



ESTATE NOTICES

FIRST PUBLICATION

Bell, Shirley A.

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: Susan Belensky, 3400 Day
Lily, Apt. 104, Washington, PA 15301

WCR Vol 105 Issues 39,40,41

Bosnyak, Robert M.

Late of Washington
Washington Co., PA
File No. 63-25-0403

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: Logan V. Bosnyak a/k/a Logan
Vincent Bosnyak, 220 Factory St., Clarks-
ville, PA 15332

Attorney: Karen Hassinger, Esq., 55 S.
Main St., 2nd Floor, Washington, PA
15301

WCR Vol 105 Issues 39,40,41

Cushma, David A.

Late of Washington Co., PA
File No. 63-25-0393

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 J. Kosmus aka
Robert John Kosmus, P.O. Box 3, 34
Church St., Lawrence, PA 15055
Attorney: James P. Liekar, Esq., 38 W.
Pike St., Canonsburg, PA 15317

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Dodworth, Jr., Paul K.

a/k/a Paul Dodworth, Jr.
a/k/a Paul K. Dodworth
a/k/a Paul Kenah Dodworth, Jr.
Late of South Strabane Twp.
Washington Co., PA

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

Administrator: George P. Dodworth,
234 Christy Rd., Eighty Four, PA 15330
Attorney: Cary D. Jones, Esq., Marriner,
Jones & Fitch, 6 S. Main St., Ste. 600,
Washington, PA 15301

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Fogarty, Ronald P.

a/k/a Ronald Patrick Fogarty
Late of Lawrence
Washington Co., PA
File No. 63-25-0193

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: Kristin J. Skowronski, 3360
Sycamore Dr., Pittsburgh, PA 15234
Attorney: Peter A. Smith, Esq., 103 Scar-
borough Ln., McMurray, PA 15317

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Giles, Carol M.

Late of Washington
Washington Co., PA
File No. 63-25-0369

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: Ron R. Giles, 187 Ohio St.,
Washington, PA 15301
Attorney: Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 S. College St.,
Washington, PA 15301

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Gordon, Chester W.

a/k/a Chester Wayne Gordon
Late of Buffalo 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: Robert A. Ciarolla, 610 Mounts Rd., Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

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Hoge, Ann M.

Late of West Alexander
Washington Co., PA
File No. 63-25-0329

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 B. Hoge, 10847 Greenlee Rd., Waterford, PA 16441
Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave.,
Bridgeville, PA 15017

WCR Vol 105 Issues 39,40,41

Iddings, Geneva A.

Late of Chartiers Twp.,
formerly of West Bethlehem Twp.
Washington Co., PA
File No. 63-25-00179

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: Frances M. Appel, 204 Glen Arden Circle, Washington, PA 15301

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Koehler, Robert H.

Late of Washington
Washington Co., PA
File No. 63-25-00432

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 M. Koehler, a/k/a David Melvin Koehler, 64 Beechwood Rd., Falls Creek, PA 15840
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St.,
Ste. 600, Washington, PA 15301

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Riggs, Robert Melvin

Late of Donegal Twp.
Washington Co., PA
File No. 63-23-0570

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: Mary Jo Koehler, 15 Milbeck Dr., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

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Stept, Janet M.

a/k/a Janet Marie Stept
Late of McMurray, Peters Twp.
Washington Co., PA
File No. 63-25-0196

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 R. Gillespie, 368 Martha Dr., Canonsburg, PA 15317
Attorney: Nicolas J. Sasso, Esq., Porter Wright Morris & Arthur LLP, Six PPG Place, Third Flr., Pittsburgh, PA 15222

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SECOND PUBLICATION**Cain, Gilbert G.**

Late of New Eagle
Washington Co., PA
File No. 63-25-0357

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: Richard A. Cain, 338 N. Loomis St., Southwick, MA 01077
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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Colbert, Aaron Renee

a/k/a Renee Colbert
Late of Charleroi
Washington Co., PA
File No. 63-25-0346

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

DBNCTA Administrator and Attorney:
Megan E. Loftis, Esq., 1650 Broadway Ave., Floor 1, Pittsburgh, PA 15216

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Evangelist, Rose A.

a/k/a Rose Evangelist
a/k/a Rose Adeline Capone Evangelist
a/k/a Rose A. Capone
Late of Donora
Washington Co., PA
File No. 63-25-0233

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: Diane E. Belack, 1559 Tiffany Dr., Pittsburgh, PA 15241
Attorney: Natalie Piscione, Esq., Covelli Piscione Law Offices, P.C., 357 Regis Ave., Ste. 1, Pittsburgh, PA 15236-1416

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Giacomantonio, Dorothy

a/k/a Dorothy A. Giacomantonio
Late of North 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Pam Giacomantonio c/o

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

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Huggins, Karen S.
a/k/a Karen Sue Huggins
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: David S. Posner a/k/a David Smith Posner, 62 E. Wheeling St., Ste. 101, Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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Moon, Irene
a/k/a Irene L. Moon
Late of Monongahela
Washington Co., PA

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

Executor: Alan D. Moon, 4 Westmoreland Dr., Monessen, PA 15062
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

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Murphy, Bonnie I.
a/k/a Bonnie Irene Murphy
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: Kelly C. Murphy c/o
Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

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Openbrier, Patricia A.
a/k/a Patricia Ann Openbrier
Late of Meadow Lands
Washington Co., PA
File No. 63-25-0245

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: Nickolas R. Openbrier,
130 Marshall Ave., Meadow Lands,
PA 15347

Attorney: James P. Liekar, Esq., 38 W.
Pike St., Canonsburg, PA 15317

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Sabol, John L.
a/k/a John Sabol
Late of Somerset 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: Ann Perchinsky c/o
Attorney: John M. Petrisek, Esq.,
998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 38,39,40

Smith, John Patrick
Late of Canonsburg
Washington Co., PA
File No. 420306-2024

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: Jason Smith, PO Box 205,
Brookville, PA 15825

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Steinmetz, Gregory M.
Late of Cecil Twp.
Washington Co., PA
File No. 63-25-0265

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: Emily A. Steinmetz, a/k/a Emily Ann Steinmetz, 3026 Sir Charles Dr., McDonald, PA 15057

Attorney: Mary Jo Corsetti, Esq., 1 Gateway Ctr., 16th Flr., 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222

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Tambellini, Bruno J.
a/k/a Bruno Tambellini
Late of Washington
Washington Co., PA
File No. 63-25-003111

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 K. Tambellini, 63 Glen Ridge Rd., Pittsburgh, PA 15243
Attorney: Christopher Lepore, Esq., 157 Druid Dr., McMurray, PA 15317

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TRUST NOTICE

Trust Administration Notice
The David A. Cushma Irrevocable Trust
Late of Cecil Township
Washington County, Pennsylvania

Notice is given that Robert J. Kosmus is the Trustee of the David A. Cushma Irrevocable Trust dated December 10, 2024. Notice is hereby given to those indebted thereto to make immediate payment and to those having claims or demands to present them for settlement without delay.

Robert J. Kosmus, Trustee
P.O. Box 3
34 Church Street
Lawrence, PA 15055

James P. Liekar, Esquire
38 West Pike Street
Canonsburg, PA 15317

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THIRD PUBLICATION

Bakise, Millicent
Late of McMurray
Washington Co., PA
File No. 63-25-0195

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: Ismet Kostic c/o
Attorney: Alex Ostojich, Esq.,
Strassburger McKenna Gutnick & Gefsky,
444 Liberty Ave., Ste. 2200, Pittsburgh,
PA 15222

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Bebo, Jr., John
Late of Avella
Washington Co., PA

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

Executor: James Bebo, P.O. Box 51,
Atlasburg, PA 15004

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Bernard, Jr., David Franklin

a/k/a David F. Bernard
a/k/a David F. Bernard, Jr.
Late of Washington
Washington Co., PA
File No. 63-25-0207

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

Executor: Frankie A. Bernard a/k/a Frankie Anne Bernard, P.O. Box 77, Claysville, PA 15323
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 37,38,39

Crino, Tony Lee

a/k/a Tony L. Crino
Late of Washington
Washington Co., PA
File No. 63-25-0327

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

Executor: Matthew Brynda, 123 Lewis Dr., Pittsburgh, PA 15235
Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Floor, Washington, PA 15301

WCR Vol 105 Issues 37,38,39

Durante, Betty Lou

Late of Canonsburg
Washington Co., PA
File No. 63-25-0252

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: Raquel Lynn Gilpin, 513 Duquesne Ave., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 37,38,39

Fehl, Rebecca A.

a/k/a Rebecca Fehl
Late of McDonald
Washington Co., PA
File No. 63-25-0120

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 J. Casper aka Darren Joseph Casper c/o
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

WCR Vol 105 Issues 37,38,39

Haller, Joseph T.

a/k/a Joseph Haller
Late of Donora
Washington Co., PA
File No. 63-25-03038

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: Joanne H. Hasskamp a/k/a Joanne Haller Hasskamp, 206 Andrew Dr., Jefferson Hills, PA 15025
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 37,38,39

Jayakumar, Subramoniam

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: Richard Jayakumar, P.O. Box 1215, Bonita, CA 91908

WCR Vol 105 Issues 37,38,39

Jeffries, Leona Grace

a/k/a Leona G. Jeffries
Late of Finleyville
Washington Co., PA
File No. 63-25-0336

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 E. Jeffries a.k.a Randall Eric Jeffries, 307 Ross Rd., Eighty Four, PA 15330
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 37,38,39

Johnson, James M.

Late of N. Strabane Twp.
Washington Co., PA
File No. 63-25-0170

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: Pamela J. Johnson a/k/a Pamela Jean Johnson c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 105 Issues 37,38,39

Milavec, Stephen Charles

a/k/a Stephen C. Milavec, Jr.
a/k/a Stephen C. Milavec

Late of Cecil Twp.
Washington Co., PA
File No. 63-25-03144

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: Mark H. Wolfe, 283 Fort Cherry Rd., McDonald, PA 15057
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 37,38,39

Nunn, Carol S.

a/k/a Carol Sue Nunn
a/k/a Carol Nunn
Late of Hickory
Washington Co., PA
File No. 63-24-1602

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

WCR Vol 105 Issues 37,38,39

Pandelos, Helen V.

Late of Venetia
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: E. Tasso Pandelos, 630 Sagewood Dr., Venetia, PA 15367
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 105 Issues 37,38,39

Pascoe, David Ryan

Late of North Franklin Twp.
Washington Co., PA

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

Administratrix: Kaitlin Rachel Pascoe,
871 Park Ave., Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 36,37,38

Sholl, William W.

a/k/a William Sholl
Late of Canonsburg
Washington Co., PA
File No. 63-25-0199

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: Elizabeth C. Rugh, 104 Hickory Circle, Canonsburg, PA 15317
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 37,38,39

Wright, John W.

a/k/a John William Wright
Late of Bethel Park
Washington Co., PA
File No. 63-25-0259

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 F. Wright c/o
Attorney: Matthew J. Parker, Esq., 49 E. 4th St., Williamsport, PA 17701

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TRUST NOTICE**LEGAL TRUSTEE NOTICE**

THE REVOCABLE LIVING TRUST OF JOHN L. MARISH DATED March 6, 2002. THE LAST SURVIVING TRUSTEE, John L. Marish, died on May 14, 2024, late of Centerville Borough, Charleroi, Washington County, Pennsylvania, now deceased, having created The Revocable Living Trust of John L. Marish, and having appointed Martin A. Marish, as Successor Trustee. Notice is hereby given to all persons having claims against this Trust or who are indebted to said Trust to make known the same to the Successor Trustee, James C. Gray, or the Attorney named below. All persons indebted to this Trust are requested to make payment without delay to the Successor Trustee or the Attorney named below. Martin A. Marish, Successor Trustee, PO Box 76, Richeyville, PA 15358; Lisa J. Buday, Esquire PO Box 488, California, PA 15419

Personal Representative:

Martin A. Marish
PO Box 76
Richeyville, PA 15356

Attorney

Lisa J. Buday
PO Box 488
California, PA 15419

WCR Vol 105 Issue 37,38,39

BANKRUPTCY SALE NOTICE

Bankruptcy Sale
April 29, 2025
Richard M. McPeck
Case No. 24-22450 JAD
Property to be Sold:
Real property located at 357 East McMurray Road, McMurray, PA 15317. Initial offer: \$275,000 with no seller assist
For additional information:
www.pawb.uscourts.gov/easi.htm

WCR Vol 105 Issue 39

IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN DISTRICT
OF PENNSYLVANIA

IN RE: Pasquale Richard Encapera
and Nicole Roberts
Case No. 23-20760-CMB

NOTICE OF SALE

Property includes debtor's real property
1007 Green Street, California, PA 15419.
Debtors received an
Offer of \$245,000.00.

Date of Sale Hearing:
April 23, 2025, at 1:30 P.M.

Please refer to the
Western District of Pennsylvania
Bankruptcy Court's EASI
Website for additional information.

Additional information is available
at the office of the Debtor's attorney,
Thompson Law Group, P.C.,
301 Smith Drive, Suite 6
Cranberry Township, PA 16066
Phone Number (724) 799-8404
Fax Number (724) 799-8409.

WCR Vol 105 Issue 39

CORPORATION NOTICES

NOTICE IS HEREBY GIVEN THAT Articles of Incorporation were filed in the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on April 2, 2025, for the purpose of incorporating a nonprofit corporation under the Pennsylvania Nonprofit Corporation Law of 1988.

The name of the corporation is **Peters Township Wrestling Boosters**.

The purpose for which it has been organized is to support and promote the wrestling program of Peters Township School District by providing financial assistance, resources, and volunteer support for the benefit of student athletes. The organization is organized exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

WCR Vol 105 Issue 39

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 **Gabby Market** with its principal office or place of business located at 1495 Park Avenue, Washington, PA 15301. The names and addresses, including street and number, of all parties to the registration are IV Family Generation LLC, 100 Mountain View Road, Washington, PA 15301

Thomas O. Vreeland, Esquire
Bassi, Vreeland & Associates, P.C.
62 East Wheeling Street
Washington, PA 15301

WCR Vol 105 Issue 39

REAL PROPERTY NOTICE

PRELIMINARY ORDER SETTING
HEARING DATE CV-2025-00909

AND NOW, to wit this 13th day of March, 2025 upon consideration of the foregoing Petition Requesting Approval of a Private Sale of Real Estate by the East Allegheny School District it is hereby ORDERED, ADJUDGED and DECREED that the within matter be set for hearing on the 16th day of April, 2025 at 9:30 o'clock A.M. before the Judge then presiding over such motions and that notice be duly advertised in the Washington County Bar Association Legal Journal and the Observer Reporter once a week for three (3) consecutive weeks and that notice be posted on the property and in the vicinity of the property in accordance with Section 707 of the Public School Code of 1949, as amended, 24 P.S. §7-707.

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SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, MAY 2, 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)

CANONSBURG

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs

FRANK E. DETHOMAS, BETH A. KING FKA BETH A. DETHOMAS, AND ROBERT F. KING

DOCKET#: 2021-3376
JUDGEMENT: \$66,926.31

In the Commonwealth of Pennsylvania, Washington County, Canonsburg Borough;
Address: 146 EAST COLLEGE STREET, CANONSBURG, PA 15317
Tax #: 110-032-00-03-0010-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 105 Issues 38,39,40

EAST BETHLEHEM

WELLS FARGO BANK, N.A.

vs

CHRISTOPHER S. BAUER

DOCKET#: 2024-6716
JUDGEMENT: \$83,748.03

In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;
Address: 32 STADIUM ROAD, FRED-

ERICKTOWN, PA 15333

Tax #: 260-009-00-01-0020-00, 260-009-00-01-0019-00 & 260-009-00-01-0001-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-SKI LLC, (614) 220-5611

WCR Vol 105 Issues 38,39,40

HOUSTON

U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of the FW-BKPL Series I Trust

vs

FREEDOM GREELY, as Heir of EMMA J. SMITH, DECEASED, ET AL

DOCKET #: 2022-5850
JUDGEMENT: \$93,862.51

In the Commonwealth of Pennsylvania, Washington County, Houston Borough;
Address: 207 NORTH MAIN STREET, HOUSTON, PA 15342
Tax #: 360-009-00-01-0005-00
Improvements: Residential Dwelling
Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100

WCR Vol 105 Issues 38,39,40

INDEPENDENCE

CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA

vs

CHARLES A. J. HALPIN, III, ESQUIRE, Personal Representatives of the Estate of Alfred C. Myers a/k/a Alfred Charles Myers, Jr., Deceased

DOCKET #: 2024-5915
JUDGEMENT: \$190,109.66

In the Commonwealth of Pennsylvania, Washington County, Independence Township;
Address: 20 INDEPENDENCE ROAD, AVELLA, PA 15312
Tax #: 370-005-02-04-0017-02 & 370-005-02-04-0017-00
Improvements: Residential Dwelling
Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

WCR Vol 105 Issues 38,39,40

MONONGAHELA

WELLS FARGO BANK, N.A.

vs

PAULA A. WILLMAN

DOCKET #: 2024-5640
JUDGEMENT: \$147,493.63

In the Commonwealth of Pennsylvania, Washington County, City of Monongahela;
Address: 809 THOMAS STREET, MONONGAHELA, PA 15063
Tax #: 440-016-00-01-0009-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-SKI LLC, (614) 220-5611

WCR Vol 105 Issues 38,39,40

MOUNT PLEASANT

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

UNKNOWN HEIRS, Devisees and/or Personal Representative of CHARLES J. BISTARKEY, JR. A/K/A CHARLES BISTARKEY, JR., DECEASED

DOCKET#: 2024-4571
JUDGEMENT: \$137,891.83

In the Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;
Address: 214 WASHINGTON AVENUE, HICKORY, PA 15340

Tax #: 460-004-00-00-0006-00
Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 105 Issues 38,39,40

PETERS

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under ROBERT BRADLEY DONNELLY a/k/a ROBERT B. DONNELLY, Deceased

DOCKET#: 2024-2820
JUDGEMENT: \$117,782.43

In the Commonwealth of Pennsylvania, Washington County, Peters Township;
Address: 105 BEBOUT ROAD, VENETIA, PA 15367
Tax #: 540-004-05-02-0007-00
Improvements: Residential Dwelling

WCR Vol 105 Issues 38,39,40

SMITH

DLJ MORTGAGE CAPITAL INC.

vs

EDWARD C. TASZ AND HOLLY M. TASZ

DOCKET#: 2023-7230
JUDGEMENT: \$155,917.65

In the Commonwealth of Pennsylvania, Washington County, Smith Township;
Address: 12 FIRST AVENUE, BURGESS TOWN, PA 15021
Tax#: 570-013-01-04-0018-00
Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 105 Issues 38,39,40

SOUTH STRABANE

VILLAS ON THE GREEN CONDOMINIUM ASSOCIATION

vs

GARY GUZZO

DOCKET #: 2024-3959
JUDGEMENT: \$9,695.14

In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;
Address: 1608 ST ANDREWS DRIVE,
WASHINGTON, PA 15301
Tax #: 600-003-00-00-0047-05D
Improvements: Residential Dwelling
Attorney: LMBH LEGAL SERVICES
LLC, (412) 495-5875

WCR Vol 105 Issues 38,39,40

UNION

PENNYMAC LOAN SERVICES LLC

vs

GARRETT SCHEERER

DOCKET#: 2023-1017
JUDGEMENT: \$195,702.11

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 5038 UNION STREET,
FINLEYVILLE, PA 15332 Tax #: 640-
004-02-03-0005-00
Improvements: Residential Dwelling
Attorney: **McCABE, WEISBERG &**
CONWAY, (215) 790-1010

UNION (Cont'd)

**FIRST NATIONAL BANK OF
PENNSYLVANIA**

vs

MARY E. MOROSETTI

DOCKET #-2024-5797
JUDGEMENT: \$163,890.87

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 6040 STATE ROUTE 88,
FINLEYVILLE, PA 15332
Tax #: 640-003-01-01-0020-03
Improvements: Residential Dwelling
Attorney: GRENN & BIRSIC, P.C.,
(412) 281-7650

WCR Vol 105 Issues 38,39,40

WASHINGTON

**U.S. BANK NATIONAL ASSOCIA-
TION, as Trustee for the Pennsylvania
Housing Finance Agency**

vs

KIMBERLY A. DECLAIR

DOCKET #: 2019-7
JUDGEMENT: \$60,140.63

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 335 SHIRLS AVENUE,
WASHINGTON, PA 15301
Tax #: 770-003-00-01-0010-00
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HAL-
LER, (717) 234-4178

WCR Vol 105 Issues 38,39,40

WASHINGTON (Cont'd)

NATIONSTAR MORTGAGE, LLC

vs

**ANDREW M. GAGGIN AND
MARK W. GAGGIN**

DOCKET #: 2024-7216
JUDGEMENT: \$46,778.09

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 341 LOCUST AVENUE,
WASHINGTON, PA 15301
Tax #: 760-009-00-03-0008-00
Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521

WCR Vol 105 Issues 38,39,40

WASHINGTON (Cont'd)

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

PATRICK DAVID HALLIGAN

DOCKET#: 2024-7342
JUDGEMENT: \$76,765.85

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 118 WOODLAND AVENUE,
WASHINGTON, PA 15301
Tax #: 770-030-00-02-0012-00
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HAL-
LER, (717) 234-4178

WCR Vol 105 Issues 38,39,40