. 316, Washington, PA 15301

Attorney: Jarrod T. Takah, Esq., Tershel & Assoc., 55 S. Main St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Moore, Virginia S.**

a/k/a Virginia Shuntill Moore  
Late of Peters Twp.  
Washington Co., PA

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

without delay.

Executor: Sidney F. Moore, 229 Randy Lane, Moon Twp., PA 15108

Attorney: William M. Thomson, Esq., Ste. 207, 1700 N. Highland Rd., Pittsburgh, PA 15241

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Phillips, Michael Edward**

a/k/a Michael E. Phillips  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Sylvia Phillips c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Price, Ian M.**

a/k/a Ian Michael Price  
Late of West Brownsville  
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: Ralph Price c/o

Attorney: Vincent J. Roskovensky, II, 9 Court St., Uniontown, PA 15401

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Semko, Shirley R.**

Late of Venetia  
Washington Co., PA  
File No. 63-23-0948

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. Romain, Jr., 139 Fair Meadow Dr., Washington, PA 15301

Attorney: Alexander T. McElroy, Esq., Lenington, Gratton & Assoc., LLP, 125 Technology Dr., Ste. 207, Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**Smerdel, Jr., Donald J.**

Late of Washington Co., PA  
File No. 63-23-0207

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: Scot A. Smerdel, 216 Buckels Ave., Houston, PA 15342

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

\_\_\_\_\_ WCR Vol 103 Issues 49, 50, 51

**Zaharsky, Catherine E.**

a/k/a Catherine Zaharsky  
Late of Brownsville (Centerville Twp.)  
Washington Co., PA  
File No. 63-23-0837

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: Deborah K. Funtal, 285 Dague Rd., Brownsville, PA 15417

Attorney: Jerome C. Schaub, Jr., Esq., 926 Brookline Blvd., Pittsburgh, PA 15226

\_\_\_\_\_ WCR Vol 103 Issues 49,50,51

**REAL PROPERTY NOTICE****LEGAL NOTICE -HEARING**

On Monday, July 31, 2023, at 9:00 o'clock a.m., the Trinity Area School District, Board of School Directors' Petition for Approval of Private Sale of the Property known as the Laboratory School, located in the Township of South Strabane, Washington County, Pennsylvania, owned by the Trinity Area School District and proposed to be sold to Kelsall Properties, LLC, will be reviewed and ruled upon by the Honorable Michael Lucas, in Courtroom #6, Court of Common Pleas of Washington County, Pennsylvania, 1 South Main Street, Washington, Pennsylvania 15301. Any person objecting to this sale must appear in person at the time and place indicated to have their objections made a matter of record.

WCR Vol 103 Issue 49,50,51

**TPR NOTICES****PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS  
OF WASHINGTON  
COUNTY, PENNSYLVANIA  
ORPHANS' COURT DIVISION  
IN RE: KAYLEN QUINN a/k/a  
KAYLEN MARIE QUINN  
D.O.B. 07/07/2009  
FEMALE CHILD OF: HALEY  
QUINN, A/K/A HALEY MELISSA  
QUINN, AKA HALEY M. QUINN, A/  
KA/ HALEYM. QUINN AND MAU-  
RICE DAVIS, A/K/A MAURICE  
CHRISTOPHER DAVIS, AND UN-  
KNOWN FATHER  
NO: 63-23-0424**

Take notice that a Petition for Termination of Parental Rights of, MAURICE DAVIS, A/K/A MAURICE CHRISTOPHER DAVIS, AND ANY UNKNOWN FATHER shall be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his or her parental rights should appear in Courtroom No. 5 of

the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on July 20, 2023, at 10:00 a.m.

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 your 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 Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

WCR Vol 103 Issue 51

**PUBLIC NOTICE**

**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
IN RE: AZAZEL TEMPEL a/k/a  
AZAZEL MICHAEL LEHMAN  
TEMPEL  
D.O.B. 02/04/2019  
FEMALE CHILD OF: BRENDAN  
TEMPLE, A/K/A BRENDAN MI-  
CHAEL LEHMAN LEHMAN  
TEMPEL, A/K/A BRENDAN MI-  
CHAEL LEHMAN, A/K/A BREN-  
DAN L. TEMPEL, A/K/A BRENDAN  
M. TEMPEL, A/K/A BRENDAN MI-  
CHAEL LEHM TEMPEL, A/K/A  
BRENDAN MICHAEL-LEHM  
TEMPEL, A/K/A BRENDAN TEM-  
PLE, A/K/A MICHAEL BRENDAN  
TEMPEL**

NO: 63-23-0423

Take notice that a Petition for Termination of Parental Rights of, FATHER, BRENDAN TEMPLE, A/K/A BRENDAN MICHAEL LEHMAN LEHMAN TEMPEL, A/K/A BRENDAN MICHAEL LEHMAN, A/K/A BRENDAN L. TEMPEL, A/K/A BRENDAN M. TEMPEL, A/K/A BRENDAN TEMEL, A/K/A BRENDAN MICHAEL LEHM TEMPEL, A/K/A BRENDAN MICHAEL-LEHM TEMPEL, A/K/A BRENDAN TEMPLE, A/K/A MICHAEL BRENDAN TEMPEL shall be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his or her parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on July 20, 2023, at 10:00 a.m.

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 your 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 Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

WCR Vol 103 Issue 51

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY, PENN-  
SYLVANIA  
ORPHANS' COURT DIVISION  
IN RE: MONROE KAPFER A/K/A**

**MONROE ERIC JAMES KAPFER  
D.O.B. 12/16/2015  
MALE CHILD OF: JEREMIAH  
KAPFER, A/K/A JEREMIAH JAMES  
KAPFER A/K/A JEREMIAH J. KAP-  
FER A/K/A JEREMIAH KAPFER A/  
K/A JEREMIAH J. KAPPER A/K/A  
JEREMIAH J. KATSER A/K/A JER-  
EMIAH KARFER A/K/A JEREMIAH  
KOPFER  
NO: 63-22-1156**

Take notice that a Petition for Termination of Parental Rights of JEREMIAH JAMES KAPFER A/K/A JEREMIAH J. KAPFER A/K/A JEREMIAH KAPFER A/K/A JEREMIAH J. KAPPER A/K/A JEREMIAH J. KATSER A/K/A JEREMIAH KARFER A/K/A JEREMIAH KOPFER, shall be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his or her parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on July 13, 2023, at 10:00 a.m.

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 your 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 Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

WCR Vol 103 Issue 51

**NOTICE**

NOTICE IS HEREBY GIVEN that on the 9th day of June, 2023, a Petition for

**NAME CHANGE NOTICES**

Change of Name, filed by Petitioner, **Kay-la Rose Bracken**, was filed in the Washington County Court., praying for a decree to change his/her name to Dexter Indigo Moss Oddwood.

The court has fixed August 4, 2023, at 9:00 o'clock a.m., in Courtroom No. 6, Washington County Courthouse, Washington, 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.

WCR Vol 103 Issue 51

Change of Name Notice

Notice is hereby given that on the date of May 18, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-3064 by Petitioner, **John Brian Homerosky**, for a change of name to Brian Homerosky.

The court has fixed July 19, 2023, and time of 9:00 a.m., in Courtroom No. 1, 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 they have, why the request of the petitioner should not be granted.

WCR Vol 103 Issue 51

**INCORPORATION NOTICE****CORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation-Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, PA, on March 21, 2023, with respect to a non-profit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the corporation is **AVELLA SCHOLARSHIP FOUNDATION**.

Stephen J. Taczak, Esquire  
Taczak Law Office  
12 N. Jefferson Avenue  
Canonsburg, PA 15317

WCR Vol 103 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 4, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on Washington County Sheriff website and watch for news release 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 description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

**CANONSBURG****SPECIALIZED LOAN  
SERVICING LLC**

vs

**JOE DANIEL MITCHEM AND  
MARION L. MITCHEM**

**DOCKET #: 2023-822  
JUDGEMENT: \$83,575.04**

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

Address: 161 OAK SPRING ROAD,  
CANONSBURG, PA 15317  
Tax #: 100-021-00-02-0010-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC, (855) 225-6906

WCR Vol 103,104 Issues 51,52,1

**CANONSBURG (Cont'd)****FEDERAL HOME LOAN MORT-  
GAGE CORPORATION, ET AL**

vs

**DAWN D. GALLIMORE**

**DOCKET #: 2022-6316  
JUDGEMENT: \$160,876.33**

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

Address: 261 HOOKS LANE, CAN-  
ONSBURG, PA 15317

Tax #: 095-001-11-00-0016-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

**CANONSBURG (Cont'd)****BOROUGH OF CANONSBURG**

vs

**MATTHEW L. DEITHORN**

**DOCKET #: 2014-7532  
JUDGEMENT: \$3,432.67**

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

Address: 219 VINE STREET, CAN-  
ONSBURG, PA 15317

Tax #: 110-039-00-02-0027-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

**CANTON****SPECIALIZED LOAN  
SERVICING LLC**

vs

**MORGAN ALEXANDRA DOAK**

**DOCKET #: 2022-5341  
JUDGEMENT: \$37,871.00**

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

Address: 72 PENNSYLVANIA AVE-  
NUE, WASHINGTON, PA 15301  
Tax #: 120-011-15-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

### CANTON (Cont'd)

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

vs

**JEFFREY ALDERSON, Known Heir  
of KATHLEEN ALDERSON,  
DECEASED, ET AL**

**DOCKET #: 2022-6496  
JUDGEMENT: \$96,401.40**

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

Address: 1751 THE CIRCLE, WASH-  
INGTON, PA 15301  
Tax #: 120-012-05-04-0016-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

### CECIL

#### **AMERIHOM MORTGAGE COMPANY, LLC**

vs

**NICOLE ELIZABETH CAPES**

**DOCKET #: 2022-6430  
JUDGEMENT: \$163,551.14**

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

Address: 466 MUSE BISHOP ROAD,  
McDONALD, PA 15057  
Tax #: 140-006-00-00-0059-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

### CHARTIERS

#### **CITIZENS BANK, N.A. S/B/M CITI- ZENS BANK OF PENNSYLVANIA**

vs

**DANIEL W. LEEZER**

**DOCKET #: 2022-7952  
JUDGEMENT: \$10,434.48**

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

Address: 155 BELMONT AVENUE,  
MEADOWLANDS, PA 15347  
Tax #: 170-017-05-02-0005-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY  
JAVARDIAN, LLC, (215) 942-9690

WCR Vol 103.104 Issues 51,52,1

### DONORA

#### **PNC BANK, NATIONAL ASSOCIA- TION, Successor by Merger to NA- TIONAL CITY BANK**

vs

**ALL KNOWN AND UNKNOWN  
HEIRS OF STEPHEN F. GULA AND  
ESTATE OF DARLENE E. GULA  
AKA DARLENE E.T. GULA AKA  
DARLENE E. THOMPSON-GULA**

**DOCKET #: 2022-6155  
JUDGEMENT: \$20,206.79**

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

Address: 15 WATKINS AVENUE, DO-  
NORA, PA 15033  
Tax #: 240-032-00-04-0026-00

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C.,  
(412) 566-1212

WCR Vol 103.104 Issues 51,52,1

### EAST BETHLEHEM

#### **FIRST NATIONAL BANK OF PENNSYLVANIA**

vs

**THE UNKNOWN EXECUTOR OF  
THE ESTATE OF PHILLIP L. RED-  
MAN AND ALL OTHER PERSONS,  
FIRMS OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER**

### **PHILLIP L. REDMAN, DECEASED**

**DOCKET #: 2023-1009  
JUDGEMENT: \$19,508.31**

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

Address: 47 CLARK STREET,  
CLARKSVILLE, PA 15322  
Tax #: 260-004-02-07-0019-00

Improvements: Residential Dwelling

Attorney: DAVID W. RAPHAEL, ES-  
QUIRE, (412) 465-9718

WCR Vol 103.104 Issues 51,52,1

### EAST BETHLEHEM (Cont'd)

#### **SELENE FINANCE LP**

vs

**CANDICE WILLIAMS**

**DOCKET #: 2023-1501  
JUDGEMENT: \$40,799.27**

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

Address: 316 NEWTON AVE A/K/A  
316 NEWTOWN AVE A/K/A 316 NEW  
TOWN RD, FREDERICKTOWN, PA  
15333  
Tax #: 260-010-00-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

### JEFFERSON

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

vs

**TERESA M. BERNOLA**

**DOCKET #: 2020-2114  
JUDGEMENT: \$92,122.96**

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

Address: 75 MENEELY ROAD, BUR-  
GETTSTOWN, PA 15021  
Tax #: 380-011-00-00-0011-03

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

### MCDONALD

#### **MADISON REVOLVING TRUST 2017**

vs

**BETH HOLLY CANNON**

**DOCKET #: 2017-4387  
JUDGEMENT: \$51,265.32**

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

Address: 142 NORTH STREET, McDON-  
ALD PA 15057  
Tax #: 470-015-00-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

### MONONGAHELA

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

vs

**KATE M. RUNAC**

**DOCKET #: 2023-1859  
JUDGEMENT: \$58,398.69**

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

Address: 902 SHERIDAN STREET, MO-  
NONGAHELA, PA 15063  
Tax #: 440-023-00-00-0002-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

### MONONGAHELA (Cont'd)

**KEYBANK, NA, S/B/M FIRST  
NIAGARA BANK, NA**

vs

**LARRY MARTIN, JR., In His Capacity  
as Heir of ROSEMARIE LANGAN,  
DECEASED, ET AL**

**DOCKET #: 2022-7173  
JUDGEMENT: \$65,098.89**

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

Address: 500 CHESS STREET, MONONGAHELA, PA 15063  
Tax #: 440-008-00-01-0004-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### NORTH & SOUTH FRANKLIN

**HSBC BANK USA, NATIONAL ASSOCIATION, ET AL**

vs

**WILLIAM J. MATSON, Individually and in His Capacity as Executor and Heir of the Estate of BONNIE JO MATSON A/K/A BONNIE J. MATSON A/K/A BONNIE MATSON F/K/A BONNIE J. WHIPKEY**

**DOCKET #: 2022-6183**  
**JUDGEMENT: \$157,151.61**

In the Commonwealth of Pennsylvania,  
Washington County, partly in North Franklin Township and partly in South Franklin Township;

Address: 1095 SCENIC DRIVE, WASHINGTON, PA 15301  
Tax #: 590-015-00-00-0005-00 (SF) & 510-004-00-00-0030-00 (NF)

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### NORTH STRABANE

**THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP1**

vs

**JAMES E. DEAN  
A/K/A JAMES DEAN**

**DOCKET #: 2023-1041**

**JUDGEMENT: \$143,071.38**

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

Address: 186 VIEW AVE A/K/A 499 VIEW AVE, STRABANE, PA 15363  
Tax #: 520-015-02-07-0009-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, (855) 225-6906

WCR Vol 103,104 Issues 51,52,1

### NORTH STRABANE (Cont'd)

**DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL**

vs

**MELISSA R. ALMO**

**DOCKET #: 2020-5064**  
**JUDGEMENT: \$142,539.16**

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

Address: 120 MITCHELL DRIVE, CANONSBURG, PA 15317  
Tax #: 520-013-07-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### SMITH

**SANTANDER BANK, N.A.**

vs

**TIMMY MESSNER  
AND PATRICIA MESSNER**

**DOCKET #: 2017-5634**  
**JUDGEMENT: \$104,836.74**

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

Address: 138 BULGER CANDOR ROAD, BULGER, PA 15019  
Tax #: 570-006-00-00-0031-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### SMITH (Cont'd)

**JP MORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

vs

**KELLY LYN BOWDERS,  
known Heir of JERALD RODGERS,  
DECEASED, ET AL**

**DOCKET #: 2022-6700**  
**JUDGEMENT: \$52,224.68**

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

Address: 120 ELEANOR STREET, LANGELOTH, PA 15054  
Tax #: 570-019-04-03-0010-00 & 570-019-04-03-0009-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### SMITH (Cont'd)

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

vs

**MICHAEL GAVATORTA, In His Capacity as Heir to the ESTATE OF RUTH A. GAVATORTA, DECEASED, ET AL**

**DOCKET #: 2022-8155**  
**JUDGEMENT: \$23,599.18**

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

Address: 13 KEYSTONE STREET, BURGETTSTOWN, PA 15021  
Tax #: 570-022-01-02-0010-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### SOUTH FRANKLIN

**KEYBANK, N.A. S/B/M  
FIRST NIAGARA BANK**

vs

**CATHY F. GILES AND  
TERRY L. GILES**

**DOCKET #: 2018-5628**  
**JUDGEMENT: \$138,632.47**

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

Address: 1425 BEDILLION ROAD, WASHINGTON, PA 15301  
Tax #: 590-003-00-00-0013-03

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### UNION

**PENNYMAC LOAN SERVICES, LLC**

vs

**DAWN KARL**

**DOCKET #: 2022-567**  
**JUDGEMENT: \$150,711.81**

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

Address: 5025 GARY AVENUE, FINLEYVILLE, PA 15332  
Tax #: 640-004-02-03-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

### WEST PIKE RUN

**FIRST FEDERAL SAVINGS  
AND LOAN ASSOCIATION OF  
GREENE COUNTY, as existing  
under the laws of the United States**

vs

**DENNIS J. KUROWSKI, II**

**DOCKET #: 2023-2100**  
**JUDGEMENT: \$69,443.07**

In the Commonwealth of Pennsylvania,  
Washington County, West Pike Run Township;

Address: 217 WHITEHALL ROAD, DAISYTOWN, PA 15427  
Tax #: 700-011-00-00-0010-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1