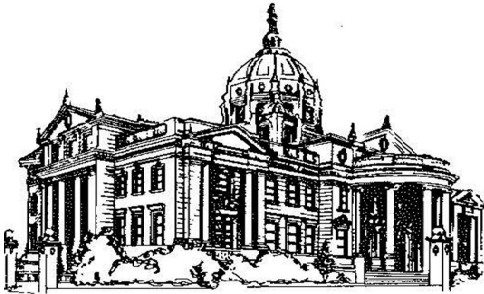


# WASHINGTON COUNTY REPORTS

Vol. 103, No. 12. OCTOBER 6, 2022

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119 South College Street, Washington, PA 15301



SERVING THE LEGAL COMMUNITY  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

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

**Anders, Patricia E.**  
a/k/a Patricia Anders  
Late of Scenery Hill  
Washington Co., PA  
File No. 63-22-3697

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

Executrixes: Debbie Prisinzano, Tracy Anders c/o

Attorney: Susan Foster Blank, 1634 E. National Pike, Scenery Hill, PA 15360

WCR Vol 103 Issues 12,13,14

**Borodaty, Dennis E.**  
Late of Charleroi  
Washington Co., PA  
File No. 63-21-00813

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: Lana K. Borodaty, 150 N. Rt. 88, Charleroi, PA 15022

Attorney: Donald J. Strunk, Esq.,  
736 West Ingomar Rd., P.O. Box 433,  
Ingomar, PA 15127

WCR Vol 103 Issues 12,13,14

**Boyle, Sandra Lora**  
a/k/a Sandra L. Boyle  
Late of West Brownsville  
Washington Co., PA  
File No. 63-22-1165

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: Valorie Gardner, 223 Birch Hills Ct., Mt. Pleasant, PA 15666

Attorney: James N. Falcon, Esq., 22-24 S. Fourth St., Youngwood, PA 15697

WCR Vol 103 Issues 12,13,14

**Durish, Patricia Joanne**  
a/k/a Patty Jo Durish  
Late of Houston  
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: Carol Gump, 780 Ridge Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 12,13,14

**Maatta, Norma E.**  
a/k/a Norma Maatta  
Late of Borough of Allenport  
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: Laverne Lydia Kennedy,  
P.O. Box 124, Allenport, PA 15412

Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

WCR Vol 103 Issues 12,13,14

**Mancuso, Albert**  
Late of North Franklin Twp.  
Washington Co., PA

File No. 63-22-1117

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: Susan P. Johnson, 1805 Vista Valley Rd., Washington, PA 15301; Victor Almo, 361 E. Beau St., Apt. 4, Washington, PA 15301,  
Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 12,13,14

**Molnar, Dolores Jean**

Late of Independence Twp.  
Washington Co., PA  
File No. 63-22-1288

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 Ernest Molnar, 2259 Avella Rd., Avella, PA 15312  
Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 12,13,14

**Opalanko, Mark D.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-1305

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: Lisa Brosovich c/o  
Attorney: Tracy L. Zihmer, Esq., Zihmer

Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 103 Issues 12,13,14

**Petix, Joseph**

Late of Charleroi Borough  
Washington Co., PA  
File No. 63-22-1248

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: Michele A. Petix, 505 Charles St., Charleroi, PA 15022

Attorney: Dennis R. Paluso, Esq., 10 Spruce Ln., Charleroi, PA 15022

WCR Vol 103 Issues 12,13,14

**Quinn, William L.**

a/k/a William Lawrence Quinn  
Late of Washington  
Washington Co., PA  
File No. 63-22-1384

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 & Attorney: Norman A. Stark, Esq., 300 State St., Ste. 300, Erie, PA 16507

WCR Vol 103 Issues 12,13,14

**Seubert, Carol A.**

Late of City of Washington  
Washington Co., PA  
File No. 63-22-1111

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: James E. Seubert, Michael J. Seubert c/o

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Sowers, Woodrow W.**

a/k/a Woodrow Wilson Sowers

a/k/a Woodrow Sowers

Late of Amwell and West Bethlehem  
Twps.

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: Roy D. Sowers, 1058 School  
House Rd., Ramona, CA 92065

Attorney: Cary D. Jones, Esq., Marriner,  
Jones & Fitch, 6 S. Main St., Ste. 600,  
Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**Wainer, Dorothy**

a/k/a Dorothy Helen Wainer

Late of 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: Pamela Paluda, 137 Main St.,  
West Alexander, PA 15376

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

## **SECOND PUBLICATION**

**Beatty, Betty A.**

a/k/a Betty A. Hamilton

Late of West Alexander

Washington Co., PA

File No. 63-22-1344

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: Sheryl L. Smith a/k/a Sheryl  
Smith, 501 Waynesburg Road, West Al-  
exander PA 15376

Attorney: Eva H. Ahern, Esq., Peacock  
Keller, LLP, 95 West Beau St., Ste. 600,  
Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Carr, Kevin P.**

a/k/a Kevin Patrick Carr

Late of Washington Twp.

Washington Co., PA

File No. 63-22-1380

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: Cassandra Carr, 211 Elm St.,  
PO Box 99, Claysville, PA 15323

Attorney: Deborah L. Lesko, Esq.,  
373 Vanadium Rd., Pittsburgh, PA 15243

\_\_\_\_\_ WCR Vol 103 Issues 11,12,13

**Hamilton, Sr., William Rouland**

a/k/a William R. Hamilton, Sr.

Late of McMurray

Washington Co., PA

File No. 63-22-1413

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 attor-

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

Executor: Timothy John Hamilton, 36500 N. Field Dr., Gurnee, IL 60031

Attorney: Benjamin W. Urso, Esq.,  
Zacharia Brown P. C., 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 11,12,13

### **Marker, Leroy Frank**

a/k/a Leroy F. Marker

a/k/a Leroy Marker

Late of City of Washington

Washington Co., PA

File No. 63-22-1375

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: Malcolm V. Hay, 1788 Jefferson Ave., Washington, PA 15301

Attorney: John Patrick Smider, Esq.,  
30 S. Main St., Suite 102, Washington,  
PA 15301

WCR Vol 103 Issues 11,12,13

### **McKito, Jean**

Late of Donora

Washington Co., PA

File No. 63-21-0158

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: Joseph McKito, 109 Poplar St., Canonsburg, PA 15317

Attorney: Walter J. Nalducci, Esq.,  
3300 Grant Bldg., 310 Grant St.,  
Pittsburgh, PA 15219

WCR Vol 103 Issues 11,12,13

### **Meixner, Yvette B.**

Late of New Eagle

Washington Co., PA

File No. 63-22-1168

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: Denise McCrory c/o

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

WCR Vol 103 Issues 11,12,13

### **Smith, Lloyd H.**

Late of West Bethlehem Twp.

Washington Co., PA

File No. 63-22-1145

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: Evan Smith, 340 National Ave., Brownsville, PA 15417

Attorney: Mark E. Ramsier, Esq., 823  
Broad Ave., Belle Vernon, PA 15012

WCR Vol 103 Issues 11,12,13

### **Snee, Thomas W.**

a/k/a Thomas Weber Snee

Late of South Strabane

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: Kathryn N. Snee, 190 Woodcliff Dr., Washington, PA 15301

Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600,  
Washington, PA 15301

WCR Vol 103 Issues 11,12,13

**Weber, Laurine R.**

Late of Charleroi  
Washington Co., PA  
File No. 63-22-1266

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: James O. Weber, 6511 Debbie Lane South, St. Petersburg, FL 33707

Attorney: Mark E. Ramsier, Esq., 823 Broad Ave., Belle Vernon, PA 15012

WCR Vol 103 Issues 11,12,13

## **THIRD PUBLICATION**

**Barner, Nellie J.**

Late of Eighty-Four  
Washington Co., PA

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

Executrix: Janeen Galati, 1348 Route 519, Eighty-Four, PA 15330

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

WCR Vol 103 Issues 10,11,12

**Beattie, Chad M.**

Late of Claysville  
Washington Co., PA  
File No. 63-22-1373

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: Austin Beattie, 289 Gunn

Ridge Rd., West Finley, PA 15377

Attorney: Frederick E. Liechti, Esq., 7190 Steubenville Pike, Oakdale, PA 15071

WCR Vol 103 Issues 10,11,12

**Bockstoce, Cathie A.**

a/k/a Cathie Bockstoce  
Late of Washington  
Washington Co., PA  
File No. 63-22-1388

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: Michele Jones, Kristopher Bockstoce, c/o

Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 103 Issues 10,11,12

**Burkus, Joanne C.**

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

Executor: Frank S. Burkus, II c/o

Attorney: Kelly A. Stepp, Esq., Stepp Law Offices, 64 N. Richhill St., Ste. 101, Waynesburg, PA 15370

WCR Vol 103 Issues 10,11,12

**Conklin, Margaret L.**

Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-22-1357

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.

dent to make payment to the Executrix without delay.

Executrix: Lucinda J. West, 104 High Pointe Dr., Washington, PA 15301

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

WCR Vol 103 Issues 10,11,12

### **Darrow, Jane C.**

Late of Oklahoma City, OK  
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: Billie D. Smith, 2499 Poole Road, Greer, SC 29651

Attorney: John A. Shoemaker Esq., 127 Headley Ave., Dushore, PA 18614

WCR Vol 103 Issues 10,11,12

### **Davis, Twila C.**

Late of Washington, Amwell Twp.  
Washington Co., PA  
File No. 63-22-1340

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: Orville M. Davis, 210 Mankey Rd., Washington, PA 15301

WCR Vol 103 Issues 10,11,12

### **DeWitt, Mary Jane**

a/k/a Mary J. DeWitt

a/k/a Mary DeWitt

Late of East 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 Administratrix or

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

Administratrix: Denise J. Prodan c/o

Attorney: Frank Arcuri, Esq., 125 S. College St., Washington, PA 15301

WCR Vol 103 Issues 10,11,12

### **Flaskos, Kalliope**

Late of Canonsburg  
Washington Co., PA  
File No. 63-22-1244

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: Anthony Flaskos c/o

Attorney: L. Dawn Haber, Esq., Akman & Assoc., LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 103 Issues 10,11,12

### **Jury, Darlene Marie**

Late of Canonsburg  
Washington Co., PA  
File No. 63-22-1293

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 Jury, 70 Wilson Ave., Cecil, PA 15321

Attorney: Dorothy J. Dohanics, Esq., Harry S. Cohen & Assoc., PC, Two Chatham Center, Ste. 985, Pittsburgh, PA 15219

WCR Vol 103 Issues 10,11,12

### **Michaels, Brian Keith**

Late of Washington, PA  
Washington Co., PA  
File No. 63-22-1346

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: Charleen McDonald, 1137 Timber Wolf Ct., Bakersfield, CA 93306  
Attorney: Betty A. Dillon, Esq., 1725 Washington Rd., Ste. 503, Pittsburgh, PA 15241

WCR Vol 103 Issues 10,11,12

**Minkler, William S.**

Late of Washington, PA  
Washington Co., PA  
File No. 63-22-1408

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: Marjorie A. Minkler, 5404 Plainfield St., Pittsburgh, PA 15217  
Attorney: Dale P. Frayer, Esq., 250 Mt. Lebanon Blvd., Ste. 207, Pittsburgh, PA 15234

WCR Vol 103 Issues 10,11,12

**Ponder, Jr., Daniel**

a/k/a Daniel Ponder  
Late of Washington  
Washington Co., PA  
File No. 63-22-1366

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: Doris A. Ponder, 5413 Young Ridge Dr., Apt. 19, Pittsburgh, PA 15236  
Attorney: Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120

WCR Vol 103 Issues 10,11,12

**Rolek, Patricia S.**

Late of North Strabane, PA  
Washington Co., PA  
File No. 63-22-01269

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 R. Rolek, 14 Wayne Ave., Jeannette, PA 15644  
Attorney: Colleen D. Bratkovich, Esq., Zacharia Brown, P.C., 4500 Walnut St., McKeesport, PA 15132

WCR Vol 103 Issues 10,11,12

**Rudzinski, Jr., John**

a/k/a John Rudzinski  
Late of Finleyville  
Washington Co., PA  
File No. 63-22-1399

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 R. Rudzinski and Carol Bobro, 514 Cortland Dr., Finleyville, PA 15332  
Attorney: Peter Andrew Smith, Esq., Smith & Smith, 5101 Bayard St., Pittsburgh, PA 15232

WCR Vol 103 Issues 10,11,12

**Spiker, Eugene**

a/k/a Eugene J. Spiker  
Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-22-1278

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: Dana M. Rusin, 221 Hart St.,  
Houston, PA 15342

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

WCR Vol 103 Issues 10,11,12

**Stoicovy, Nancy L.**

a/k/a Nancy Lee Stoicovy

Late of New Eagle

Washington Co., PA

File No. 63-22-1277

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: Karen S. Momyer, 1101 Saddleclub Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 10,11,12

**Victoria, Jr., Lawrence**

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

Executrix: Nancy Ann Victoria, P.O. Box  
236, Coal Center, PA 15423

Attorney: Alan Benyak, Esq., 401 Sixth  
St. at Washington Ave., P.O. Box 1,  
Charleroi, PA 15022

WCR Vol 103 Issues 10,11,12

**Warnick, Mary V.**

a/k/a Mary Rose Verderber Warnick

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: Ronald W. Warnick,  
66 Rodgers Dr., Coraopolis, PA 15108

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

WCR Vol 103 Issues 10,11,12

**FICTITIOUS NAME NOTICES****Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 22, 2022 for **Apollo Pipeline** at 134 Highcroft Cir., Eighty Four, PA 15330. The entity interested in such business is Atlas Traffic Controls LLC, whose Commercial Registered Office provider's address is 134 Highcroft Cir., Eighty Four, PA 15330 in Washington County. This was filed in accordance with 54 PaC.S. 311.

WCR Vol 103 Issue 12

**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 22, 2022 for **Lawn Sharks Lawn Service & Landscaping** at 402 Mary Lane, Canonsburg, PA 15317. The name and address of each individual interested in the business is Sebastian Windsheimer at 402 Mary Lane, Canonsburg, PA 15317. This was filed in accordance with 54 PaC.S. 311.417

WCR Vol 103 Issue 12

**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 02, 2022 for **Wheel'er Away Multi Services** at 32 Buckeye Rd., Claysville, PA 15323. The name and address of each individual interested in the business is Jason Michael Wheeler at 32 Buckeye Rd., Claysville, PA 15323. This was filed in accordance with 54 PaC.S. 311.417

WCR Vol 103 Issue 12

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

**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA**

**ORPHANS' COURT DIVISION**

**IN RE: MONROE KAPFER a/k/a  
MONROE ERIC JAMES KAPFER  
D.O.B. 12/16/2015**

**CHILD OF: Natasha Ostrander a/k/a  
Natasha R. Ostrander a/k/a Natasha  
Rae Ostrander and any Unknown  
father**

**NO: 63-22-1156**

Take notice that a Petition for Termination of Parental Rights of 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 October 20, 2022, 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 12

**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, NOVEMBER 4, 2022 at 10:00 o’clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

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

**CARROLL**

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

**vs**

**MICHELLE CARTER AND TERRY CARTER**

**DOCKET #: 2022-2715  
JUDGEMENT: \$103,474.83**

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

Address: 101 WATSON DRIVE, MONONGAHELA, PA 15063  
Tax #: 130-011-01-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**CECIL**

**BANK OF NEW YORK MELLON TRUST COMPANY, N.A. as Trustee for Mortgage Assets Management Series I Trust**

**vs**

**SHERRET AUSTIN, Known Surviving Heir of ROSE BROWN and UNKNOWN SURVIVING HEIR OF ROSE BROWN**

**DOCKET #: 2022-157  
JUDGEMENT: \$101,750.59**

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

Address: 640 REDWOOD DRIVE, MCDONALD, PA 15057  
Tax #: 140-006-04-07-0005-00 & 140-006-04-01-0004-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**CHARTIERS****VILLAS OF ARDEN MILLS  
CONDOMINIUM ASSOCIATION****vs****AUDREY L. REARDON****DOCKET #: 2021-1638****JUDGEMENT: \$6,918.14**

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

Address: 511 FAIR MEADOW DRIVE,  
WASHINGTON, PA 15301

Tax #: 170-018-02-00-0001-08F

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**EAST FINLEY (Cont'd)****LOANCARE, LLC****vs****THOMAS FURMANEK AND STEF-  
FANIE J. FURMANEK****DOCKET #: 2022-3323****JUDGEMENT: \$116,735.59**

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

Address: 367 HAWTHORNE ROAD,  
CLAYSVILLE, PA 15323

Tax #: 270-002-00-00-0002-01

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**EAST FINLEY**

**PNC BANK, NATIONAL ASSOCIA-  
TION S/B/M National City Mortgage, a  
Division of National City Bank of  
Indiana C/O PNC Bank, N.A.**

**vs****MARK PHILLIPS JR. AND  
AMANDA CASS****DOCKET #: 2020-877****JUDGEMENT: \$151,410.44**

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

Address: 1670 PLEASANT GROVE  
ROAD, CLAYSVILLE, PA 15323

Tax #: 270-010-00-00-0007-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**NORTH BETHLEHEM**

**PNC BANK, NATIONAL  
ASSOCIATION**

**vs****UNKNOWN HEIRS and/or ADMINIS-  
TRATORS TO THE ESTATE OF  
JAMES D. SMITH, ET AL****DOCKET #: 2021-7603****JUDGEMENT: \$41,886.95**

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

Address: 102 BEATTY LANE, SCEN-  
ERY HILL, PA 15360

Tax #: 490-024-00-00-0013-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**NORTH CHARLEROI**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs**

**ALEX ANDERSON, REECE ANDER-  
SON, ROMAN ANDERSON AND SA-  
RAH ANDERSON, KNOWN HEIRS  
OF IAN P. ANDERSON, DECEASED,  
ET AL**

**DOCKET #: 2021-7188  
JUDGEMENT: \$60,282.88**

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

Address: 564 CONRAD AVENUE,  
NORTH CHARLEROI, PA 15022  
Tax #: 500-006-00-01-0014-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**NORTH FRANKLIN**

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

**vs**

**KEVIN S. MORGAN**

**DOCKET #: 2022-2294  
JUDGEMENT: \$57,839.34**

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

Address: 170 NOKOMIS DRIVE,  
WASHINGTON, PA 15301  
Tax #: 510-003-04-02-0013-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**SMITH**

**NORTHWEST BANK f/k/a  
NORTHWEST SAVINGS BANK**

**vs**

**JOHN M. MARIANO AND  
GEORGIA L. MARIANO**

**DOCKET #: 2022-3228  
JUDGEMENT: \$136,345.89**

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

Address: 74 COWDEN ROAD, BUR-  
GETTSTOWN, PA 15021  
Tax #: 570-030-00-00-0004-09

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**SMITH (Cont'd)**

**WELLS FARGO BANK, N.A.  
vs  
JAMES M. RUBIN**

**DOCKET #: 2022-3572  
JUDGEMENT: \$116,233.92**

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

Address: 1495 SMITH TOWNSHIP  
STATE ROAD, BURGETTSTOWN, PA  
15021  
Tax #: 570-031-00-00-0018-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 12,13,14

**STRABANE****RBC BANK (GEORGIA), N.A.****vs****MICHAEL KUNA a/k/a MICHAEL  
STEPHEN KUNA and UNITED  
STATES OF AMERICA, c/o United  
States Attorney Western District of  
Pennsylvania****DOCKET #: 2019-5066****JUDGEMENT: \$479,912.64**

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

Address: 6 KINGSWOOD COURT,  
WASHINGTON, PA 15301  
Tax #: 600-001-03-00-0010-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**WASHINGTON (Cont'd)****WASHINGTON SCHOOL DISTRICT****vs****JOSH PASSIOTTI****DOCKET #: 2012-2923****JUDGEMENT: \$9,414.71**

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

Address: 1030 IDAHO STREET, WASH-  
INGTON, PA 15301

Tax #: 770-024-00-05-0006-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-  
ATES, LTD, (866) 720-9748

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14

**WASHINGTON****SLOVENIAN SAVINGS & LOAN  
ASSOCIATION OF CANONSBURG,  
PENNSYLVANIA****vs****MINDY M. BATES AND WILLIAM  
GALLO****DOCKET #: 2022-2293****JUDGEMENT: \$58,436.03**

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

Address: 1130 SYCAMORE STREET,  
WASHINGTON, PA 15301

Tax #: 770-046-00-01-0001-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 103 Issues 12,13,14