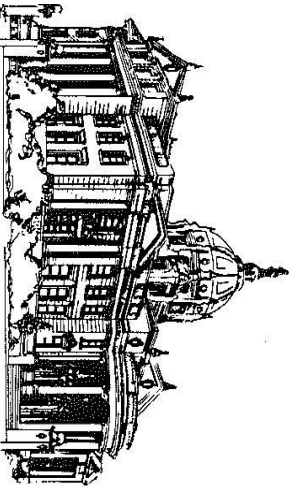


**WASHINGTON COUNTY REPORTS**

**Vol. 103, No. 27 JANUARY 19, 2023**

**119 South College Street, Washington, PA 15301**



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

# MOTIONS COURT SCHEDULE

<b>Judge</b>	<b>COMPLETE info at <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b>
DiSalle, John (PJ) CR#2	Until further order, all motions, incl. Criminal & Orphans' Court, shall be handled remotely via email or fax to chambers. Filing party must notify all necessary parties that a motion is being filed and if motion is contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA's Office for acknowledgment of objection or consent. An advance copy of any Orphan's Court motion shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Gilman, Gary CR#1	Tu, W, Th and Fr at 9:15a. Judge of the Term, Civil, 16th-end of the month. Copy of motion due before noon the business day prior to scheduled presentation. Motions in person., may be remote upon approval. <b>NOTE: August 14 license suspension cases will be moved to August 21, and the August 15 Summary Appeals will be moved to August 8.</b>
Costanzo, Valarie CR#3	Motions on Tu, Th at 9:15a. Motions in person. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a>
Lucas, Michael, CR#6	M 1:15p and Tu, W, Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person.
Neuman, Brandon CR#4	Tu, W, Th at 9:15a. Judge of the Term, Criminal: Dec. Motions to be signed up with chambers Motions Inbox at least 24hrs in advance. Motions in person.
McDonald, Traci CR#5	W, Th 9:30 Contested Motions. Consent Motions may be heard at any time, contact chambers for details. Presentment of Contested Motions requires filing party to notify and provide copy of Motion to all necessary parties and the Court, before noon on the business day prior to scheduling. Requests for remote handling of Motions and/or presentment on alternate days may be considered upon contacting chambers. Motions must be e-mailed to <a href="mailto:billie.jo.pustovrh@washingtoncourts.us">billie.jo.pustovrh@washingtoncourts.us</a> and <a href="mailto:court.crier.mcdonald@washingtoncourts.us">court.crier.mcdonald@washingtoncourts.us</a> .
Pettit, Jesse CR#7	Motions on Tu at 9:15am (copies due by Fri noon) and W at 9:15a (copies due by Mon noon).

## COURT CALENDARS

Orphan's Court Audits, 2023 .....	Mar 17, May 12
Sheriff Sale Date .....	Late Date to File w/Prothonotary
Feb 3, 2023.....	Nov 25, 2022
Mar 3, 2023.....	Dec 30, 2022
Apr 14, 2023 .....	Jan 27, 2023

**Washington County Reports** is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. Fax 724-225-8345. Email [wcbaba@washcobar.org](mailto:wcbaba@washcobar.org). Washington County Reports does not edit any legal advertisement for substance or content, only for format.  
**Editor:** Frank Arcuri, Esq.; Assistant Editor, Kathleen L. Sabol, WCBA Executive Director  
**LEGAL NOTICES DUE Friday by Noon for publication the following Thursday (holidays may alter deadline).**  
 Periodical Postage paid at Washington, PA 15301. Washington County Reports USPS 667-460.  
**Subscription Rate.** \$85.00 for 52 Weekly Issues.  
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**Obiter Dictum**

From the *ABA Journal Daily Newsletter*: [1] A Florida woman has filed a federal lawsuit alleging that Kraft Heinz Foods Company misled consumers when it claimed that its Velveeta Shells and Cheese product is “ready in 3.5 minutes.” The would-be class action claims that the 3.5 minutes represents the time to microwave the product, which is one of the four steps consumers must take before the shells and cheese are ready to eat. Consumers must also remove the lid and cheese sauce pouch, add water to the cup and stir, and after micro-waving, stir in the cheese sauce. The consumers also learn that the cheese sauce will “thicken upon standing.” The deceptive claim allows the Kraft Heinz Food Company to charge a premium price for the product, according to the lawsuit. The Kraft Heinz Food Company issued a written statement calling the lawsuit frivolous and pledging that the company will strongly defend against the allegations. [2] According to the U.S. Court of Appeals for the 11<sup>th</sup> Circuit, a federal district judge from the Southern District of Florida didn’t have jurisdiction to consider former President Donald Trump’s request for a special master to review documents seized from his Mar-a-Lago home in Palm Beach, Florida. Not only did the Court of Appeals dismiss the lawsuit, its per curium opinion also vacated the District Judge’s appointment of a special master as well as set aside a ban on governmental use of the seized documents until the special master’s review is completed. [3] A suspect charged with Ethnic Intimidation for yelling slurs outside a historic Michigan synagogue showed his disdain for the judge in an unrelated case during an on-line hearing by flipping him the bird, turning around and mooning the camera. The judge ultimately determined that the suspect appeared mentally ill and revoked his bond. [4] A lawyer who practiced family law in Lawrenceville, Georgia, was found dead with gunshot wounds by emergency personnel responding to a fire at his law office. A family spokesperson said he was shot multiple times. The suspect, a 65-year-old resident of Dracula, Georgia, was arrested on charges of fire and arson. It was determined that the lawyer represented the suspect’s wife in divorce proceedings. [5] The Massachusetts Supreme Judicial Court has ruled that the Massachusetts’ Declaration of Rights does not provide a due process or equal protection right to physician-assisted suicide for terminally ill patients. In reaching such decision, the court also rejected arguments that the manslaughter law would be unconstitutionally vague if applied to physicians prescribing life ending medication.

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

## ESTATE NOTICES

### FIRST PUBLICATION

**Brody, Josephine A.**  
Late of Donora  
Washington Co., PA  
File No. 63-22-1967

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 G. Brody, 115 Redcliffe Dr., Jefferson Hills, PA 15025

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**Finch, Robert Eugene**  
a/k/a Robert E. Finch  
Late of Washington  
Washington Co., PA  
File No. 63-22-1912

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 Beabout, 30 Crabapple Dr., Waynesburg, PA 15370  
Attorney: Clark A. Mitchell, Esq., Law Offices of Clark A. Mitchell, 17 South College St., Washington, PA 15301

WCR Vol 103 Issues 27,28,29

**Glover, Jr., Timothy Lee**  
Late of Roscoe  
Washington Co., PA  
File No. 63-22-1713

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: Samantha Middlemiss, P.O. Box 85, Finleyville, PA 15332  
Attorney: Robert J. Grimm, Esq., 2100 Corporate Dr., Ste. 300, Wexford, PA 15090

WCR Vol 103 Issues 27,28,29

**Guiliani, Michael Robert**  
a/k/a Michael R. Guiliani  
Late of Canonsburg Borough  
Washington Co., PA  
File No. 63-22-1660

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: James Guiliani, 1112 Bank St. Apt. 34, Bridgeville, PA 15017, Melissa Guiliani, 1096 Lafayette St., Bridgeville, PA 15017

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**Henry, Charles Edward**  
a/k/a Charles E. Henry  
a/k/a Chuck Henry  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-22-1695

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: Bradley Mead Henry, 15 Sunnyvale St., Beverly, MA 01915  
Attorney: Paris Andrew Diamond, Esq., 1040 Fifth Ave., Pittsburgh, PA 15219

WCR Vol 103 Issues 27,28,29

**Lazzara, Frances Anne**  
Late of Burgettstown  
Washington Co., PA  
File No. 63-22-1972

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: Rosanne L. Scruppi, 473 Joffre Cherry Valley Rd., Burgettstown, PA 15021, Felicia Bertrand, 129 Heldon Dr., Moon Twp., PA 15108,

Attorney: Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108

\_\_\_\_\_ WCR Vol 103 Issues 27,28,29

**Taylor, Donna Jean**

Late of Canonsburg  
Washington Co., PA  
File No. 63-22-1750

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: Helen Caine Taylor, 535 Smiley St., Ellwood City, PA 16117

Attorney: Brooke B. McMorrow, Esq., McMorrow Law, LLC, 10475 Perry Highway, Ste. 204, Wexford, PA 15090

\_\_\_\_\_ WCR Vol 103 Issues 27,28,29

**Tokar, Edward**

Late of Brownsville  
Washington Co., PA  
File No. 63-22-1672

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

Executor: William Tokar, II, 931 N. Maple Ave., Royal Oak, MI 48067

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

\_\_\_\_\_ WCR Vol 103 Issues 27,28,29

**SECOND PUBLICATION**

**Abbott, Sr., Domic T.**

a/k/a Domic Abbott  
a/k/a Domic Abbott, Sr.  
a/k/a Domic Thomas Abbott, Sr.  
a/k/a Domic T. Abbott,  
Late of Burgettstown  
Washington Co., PA  
File No. 63-22-1633

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 Adminis-

tratrix without delay.

Administratrix: Jennifer L. Brezinski, c/o Attorney: Peter K. Darragh, Esq., P.O. Box 435, Hickory, PA 15340

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Anderson, Scott Gary**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-22-1938

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: Nicole McCormack Anderson c/o

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

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Baker, Jane Ann**

Late of Amwell Twp.  
Washington Co., PA  
File No. 430792-2022

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: Steven William Baker, 57 Laurel Ave., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Barnhart, Helen Ruth**

a/k/a Helen Ruth McAdoo Barnhart  
a/k/a Ruth M. Barnhart  
Late of Buffalo Twp.  
Washington Co., PA  
File No. 63-07-0799

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 Barnhart, 8018 Blarney Stone Way, Manlius, NY 13104

Attorney: Loretta B. Kendall, Esq., 364 E.

Lincoln Ave., McDonald, PA 15057

WCR Vol 103 Issues 26,27,28

WCR Vol 103 Issues 26,27,28

**Bartolotta, Joan G.**

Late of Fallowfield Twp.  
Washington Co., PA  
File No. 63-22-1869

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: Toni J. Allridge, 69 Orchard St., Charleroi, PA 15022

Attorney: Jan A. Marks, Esq., Lovett Bookman Harmon Marks LLP, 1001 Liberty Ave., Liberty Ctr., Ste. 1150, Pittsburgh, PA 15222

WCR Vol 103 Issues 26,27,28

**Daniels, Jack T.**

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 Co-Administratrices or attorney, and all persons indebted to the decedent to make payment to the Co-Administratrices without delay.

Co-Administratrices: Deborah Yakubik and Melissa Ruffing c/o

Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

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**Garry, Vera**

a/k/a Vera Senich Garry  
Late of Union Twp.  
Washington Co., PA  
File No. 63-22-1920

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 E. Garry, 6309 State Route 88, Finleyville, PA 15332

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

**Golen, Leslie A.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-23-0004

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 H. Bronder, 313 Anthem Way, Canonsburg, PA 15317

Attorney: Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield St., Ste. 800, Pittsburgh, PA 15222

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**Kastory, Rose Marie**

Late of South Strabane  
Washington Co., PA  
File No. 63-22-1910

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 Rheel, 5010 Dividend Dr., Washington, PA 15301, and Arlene Ruffner Romilly, 569 Oxford Blvd., Pittsburgh, PA 15243,

Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

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**Mudrick, Ruth Shirley**

Late of Charleroi  
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: Kevin L. Zajack, 612 Shady Ave., Charleroi, PA 15022

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**Patrick, Lamese**

Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-22-0293

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 Patrick, 5394 Herring Run Rd., Dublin, OH 43016  
Attorney: Melanie M. Lasota, Esq., One PPG Place, Ste. 1710, Pittsburgh, PA 15222-5416

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Petro, John G.**

Late of McMurray Twp.  
Washington Co., PA  
File No. 63-22-1759

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: Frederick M. Petro c/o  
Attorney: A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Ponikvar, Jr., John James**

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: Annis E. Ponikvar, 5226 Palmer Ridge Rd., Proctor, WV 26055

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Smith, Bonnie B.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-21-2156

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: Tracy Ann Smith, 212 Glen Spring Circle, Canonsburg, PA 15317  
Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**THIRD PUBLICATION****Ambrose, Marla L.**

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: Lawrence A. Ambrose, 24 Hickory Dr., Charleroi, PA 15022  
Attorney: Frank C. Kocevar, Esq., 223 Second St., Monongahela, PA 15063

\_\_\_\_\_ WCR Vol 103 Issues 25,26,27

**Burdelski, Stephen Christopher**

Late of Carroll Twp.  
Washington Co., PA  
File No. 63-22-1893

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: Gabriele Burdelski, 1416 Marion Dr., Pittsburgh, PA 15236  
Attorney: Carl M. Hanchak, Esq., 76 Old Clairton Rd., Pittsburgh, PA 15236

\_\_\_\_\_ WCR Vol 103 Issues 25,26,27

**Cimarolli, Gene E.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-1914

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: Linda Schmidt and George Schmidt, 309 Grant St., McDonald, PA 15057

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa LLC, 122 S. McDonald St., McDonald, PA 15057

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**Furlage, James R.**

a/k/a James Furlage  
a/k/a James Robert Furlage  
Late of Bentleyville, Somerset Township  
Washington Co., PA  
File No. 63-22-1831

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

Executrix: Susan Furlage, 14 Sprowls Road, Bentleyville PA 15314

Attorney: Keith E. Hodgens, II, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 25,26,27

**Gilpin, Irene**

Late of Washington  
Washington Co., PA  
File No. 63-22-1922

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: Ms. Susan Doak, 25 Ramsey Road, Washington, PA 15301

Attorney: Joseph H. Fox, Esq., Joseph H. Fox, LLC, 125 South College St., Washington, PA 15301

WCR Vol 103 Issues 25,26,27

**Griffin, Donna J.**

Late of Washington  
Washington Co., PA  
File No. 63-22-1913

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: Amber Bennett, 309 Belmont Ave., Canonsburg, PA 15317

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 25,26,27

**Kasimirsky, Sharon L.**

a/k/a Sharon Kasimirsky  
a/k/a Sharon Louise Kasimirsky  
a/k/a Sharon Louise Tompkins  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-22-1932

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 T. Kasimirsky, 433 Munntown Rd., Eighty Four, PA 15330

WCR Vol 103 Issues 25,26,27

**Kemp, Deborah S.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-1915

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: George Rickman and Cynthia Nicols Rickman, 7690 Rodebaugh Rd., Reynoldsburg, OH 43068

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald Ave., McDonald, PA 15057

WCR Vol 103 Issues 25,26,27

**Owens, Marlene M.**

Late of Carroll Twp.  
Washington Co., PA  
File No. 63-22-1940

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: Fred C. Owens, II, 2587 Cottingham Circle NW, North Canton, OH 44720

Attorney: Lynn Owens Boucek, Esq., 1826 Tilton Dr., Pittsburgh, PA 15241

WCR Vol 103 Issues 25,26,27

**Price, Lucille A.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-22-1532

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

Executor: Charles A. Irwin, 36 Abbeystown Ln., Canonsburg, PA 15317

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 25,26,27

**Speer, Edison C.**

Late of City of Eighty Four  
Washington Co., PA  
File No. 63-22-1877

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: Nancy Speer, 30 Windy Hill Lane, Eighty Four, PA 15330

Attorney: R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant St., Ste. 1000, Pittsburgh, PA 15219

WCR Vol 103 Issues 25,26,27

## CORPORATION NOTICES

Kelly Arbogast, Esq., Metz Lewis Brodman Must O'Keefe LLC, 535 Smithfield Street, Suite 800, Pittsburgh, Pennsylvania 15222.

Notice is hereby given that Articles of Incorporation were filed on January 9, 2023, with the Department of State of the Commonwealth of Pennsylvania, with respect to a nonprofit corporation, **Bailey's Cat Haven, Inc.**, which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988, as amended, for the purpose of rescuing felines from situations that are abusive, endangering, or neglectful, to provide homes and sanctuary for these animals, and to educate the public on how to prevent animal cruelty.

WCR Vol 103 Issue 27

### NOTICE OF VOLUNTARY DISSOLUTION OF CORPORATION

Notice is hereby given that **Ron's Garage, Inc.**, a Pennsylvania corporation is winding up its affairs in the manner prescribed by the Pennsylvania Business Corporation Law, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

WCR Vol 103 Issue 27

### NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on the 15th day of December, 2022, with respect to the proposed nonprofit corporation, **Meaningful Connections Services**, which has been incorporated under the Non-Profit Corporation Law of 1988. The purpose of which said corporation is organized is to connect individuals with special needs to service providers and to oversee the care provided.

WCR Vol 103 Issue 27

## 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 3, 2023 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

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

### CANTON

**THE HUNTINGTON  
NATIONAL BANK**

vs

**SHIRLEY A. COSSU AKA SHIRLEY  
COSSU AKA SHIRLEY H. COSSU  
AND JOHN J. COSSU AKA JOHN  
COSSU**

**DOCKET #: 2022-4387  
JUDGEMENT: \$21,233.28**

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

Address: 633 BUENA VISTA AKA 633  
BUENA VISTA STREET, WASHING-  
TON, PA 15301  
Tax #: 120-011-09-05-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

### CECIL

**CARRINGTON MORTGAGE  
SERVICES, LLC**

vs

**LORI S. McWHORTER & MIL-  
DRED McWHORTER**

**DOCKET #: 2022-2255**

**JUDGEMENT: \$185,705.57**

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

Address: 3987 MILLERS RUN ROAD,  
MCDONALD, PA 15057  
Tax #: 140-005-00-00-0057-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGO-  
RY JAVARDIAN, LLC, 215-942-9690

WCR Vol 103 Issues 25,26,27

**CECIL (Cont'd)**

**WELLS FARGO BANK, N.A.**  
 vs  
**AMANDA SERRINO,**  
**AKA AMANDA L. SERRINO**

**DOCKET #: 2022-4017**  
**JUDGEMENT: \$106,335.31**

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

Address: 1110 VALLEYVIEW DRIVE,  
 LAWRENCE, PA 15055  
 Tax #: 140-012-09-00-0001-00B

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**CHARLEROI**

**TOWD POINT MASTER**  
**FUNDING TRUST 2021-PM1**  
 vs  
**CAITLIN M. CARLTON AND**  
**JONATHON B. CARLTON**

**DOCKET #: 2022-1100**  
**JUDGEMENT: \$62,063.57**

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

Address: 311 SHADY AVENUE, CHAR-  
 LEROI, PA 15022  
 Tax #: 160-023-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**CHARTIERS**

**CALIBER HOME LOANS, INC.**  
 vs  
**KELTON ANDERSON, AKA**  
**KELTON L. ANDERSON AND**  
**BELINDA ANDERSON**

**DOCKET #: 2019-6670**  
**JUDGEMENT: \$347,241.69**

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

Address: 131 PIATT ESTATES DRIVE,  
 WASHINGTON, PA 15301  
 Tax #: 170-017-08-00-0025-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**DONORA**

**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, As Trustee of**  
**BKPL LODGE SERIES I TRUST**  
 vs  
**KIMBERLY A. MYERS**

**DOCKET #: 2022-2143**  
**JUDGEMENT: \$58,840.53**

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

Address: 83 CASTNER AVENUE, DO-  
 NORA, PA 15033  
 Tax #: 240-031-00-02-0005-00

Improvements: Residential Dwelling

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

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**EAST BETHLEHEM****FIRST NATIONAL BANK OF  
PENNSYLVANIA**

vs

**PHILLIP L. REDMAN****DOCKET #: 2022-4297****JUDGEMENT: \$18,791.93**

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 Issues 25,26,27

**MOUNT PLEASANT****PNC BANK, NATIONAL  
ASSOCIATION**

vs

**ROBERT F. HAJEK,  
AKA ROBERT HAJEK****DOCKET #: 2022-4284****JUDGEMENT: \$49,958.78**

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

Address: 86 WASHINGTON AVENUE,  
HICKORY, PA 15340  
Tax #: 460-011-00-00-0002-04

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 103 Issues 25,26,27

**NORTH CHARLEROI****PNC BANK, NATIONAL  
ASSOCIATION**

vs

**TOBY CHARNACK, as believed Heir  
and/or Administrator to the Estate of  
ROBERT F. CHARNACK, ET AL****DOCKET #: 2022-2397****JUDGEMENT: \$52,195.43**

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

Address: 316 SHEPPARD AVENUE,  
NORTH CHARLEROI, PA 15022  
Tax #: 500-002-00-02-0013-01

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 103 Issues 25,26,27

**NORTH STRABANE****LAKEVIEW LOAN  
SERVICING LLC**

vs

**UNKNOWN HEIRS, SUCCESSORS  
AND ASSIGNS, REPRESENTA-  
TIVES, DEVISEES AND ALL PER-  
SONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR IN-  
TEREST FROM OR UNDER RICH-  
ARD W. DEMARCO, DECEASED,  
ET AL****DOCKET #: 2020-5241****JUDGEMENT: \$195,400.19**

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

Address: 566 WEST MCMURRAY  
ROAD, CANONSBURG, PA 15317  
Tax #: 520-001-02-01-0017-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 103 Issues 25,26,27

**PETERS**

**PETERS TOWNSHIP**  
 vs  
**THE UNKNOWN HEIRS**  
**AND ASSIGNS OF LENORA ANDRE,**  
**DECEASED**

**DOCKET #: 2022-2365**  
**JUDGEMENT: \$3,176.21**

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

Address: 225 CENTER CHURCH  
 ROAD, MCMURRAY, PA 15317  
 Tax #: 540-011-06-03-0001-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**SOUTH STRABANE**

**SPECIALIZED LOAN**  
**SERVICING LLC**  
 vs  
**JON R. GENDT**

**DOCKET #: 2022-5873**  
**JUDGEMENT: \$191,383.79**

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

Address: 65 FERNWOOD STREET,  
 WASHINGTON, PA 15301  
 Tax #: 600-006-07-05-0007-00

Improvements: Residential Dwelling

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

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**UNION**

**AJAX E MASTER TRUST I,**  
**a Delaware Trust, Wilmington**  
**Savings Fund Society FSB, Trustee**  
 vs  
**LARRY A. HOFFMAN**

**DOCKET #: 2021-5607**  
**JUDGEMENT: \$86,862.19**

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

Address: 13 CIRCLE AVENUE f/k/a 13  
 FAIRVIEW AVENUE, ELRAMA, PA  
 15038  
 Tax #: 640-007-01-02-0007-00

Improvements: Residential Dwelling

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

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**WASHINGTON**

**FREEDOM MORTGAGE**  
**CORPORATION**  
 vs  
**LAUREL F. REYNOLDS**

**DOCKET #: 2022-5068**  
**JUDGEMENT: \$52,066.29**

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

Address: 246 FRANKLIN STREET,  
 WASHINGTON, PA 15301  
 Tax #: 720-007-00-01-0013-00

Improvements: Residential Dwelling

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

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