

ESTATE NOTICES**FIRST PUBLICATION**

Agnew, Sonna K.
Late of South Strabane Twp.
Washington Co., PA
File No. 63-25-0280

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 K. Agnew, 175 Veltri Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Brown, Elaine Ann
a/k/a Elaine Ann Stefko
a/k/a Elaine Ann Visser
Late of Washington
Washington Co., PA
File No. 63-24-0158

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

Executor: Allison McCoy a/k/a Allison Louise McCoy, 2404 8th St. East, Bradenton, FL 34208
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Elliot, Margaret L.
a/k/a Margaret Elliot
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator & Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 35,36,37

Georgetti, Anthony G.
a/k/a Anthony Giovanni Georgetti
Late of Avella
Washington Co., PA
File No. 63-24-0376

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: Judith L. Georgetti, 923 Sugar Run Rd., Avella, PA 15312
Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 105 Issues 35,36,37

Johnston, Ann M.
a/k/a Ann Margaret Johnston
Late of Washington
Washington Co., PA
File No. 63-25-0302

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.

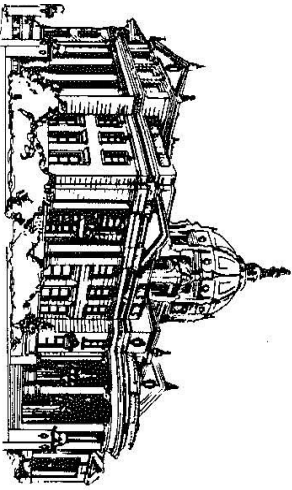
Executor: Barbara J. Jones, a/k/a Barbara Johnston Jones, 395 McClane Farm Road, Washington, PA 15301
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 105 Issues 35,36,37

WASHINGTON COUNTY REPORTS

Vol. 105 No. 35 – MARCH 13, 2025

119 South College Street, Washington, PA 15301



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

Jones, Jr., Kenneth M.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-25-0281

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 K. Agnew, 175 Veltri Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Kobrys, Rose Marie

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: Wally J. Kobrys a/k/a Wally Jay Kobrys, 459 Franklin Terrace, Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Lewis, Ann

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

Executor: Gary M. Lewis, PO Box 402, Roscoe, PA 15477

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 35,36,37

Milovic, Mark M.

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

Executrix: Kathleen S. Klein-Labossiere, 425 East St., Canonsburg, PA 15317

WCR Vol 105 Issues 35,36,37

Mohr, Sr., Richard F.

a/k/a Richard Frank Mohr, Sr.
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: Mark E. Mohr a/k/a Mark Edward Mohr, 251 Hooks Lane, Canonsburg, PA 15317

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

WCR Vol 105 Issues 35,36,37

Murin, Jr., Andrew Richard

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

Administrator: Robert Murin c/o

Attorney: Danielle M. Yacono, Esq., Hamburg, Rubin, Mullin, Maxwell & Lupin, PC, 1684 S. Broad St., #230, Lansdale, PA 19446

WCR Vol 105 Issues 35,36,37

Ross, Richard R.

Late of Washington
Washington Co., PA
File No. 63-24-1352

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: Barry R. Ross, 224 Hanover Lane, Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Sienkiel, David Norbert

Late of Washington
Washington Co., PA
File No. 63-25-0168

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: Crystal Sienkiel a/k/a Crystal Ann Sienkiel c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 105 Issues 35,36,37

Staley, Samuel Robert

Late of Eighty Four
Washington Co., PA
File No. 63-25-00021

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: Betty Jane Dague, 337 Beacon Ave., Washington, PA 15301
Attorney: Clark Mitchell, Jr., Mitchell Law Group, LLC, 17 S. College St., Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Sukel, Rita J.

a/k/a Rita Sukel
Late of Monongahela
Washington Co., PA
File No. 63-25-0290

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

Executor: David G. Sukel, 2708 Country Club Dr., Pittsburgh, PA 15205

WCR Vol 105 Issues 35,36,37

Ursic, Elvera M.

Late of Borough of Speers
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: Jaime Lynn Ursic, 634 Spring Valley Rd., Scenery Hill, PA 15360
Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Boulevard, Park Centre, Monessen, PA 15062

WCR Vol 105 Issues 35,36,37

Wilcox, Samuel James

a/k/a Samuel J. Wilcox
Late of McMurray, Peters Township
Washington Co., PA
File No. 63-25-0235

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 Jane Wilcox, 187 Kimber Dr., McMurray, PA 15317

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SECOND PUBLICATION

Ashmore, Martha Ann
a/k/a Martha A. Ashmore
Late of Canton Twp.
Washington Co., PA

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

Executrix: Tanya Huettner c/o
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Flament, Nancy Lee
Late of Carroll Twp.
Washington Co., PA

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

Executor: Mark A Flament, 2 Irwin Dr., Monongahela, PA 15063
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 34,35,36

Gasper, Maryann G.
a/k/a Maryann Gasper
Late of Houston
Washington Co., PA
File No. 63-25-0136

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: Paulette J. Parker, 321 W. Grant St., Houston, PA 15342; Patricie Janine Bombara a/k/a Patricie J. Bombara, 130 E. Prospect Ave., Washington, PA 15301, Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Gisoni, Chris G.
a/k/a Chris Gisoni
Late of City of Washington
Washington Co., PA

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

Executor: Joseph A. Gisoni c/o
Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., 6 S. Main St., Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Harris-McGill, June
Late of Washington
Washington Co., PA
File No. 63-24-1762

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: Jacquelyn A. Garcia, 1352 Sunnybrook Rd., Washington, PA 15301
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Johnson, Janet Marie
a/k/a Janet M. (Antonich) Johnson
Late of Canonsburg
Washington Co., PA
File No. 63-25-00066

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: Jessica M. Scott c/o
Attorney: Karen S. Timko, CELA, Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 105 Issues 34,35,36

Killosoy, Timothy M.
a/k/a Tim Killosoy
Late of South Park
Washington Co., PA
File No. 63-25-0209

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: Jayme L. Yurkovich c/o
Attorney: James E. Miscavage, 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236

WCR Vol 105 Issues 34,35,36

Lemunyon, Barbara J.
Late of Canonsburg
Washington Co., PA
File No. 63-25-00251

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: Walter L. Lemunyon

a/k/a Walter Lawrence Lemunyon, 125 E. Fair Meadows, Canonsburg, PA 15317
Attorney: Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108

WCR Vol 105 Issues 34,35,36

Marriner, Louis E.
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: John W. Pomykala, Jr., 3470 Cherry Ave., Finleyville, PA 15332
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Mirich, Iris Elaine
a/k/a Iris Elaine Puskar
a/k/a Iris E. Mirich
Late of Jefferson Twp.
Washington Co., PA
File No. 63-25-0069

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

Executor: John Puskar, 2017 Suzanne Dr., South Park, PA 15129
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Nicodemus, Jo Ann
a/k/a JoAnn Nicodemus
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Darren L. Nicodemus, 2486 Driftwood Dr., Bethel Park, PA 15102; Damon H. Nicodemus, 104 Sunset Ave., Charleroi, PA 15022, Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 34,35,36

Sanders, Timothy L.

Late of Claysville
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: Debra Joann Sanders, 8 Slyder Dr., Claysville, PA 15323
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 34,35,36

Settelmaier, Michael G.

Late of Washington
Washington Co., PA
File No. 63-25-0201

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: Tyler M. Settelmaier c/o Attorney: Jeffrey A. Golvash, Esq., 9 Dewalt Ave., Pittsburgh, PA 15227

WCR Vol 105 Issues 34,35,36

Taylor, Renae Lyn

Late of Carroll Twp.
Washington Co., PA

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

Executor: James Craig Taylor, 12 Roberts Ln., Monongahela, PA 15063
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 34,35,36

Testa, Joann C.

a/k/a Joann Testa
a/k/a Joann Porchiran Testa
Late of Washington
Washington Co., PA
File No. 63-25-0212

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: Kristi Testa-Pavan c/o Attorney: Mario Santilli, Jr., Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152

WCR Vol 105 Issues 34,35,36

THIRD PUBLICATION

Brach, Janet W.

a/k/a Janet West Brach
Late of Canton Twp.
Washington Co., PA
File No. 63-25-0191

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: Michelle Lynn Anderson, 340 Vaneal Rd., Washington, PA 15301; Michael Anthony Brach, 1863 Virginia Via, Washington, PA 15301, Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 33,34,35

Calcara, Janet

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

Executrix: Robin Hixenbaugh aka Robin Lynn Hixenbaugh, 610 Cassin Ave., PO Box 5, Newell, PA 15466
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 33,34,35

Debar, Barbara B.

a/k/a Barbara B. Holt
aka Barbara Ward Holt
Late of Eighty Four
Washington Co., PA

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

Executor: Donald Brundage, 223 Oakridge Dr., Stafford, VA 22556
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 33,34,35

Hutton, Dorothy M.

a/k/a Dorothy Mae Hutton
Late of Venetia
Washington Co., PA
File No. 63-25-0140

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: Robert W. Hutton aka Robert William Hutton, 330 Gilkenson Rd., Eighty Four, PA 15330; Jacqueline J. Phillips, 5953 Pudding Stone Lane, Bethel Park, PA 15102, Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 33,34,35

Kish, Antonette L.

Late of Midway Borough
Washington Co., PA
File No. 63-25-0117

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: Randall Kish, 305 Eaton St., Box 272, Midway, PA 15060
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 105 Issues 33,34,35

Serbak, Carol

a/k/a Carol Ann Serbak
Late of Canonsburg
Washington Co., PA
File No. 63-25-0161

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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors

without delay.

Executors: Shawn Robert Serbak and Shelley Ann Brose c/o
Attorney: Kristen Anders Bojarski, Esq.,
Bojarski Family Law, 1131 Boyce Rd.,
Ste. C, Pittsburgh, PA 15241

WCR Vol 105 Issues 33,34,35

Smith, Michael J.
a/k/a Michael John Smith
Late of West Alexander
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: Joelle E. Smith aka Joelle E. Vanskiver, 1211 Pearl St., Martins Ferry, OH 43935
Attorney: Thomas O. Vreeland, Esq., Basi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 33,34,35

Trovato, Virginia Lang
a/k/a Virginia L. Trovato
Late of Peters Twp.
Washington Co., PA
File No. 63-25-0130

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: Pamela T. Clark c/o
Attorney: P. Bowman Root IV, Esq.,
Sherrard, German and Kelly, P.C., 535
Smithfield St., Ste. 300, Pittsburgh, PA
15222

WCR Vol 105 Issues 33,34,35

Vehar, Timothy M.
a/k/a Timothy Martin Vehar
Late of North Strabane Twp.
Washington Co., PA

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

Executor: Josh Vehar aka Josh Jacob Vehar, 101 Ryeland Court, Bridgeville, PA 15017
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 33,34,35

Waddell, Kathleen R.

Late of Peters Twp.
Washington Co., PA
File No. 63-24-1654

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: Mehmet C. Demirci a/k/a Mehmet Can Demirci, 5011 Hollydale Dr., Pittsburgh, PA 15241
Attorney: Robert K. Schweitzer, Esq., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 105 Issues 33,34,35

Weirich, Helen Priscilla

aka Helen F. Dodge
aka Priscilla F. Weirich
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Marian R. Sanders aka Marian Rebecca Sanders, 222 Bridle Lane, Washington, PA 15301; David S. Posner, Esq. aka David Smith Posner, 62

E. Wheeling St., Ste. 101, Washington, PA 15301,
Attorney: Thomas O. Vreeland, Esq., Basi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 33,34,35

FICTITIOUS NAME NOTICE

Fictitious Name Public Notice Germain Volvo Cars South Hills

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **Germain Volvo Cars South Hills** with its principal office or place of business located at 5411 Washington Road, Canonsburg, PA 15317. The names and addresses, including street and number, of all parties to the registration are Germain of Canonsburg II, LLC, 5411 Washington Road, Canonsburg, PA 15317.

WCR Vol 105 Issues 35

NAME CHANGE NOTICE

Change of Name Notice

Notice is hereby given that on the date of the 10 day of March, 2025, a Petition for Change of Name, filed by the Petitioner, **Kimberly Anne Muffett Smith**, was filed in the Washington County Court, praying for a decree to change his/her name to Jimmie Lee Smith.

The court has fixed Friday, May 16, 2025 at 9:00 o'clock a.m. in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, 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 petitioner should not be granted.

WCR Vol 105 Issue 35

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, APRIL 4, 2025, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

CANTON

**PENNSYLVANIA EQUITY
RESOURCES INC.**

vs

**ROBERT J. SWETT, II AND
CHELSEA SWETT**

**DOCKET #: 2024-5510
JUDGEMENT: \$278,520.95**

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 2202 THE CIRCLE AKA THE
CIR, WASHINGTON, PA 15301
Tax #: 120-012-07-01-0006-00

Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611
WCR Vol 105 Issues 34,35,36

CHARLEROI

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

vs

SHIRLEY L. WALKER

**DOCKET #: 2024-3093
JUDGEMENT: \$29,990.81**

In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;
Address: 602 5TH STREET, CHARLE-
ROI, PA 15022
Tax #: 160-018-00-00-0019-00

Improvements: Residential Dwelling
Attorney: STERN & EISENBERG PC,
(215) 572-8111
WCR Vol 105 Issues 34,35,36

MCDONALD

MIDFIRST BANK

vs

CYNTHIA E. BEST

**DOCKET #: 2024-4198
JUDGEMENT: \$108,373.33**

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

Address: 322 EAST BARR STREET,
MCDONALD, PA 15057
Tax #: 470-019-00-03-0007-00

Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 105 Issues 34,35,36

AS CORRECTED:
MONONGAHELA

MIDFIRST BANK

vs

ROBERT L. KEPICS

**DOCKET #: 2024-1739
JUDGEMENT: \$8,581.65**

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

**Address: 206 2ND AVENUE AKA 206
SECOND AVENUE, MONONGAHE-
LA, PA 15063
Tax #: 430-020-00-01-0008-00**

**Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322**

WCR Vol 105 Issues 35,36,37

NORTH STRABANE

M&T BANK

vs

**CHRISTOPHER IORDACHE AKA
CHRISTOPHER NICHOLAS
IORDACHE AND
AUBREY A. ONORATO AKA
AUBREY ANN ONORATO**

**DOCKET #: 2024-7565
JUDGEMENT: \$299,777.71**

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

Address: 118 AMBERWOODS DRIVE,
CANONSBURG, PA 15317
Tax #: 520-001-20-00-0003-00

Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 105 Issues 34,35,36

SMITH

NATIONSTAR MORTGAGE, LLC

vs

**LACY ANN JOHNSON, In Her
Capacity as Heir of TERRY ANN
BAILEY, DECEASED, ET AL**

**DOCKET #: 2024-4085
JUDGEMENT: \$60,755.73**

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

Address: 511 JOFFRE BULGER ROAD,
JOFFRE, PA 15053
Tax #: 570-011-01-02-0011-00

Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646
WCR Vol 105 Issues 34,35,36

SOMERSET

U.S. BANK TRUST NATIONAL

**ASSOCIATION, As Trustee of the
Igloo Series IV Trust**

vs

**DEBRA S. BROWN AND JOSEPH
STANLEY BROWN**

**DOCKET #: 2022-1861
JUDGEMENT: \$47,510.23**

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

Address: 284 SWAGLER ROAD, SCEN-
ERY HILL, PA 15360
Tax #: 580-013-00-00-0036-00

Improvements: Residential Dwelling
Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100
WCR Vol 105 Issues 34,35,36

SOUTH FRANKLIN

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

vs

**ATHANASIA SEIBERT A/K/A
ATANASIA SEIBERT, Administratrix
for the Estate of DALE SEIBERT
A/K/A DALE WARREN SEIBERT,
SR., DECEASED**

**DOCKET #: 2024-5980
JUDGEMENT: \$159,448.39**

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

Address: 1505 BEDILLION ROAD,
WASHINGTON, PA 15301
Tax #: 590-003-00-00-0013-08

Improvements: Residential Dwelling
Attorney: STERN & EISENBERG PC,
(215) 572-8111
WCR Vol 105 Issues 34,35,36

UNION

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

vs

**EDWARD SHVARTS AND
TRACEY SHVARTS**

**DOCKET #: 2022-4240
JUDGEMENT: \$210,540.33**

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 125 TUSCANY ESTATES

DRIVE, FINLEYVILLE, PA 15332
Tax #: 640-009-03-00-0009-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

UNION Cont'd

**THE BANK OF NEW YORK
MELLON TRUST COMPANY,
N.A., ET AL**

vs

**RANDY P. STORY, As Administrator
of the Estate of PATRICIA A. STORY
a/k/a PATRICIA ANN STORY,
DECEASED**

**DOCKET #: 2024-6407
JUDGEMENT: \$25,767.16**

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

Address: 3 SHORT STREET, ELRAMA,
PA 15038

Tax #: 640-007-04-01-0008-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 105 Issues 34,35,36

WASHINGTON

**ALLIED FIRST BANK,
SB DBA SERVBANK**

vs

DENNIS MOSIER

**DOCKET #: 2023-1616
JUDGEMENT: \$71,028.26**

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

Address: 490 GLENN STREET, WASH-
INGTON, PA 15301

Tax #: 770-023-00-01-0002-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

WASHINGTON (Cont'd)

**U.S. BANK TRUST NATIONAL
ASSOCIATION, As Trustee of
Treehouse Series V Trust**

vs

DEANNE L. SAUER

**DOCKET #: 2023-2238
JUDGEMENT: \$75,579.56**

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

Address: 1085 ARCH STREET, WASH-
INGTON, PA 15301

Tax #: 770-025-00-02-0002-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

WASHINGTON (Cont'd)

PENNYMAC LOAN SERVICES LLC

vs

EUGENE WASHINGTON, JR.

**DOCKET #: 2023-4254
JUDGEMENT: \$110,034.77**

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

Address: 132 HIGHLAND AVENUE aka
132-134 HIGHLAND AVENUE, WASH-
INGTON, PA 15301

Tax #: 730-006-00-03-0001-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

WEST PIKE RUN

**PENNSYLVANIA EQUITY
RESOURCES INC.**

vs

**JONATHAN W. SMITH AND
TRISHA M. HILLBERRY**

**DOCKET #: 2024-3423
JUDGEMENT: \$96,496.12**

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

Address: 21 DAISYTOWN ROAD, DAI-
SYTOWN, PA 15427

Tax #: 700-013-00-00-0020-01

Improvements: Residential Dwelling

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

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