

ESTATE NOTICES**FIRST PUBLICATION**

Anderson, Jayden
Late of Fredricktown
Washington Co., PA
File No. 63-23-1232

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: Heather Laidella, 74 Emery Rd., Fredricktown, PA 15333
Attorney: Michele P. Conti, Esq., Conti Law, 986 Brodhead Rd., Moon Twp., PA 15108

_____ WCR Vol 104 Issues 4.5.6

Bedillion, Carl D.
a/k/a Carl Duane Bedillion
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Cheri M. Zofchak, 225 McClay Rd., Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

_____ WCR Vol 104 Issues 4.5.6

Cowden, William Guy
Late of Cross Creek 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: Jere L. Cowden c/o
Attorney: Frank C. Roney, Jr., Esq.,
Roney Law Office, 382 W. Chestnut St.,
Ste. 102, Washington, PA 15301

_____ WCR Vol 104 Issues 4.5.6

Danley, Jr., Alvin E.
Late of Beallsville
Washington Co., PA
File No. 63-22-1855

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: David W. Danley, 504 Rural Valley Rd., Claysville, PA 15323,
Debra J. Rugg, 566 Pleasant Valley Rd.,
Washington, PA 15301,
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

_____ WCR Vol 104 Issues 4.5.6

Dinch, Lila Laverne
a/k/a Laverne Dinch
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: John Stewart Oblak, 37121
Knoll Dr., Waseca, MN 56093

_____ WCR Vol 104 Issues 4.5.6

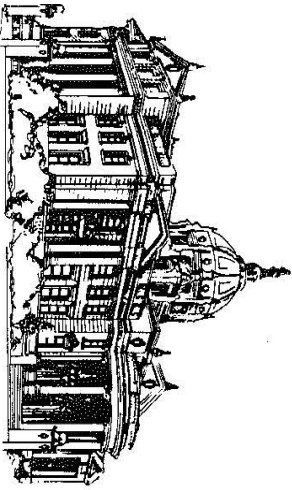
Gaab, Ronald Michael
Late of South Strabane
Washington Co., PA
File No. 63-23-0563

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

WASHINGTON COUNTY REPORTS

Vol. 104, No. 4 AUGUST 10, 2023

119 South College Street, Washington, PA 15301



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

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: Christine E. Gaab c/o
Attorney: Samantha J. Gagliardo, Esq.,
Dentons Cohen & Grigsby P.C., 625 Liberty Ave., 7th Flr., Pittsburgh, PA 15222-3152

WCR Vol 104 Issues 4,5,6

Gout, Katherine

Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1031

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

Co-Executrix: Susan S. Drakeley,
102 Quarry Rd., Washington, PA 15301,
Deborah C. McCardle, 805 Cypress Blvd.,
Apt. 307, Pompano Beach, FL 33069
Attorney: Edward J. Morascyzk, Esq.,
Morascyzk, Yarosz & Morascyzk, 382 W.
Chestnut St., Ste. 102, Washington, PA
15301

WCR Vol 104 Issues 4,5,6

Johnson, Ruth I.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1247

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: Daniel Johnson, 180 Hathaway Rd., Claysville, PA 15323
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 4,5,6

Jury, David J.

Late of Finleyville
Washington Co., PA
File No. 63-18-00712

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: Carl Jury, 539 Fallbush Mountain Dr., Mathias, WV 26812
Attorney: Daniel L. Goodyear, Esq., 3809 Willow Ave., Pittsburgh, PA 15234

WCR Vol 104 Issues 4,5,6

McClure, Barbara F.

a/k/a Barbara Fried McClure
Late of Canonsburg
Washington Co., PA
File No. 63-23-1026

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

Administrator CTA: Heather E. LaCotti
a/k/a Heather McClure LaCotti c/o
Attorney: W. Chad Pociernicki, Esq.,
Sherared, German & Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222

WCR Vol 104 Issues 4,5,6

Mull, Denise Lorraine

a/k/a Denise L. Mull
Late of Washington
Washington Co., PA
File No. 63-23-1239

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: Arthur W. Mull, II, 38 Cen-

tral Ave., Washington, PA 15301
Attorney: E.J. Julian, Esq., 71 N. Main St.,
Washington, PA 15301

WCR Vol 104 Issues 4,5,6

Taggart, Louise M.

a/k/a Louise Marie Snyder Taggart
Late of Hopewell 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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Nancy T. Tilley, John T. Tilley,
203 Wotring Rd., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner,
Jones & Fitch, 6 S. Main St., Ste. 600,
Washington, PA 15301

WCR Vol 104 Issues 4,5,6

Weaver, Janet

a/k/a Janet L. Weaver
a/k/a Janet Lynn Weaver
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Robert L. Weaver, 207 Locust Ave., Houston, PA 15342
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

WCR Vol 104 Issues 4,5,6

SECOND PUBLICATION

Borkowski, David Benjamin

a/k/a David B. Borkowski
a/k/a David Ben Borkowski
Late of City of Washington
Washington Co., PA

File No. 63-23-1277

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

Administratrix: Sandra Kay Borkowski,
366 Liberty Ave., Washington, PA 15301
Attorney: John E. Egers, Jr., Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600,
Washington, PA 15301

WCR Vol 104 Issues 3,4,5

Cass, David

Late of Cecil Twp.
Washington Co., PA
File No. 63-23-1170

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: Terri Brown, 3049 South Park Rd., Bethel Park, PA 15102
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC., 122 S. McDonald St., McDonald, PA 15057

WCR Vol 104 Issues 3,4,5

Coleman, Arthur A.

Late of Beallsville
Washington Co., PA
File No. 63-23-1212

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: Ashley V. Stockdill, 797 Mt. Airy Dr., Youngwood, PA 15697
Attorney: Megan E. Loftis, Esq., 1650 Broadway Ave., Pittsburgh, PA 15216

WCR Vol 104 Issues 3,4,5

Crimm, Harold R.
a/k/a Harold Rickey Crimm
Late of Smith 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: Donna Codori c/o
Attorney: Frank C. Roney, Jr., Esq., Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 3,4,5

Fox, Daniel G.
Late of Meadow Lands
Washington Co., PA
File No. 63-23-0938

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: Chellie A. Updyke, 415 Main St., Kersey, PA 15846
Attorney: Bradley J. Kraus, Esq., 115 Lafayette St., St. Marys, PA 15857

WCR Vol 104 Issues 3,4,5

Herron, Elizabeth J.
Late of Peters Twp.
Washington Co., PA
File No. 63-23-1169

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: Debra McIlroy Wozniak, 5390 Library Rd., Bethel Park, PA 15102
Attorney: Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste.

304, Pittsburgh, PA 15228
WCR Vol 104 Issues 3,4,5

Hornickel, Mary C.
a/k/a Mary Constance Hornickel
Late of Washington
Washington Co., PA
File No. 63-23-0953

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: F. Howard Hornickel a/k/a Frank Hornickel, 10 Burkett Lane, Washington, PA 15301
Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 3,4,5

Kuisis, Thomas Andrew
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: Gerald J. Kuisis, II, a/k/a Gerald John Kuisis II, 815 Rossmore Ave., Pittsburgh, PA 15226
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 3,4,5

Kuisis, Thomas Eugene
a/k/a Thomas E. Kuisis
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 (DBNCTA) or attorney, and all persons indebted to the decedent to make payment

to the Administrator (DBNCTA) without delay.

Administrator (DBNCTA): Gerald J. Kuisis, II, a/k/a Gerald John Kuisis II, 815 Rossmore Ave., Pittsburgh, PA 15226
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 3,4,5

Lucas, David C.
a/k/a David Lucas, a/k/a David Carl Lucas
Late of Burgettstown
Washington Co., PA
File No. 63-23-1093

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: Patricia A. Marth, 411 North Ave. Ext., Houston, PA 15342
Attorney: Emmanuel S. Anthou, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 3,4,5

Manko, Pauline Costanzo
a/k/a Pauline C. Manko
a/k/a Pauline Manko
Late of Washington
Washington Co., PA
File No. 63-23-1208

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: Valarie S. Costanzo c/o
Attorney: Stephanie M. Sewak, P.C., Esq., 90 W. Chestnut St., Ste. 606, Washington, PA

WCR Vol 104 Issues 3,4,5

McCarthy, Thomas J.
Late of Canonsburg
Washington Co., PA
The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

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

Administratrix: Kathleen A. McCarthy, 409 1/2 Second St., Monongahela, PA 15063
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 3,4,5

Schussler, Kurt R.
Late of Canonsburg
Washington Co., PA
File No. 63-23-0664

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: Sheryl Cunningham, 5637 Clearsprings Dr., Wake Forest, NC 27587

Attorney: Paul A. Tershel, Esq. Tershel & Assoc., 55 S. Main St., Washington, PA 15301

WCR Vol 104 Issues 3,4,5

Warrick, William Melvin
a/k/a William M. Warrick
Late of Hanover Twp.
Washington Co., PA
File No. 63-23-1209

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: Lorraine Fleming a/k/a Lorraine Ann Fleming, 303 Point Pleasant Rd., Bulger, PA 15019

Attorney: S. Joseph Schramm, Esq., 1129 Charles St., McKees Rocks, PA 15136

WCR Vol 104 Issues 3,4,5

THIRD PUBLICATION**Bable, George T.**

a/k/a George Theodore Bable
Late of Midway
Washington Co., PA
File No. 63-23-1048

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: Jordan Bable, a/k/a Jordan Michael Bable, c/o,

Attorney: Natalie M. Ruschell, Esq., Ruschell and Associates, LLC., P.O. Box 577, Midway, PA 15060

_____ WCR Vol 104 Issues 2,3,4

Clarke, Daniel Wayne

Late of Chartiers Twp.
Washington Co., PA
File No. 63-21-1757

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: Dora A. Bradel, 160 Black Oak Dr., Pittsburgh, PA 15220 and Stephen M. Clarke, 580 Dutch Glory Rd., Amity, PA 15311

Attorney: Gary M. Zyra, Esq., 314 E. Main St., Carnegie, PA 15106

_____ WCR Vol 104 Issues 2,3,4

Durci, Constance A.

a/k/a Connie Durci, a/k/a Constance Durci
Late of Mount Pleasant Twp.
Washington Co., PA
File No. 63-23-0627

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: Lindsay Bowser, a/k/a Lindsay Rae Bowser, c/o,

Attorney: Adam G. Anderson, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Ste., 602, Pittsburgh, PA 15219

_____ WCR Vol 104 Issues 2,3,4

Hornak, Joseph R.

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: Edward J. Hornak, 155 Adlin Ave., Houston, PA 15342

Attorney: John T. Hofrichter, 144 N. Main St., Washington, PA 15301

_____ WCR Vol 104 Issues 2,3,4

Kress, Arthur C.

Late of McDonald Borough
Washington Co., PA
File No. 63-23-1116

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: Marcy McCurdy, 234 Hooks Lane, Canonsburg, PA 15317

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

_____ WCR Vol 104 Issues 2,3,4

Neel, Jeffrey A.

a/k/a Jeffrey Allen Neel
Late of Washington
Washington Co., PA
File No. 63-23-0930

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

Co-Executor: Mark Anthony Mounts, 216 E. McNutt St., Houston, PA 15342 and Robert Hubert Reasbeck, III, 172 Dodd Dr., Washington, PA 15301

Attorney: Robert J. Krall, 83 Edgington Lane, Wheeling, WV 26003

_____ WCR Vol 104 Issues 2,3,4

Pettigrew, Jr., Matthew H.

Late of Washington
Washington Co., PA
File No. 63-23-1062

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: Matthew H. Pettigrew, III, 1004 Breezewood Dr., Canonsburg, PA 15317

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

_____ WCR Vol 104 Issues 2,3,4

Porter III, Glenn Edward

Late of Charleroi
Washington Co., PA
File No. 63-23-1172

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: Eric Porter, 24 Esther St., Charleroi, PA 15022

Attorney: Michael F. Santicola, Esq., 722 Turnpike St., Beaver, PA 15009

_____ WCR Vol 104 Issues 2,3,4

Prunty, Ida Jane

a/k/a Ida J. Prunty
Late of Monongahela
Washington Co., PA
File No. 63-23-1182

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: Cheryl Jane Prunty, 4427 E. Amberwood Dr., Phoenix, AZ 85048

_____ WCR Vol 104 Issues 2,3,4

Quader, Clara M.

a/k/a Clara Quader
Late of Atlasburg
Washington Co., PA
File No. 63-23-1111

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

Executrix: Christa Holmes, 13 Charles Street, Burgettstown, PA 15021

Attorney: E. J. Julian, Esq., 71 N. Main St., Washington, PA 15301

_____ WCR Vol 104 Issues 2,3,4

Satifka, Patrick Michael

Late of Coal Center
Washington Co., PA
File No. 63-23-1151

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: Kathy Forbes, 18904 Latigo St., Apple Valley, CA 92308

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

WCR Vol 104 Issues 2,3,4

Ward, Mary Ellen
a/k/a Mary K. Ward
Late of Bentleyville Borough
Washington Co., PA
File No. 63-22-1841

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: Allison J. Ward, 108 Pierson Ave., Bentleyville, PA 15314

Attorney: Christopher Michael Simms, Esq., 54 S. Washington St., Waynesburg, PA 15370

WCR Vol 104 Issues 2,3,4

Zimmerman, Allan Andrew
a/k/a Allan A. Zimmerman
Late of Hickory
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: Patricia A. Platts, 51 Hickory Rd., Scenery Hill, PA 15360

Attorney: Steven R. Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 2,3,4

NAME CHANGE NOTICE

Change of Name Notice

Notice is hereby given that on the date of June 5, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-3288 by the Petitioner **Abigail Carolyn Grimpe** for a change of name to Abigail Carolyn Steele

The Court has fixed the date of 8/11/2023 and time of 9 a.m. in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 104 Issue 4

MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
Washington COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE

Term No. C-63-CV-2022-3044
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC
Plaintiff

vs.

UNKNOWN HEIRS OF DEBRA L. CHOVAN, FRANK CHOVAN AKA FRANKIE CHOVAN, III Solely in His Capacity as Heir of DEBRA L. CHOVAN, Deceased, MATTHEW CHOVAN Solely in His Capacity as Heir of DEBRA L. CHOVAN, Deceased, MICHAEL CHOVAN Solely in His Capacity as Heir of DEBRA L. CHOVAN, Deceased & FRANK C. CHOVAN II, a/k/a Frank C. Chovan, a/k/a Frank Chovan, II
Mortgagor and Real Owner
Defendant

UNKNOWN HEIRS OF DEBRA L.

CHOVAN MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 1010 Marne Avenue Monongahela, Pa 15063.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. C-63-CV-2022-3044 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1010 Marne Avenue Monongahela, PA 15063 whereupon your property will be sold by the Sheriff of Washington.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE

ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

WASHINGTON COUNTY BAR ASSOCIATION

119 South College Street
Washington, PA 15301
724-225-6710

SOUTHWESTERN PA LEGAL AID SOCIETY

10 West Cherry Avenue
Washington, PA 15301
724-225-6170

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

WCR Vol 104 Issue 4

QUIET TITLE NOTICE

COURT OF COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
NO.: 2023-4235
NOTICE OF COMPLAINT –
ACTION TO QUIET TITLE

Elizabeth J. Dumbovich Irrevocable
Grantor Trust
Plaintiff

The Unknown Heirs of
The Estate of Samuel M Hudson
And The Estate of Mary R Hudson
Defendant

TO: All unknown heirs of Samuel M Hudson and Mary R Hudson, deceased. You are hereby notified that Plaintiff, Elizabeth J Dumbovich Irrevocable Grantor Trust, has filed an Action to Quiet Title endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County, Pennsylvania at

docket no. 2023-4235 wherein Plaintiff seeks to declare that it is the sole owner in fee simple of the subject property and all heirs, successors, and assigns of Samuel M Hudson and Mary R Hudson, known and unknown, are forever barred from asserting any right, lien, title or interest in the subject property.

A copy of the Complaint – Action to Quiet Title will be sent to you upon request to the attorney for the Plaintiff, Natalie M Ruschell, Esquire, P O Box 577, Midway, PA 15060. 724-796-3040.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to up.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE.

IF YOU DO NOT KNOW A LAWYER, CONTACT:

Washington County Bar Association
Lawyer Referral and Information Service
119 South College Street
Washington, PA 15301
Telephone Number 724-225-6710

IF YOU CANNOT AFFORD A LAWYER, CONTACT:

Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
Telephone Number 724-225-6170

Ruschell & Associates, LLC
Natalie M Ruschell, Esquire

P O Box 577
Midway, PA 15060
724-796-3040

WCR Vol 104 Issue 4

QUIET TITLE NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2022-7141

FREEPORT TRANSPORT, INC.,
Plaintiff,

v.

CSX TRANSPORTATION, INC., HONEYWELL INTERNATIONAL, INC., and their successors and assigns, and all other interested parties,
Defendants

NOTICE

TO: Any Unknown Successors and Assigns of the Defendants in the above captioned case, and all other interested parties,

There has been an action to quiet title for a thirty-three (33) foot right of way in New Eagle Borough, Washington County, PA. The parcel number for the property in question is 480-016-00-01-0002-00.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO
OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A

LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Washington County Bar Association
119 South College Street
Washington, PA 15301
724.225.6710

WCR Vol 104 Issue 4

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, SEPTEMBER 8, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release for more information.

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

CALIFORNIA

PNC BANK, NATIONAL ASSOCIATION

vs

MELISSA WHITESKUNK AND JACOB DANIEL WHITESKUNK

DOCKET #: 2022-4079
JUDGEMENT: \$267,920.05

In the Commonwealth of Pennsylvania, Washington County, California Borough (Formerly East Pike Run Twp);

Address: 417 WEST MALDEN DRIVE, COAL CENTER, PA 15423

Tax #: 080-050-00-00-0005-01

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3.4.5

CECIL

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

vs

DENNIS J. WILLIAMS AND THE UNITED STATES OF AMERICA

DOCKET #: 2022-53
JUDGEMENT: \$294,870.41

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

Address: 112 MAWHINNEY ROAD, CECIL, PA 15321

Tax #: 140-007-00-00-0052-01

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3.4.5

CHARTIERS

DEUTSCHE BANK TRUST COMPANY AMERICAS, ET AL

vs

JEFFREY P. JONES

DOCKET #: 2023-1210
JUDGEMENT: \$60,797.76

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

Address: 190 ARDEN ROAD A/K/A 190 ARDEN MINES ROAD, WASHINGTON, PA 15301

Tax #: 170-018-00-00-0016-05

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3.4.5

CHARTIERS (Cont'd)

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK

vs

JOSEPH L. ROZANC, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JOSEPH L. ROZANC AKA JOSEPH L. ROZANC, III

DOCKET #: 2022-6057
JUDGEMENT: \$23,401.19

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

Address: 647 LONGVUE DRIVE, HOUSTON, PA 15342

Tax #: 170-016-09-04-0019-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3.4.5

EAST BETHLEHEM

TOWD POINT MORTGAGE TRUST 2015-2, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE

vs

ROBERT M. RICE AND RYANNE J. BEGLIN A/K/A RYANNE J. RICE

DOCKET #: 2022-6800
JUDGEMENT: \$58,514.55

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

Address: 2432 SANDY PLAINS ROAD, CLARKSVILLE, PA 15322

Tax #: 260-004-02-06-0009-00 & 260-004-02-06-0007-01 (2)

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3.4.5

CORRECTED TAX #

ELLSWORTH
DLJ MORTGAGE CAPITAL INC.

vs

JOSEPH DANIEL KUDLAC

DOCKET #: 2022-8987
JUDGEMENT: \$86,320.08

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

Address: 43 CHERRY STREET, ELLSWORTH, PA 15331

Tax #: 310-010-00-01-0007-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 4.5.6

FALLOWFIELD

SANTANDER BANK, N.A.

vs

PETER MOLDOVAN, III AND JENNIFER MOLDOVAN

DOCKET #: 2022-6774
JUDGEMENT: \$87,367.45

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

Address: 358 TWIN BRIDGES ROAD, CHARLEROI, PA 15022

Tax #: 320-009-00-00-0021-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3.4.5

MOUNT PLEASANT**TRUIST BANK**

vs

SHELBY T. TONTI**DOCKET #: 2019-736****JUDGEMENT: \$168,852.97**

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

Address: 13 EBERLE ROAD, HICKORY, PA 15340

Tax #: 460-003-00-00-0019-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3,4,5

NORTH STRABANE**SANTANDER BANK, N.A.**

vs

TAMI J. ELEWSKI-ILER**DOCKET #: 2023-905****JUDGEMENT: \$97,874.28**

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

Address: 123 GREENWOOD DRIVE,
CANONSBURG, PA 15317

Tax #: 520-013-06-02-0007-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3,4,5

NOTTINGHAM

**PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER
TO NATIONAL CITY BANK**

vs

**CHARLES B. GUPTON AND KELLY
A. GUPTON**

DOCKET #: 2023-1188**JUDGEMENT: \$98,849.48**

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

Address: 5 MUNNTOWN ROAD,
EIGHTY FOUR, PA 15330

Tax #: 530-002-00-00-0024-01

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3,4,5

PETERS

**U.S. BANK NATIONAL ASSOCIATION,
as Trustee for American General
Mortgage Loan Trust 2009-1, ET AL**

vs

**BRIAN CHALFONT, Known Heir of
WILLIAM T. CHALFONT, DE-
CEASED, ET AL**

DOCKET #: 2023-1049**JUDGEMENT: \$104,402.66**

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

Address: 284 SCOTT LANE, VENETIA,
PA 15367

Tax #: 540-002-00-00-0040-34C

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3,4,5

PETERS (Cont'd)

**FLEXOSPAN STEEL BUILDINGS,
INC.**

vs

**McCLURE CONSTRUCTION CO.,
LLC**

DOCKET #: 2021-7495**JUDGEMENT: \$1,409,239.42**

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

Address: 110 MOORE DRIVE, McMURRAY, PA 15317

Tax #: 540-011-03-02-0009-01 & 540-011-03-02-0009-02 (2)

Improvements: Residential Dwelling, ad-

ditional lot

Attorney: KNOX MCLAUGHLIN GORNALL & SENNETT, P.C., (814) 459-2800

WCR Vol 104 Issues 3,4,5

PETERS (Cont'd)

PENNYMAC LOAN SERVICES LLC
vs

**SELINA M. LITTELL a/k/a SELINA
LITTELL, As Executrix of the ES-
TATE OF RICHARD MITCHELL a/k/
a RICHARD ARLEN MITCHELL, III,
DECEASED**

DOCKET #: 2022-8138**JUDGEMENT: \$306,850.43**

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

Address: 384 JUSTABOUT ROAD, VENETIA, PA 15367

Tax #: 540-006-00-00-0038-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3,4,5

SOMERSET

**U.S. BANK NATIONAL ASSOCIATION,
as Indenture Trustee for the
CIM Trust 2019-R3 Mortgage-Backed
Notes, Series 2019-R3**

vs

**MARK JOSEPH RUDY, a/k/a MARK
RUDY, Administrator of the ESTATE
OF ANDREW H. RUDY a/k/a AN-
DREW HARRY RUDY, DECEASED**

DOCKET #: 2022-6154**JUDGEMENT: \$89,896.49**

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

Address: 2798 ROUTE 136, EIGHTY
FOUR, PA 15330

Tax #: 580-008-01-01-0004-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3,4,5

TWILIGHT

**THE BANK OF NEW YORK
MELLON, ET AL**

vs

**RANDIE YOWONSKE, Solely in His
Capacity as Heir of FRED
YOWONSKE, DECEASED, ET AL**

DOCKET #: 2022-1428**JUDGEMENT: \$69,621.79**

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

Address: 178 NORTH AVENUE, CHARLEROI, PA 15022

Tax #: 630-018-00-00-0001-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 3,4,5

UNION

**FIRST NATIONAL BANK OF
PENNSYLVANIA**

vs

MARY E. MOROSETTI

DOCKET #: 2022-6466**JUDGEMENT: \$171,399.35**

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: GRENNEN & BIRSIC, P.C., (412)
281-7650

WCR Vol 104 Issues 3,4,5

WASHINGTON

**U.S. BANK NATIONAL ASSOCIATION,
not in its individual capacity but
solely as trustee for the RMAC Trust,
Series 2018-G-CTT**

vs

FRED N. MILLER AND

KINSEY L. DEAN**DOCKET #: 2022-4224****JUDGEMENT: \$145,474.78**

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

Address: 9 CORE STREET, WASHINGTON, PA 15301

Tax #: 770-005-00-02-0007-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & ASSOCIATES, LLC, (215) 886-8790

WCR Vol 104 Issues 3,4,5

WEST BROWNSVILLE**LEGACY MORTGAGE ASSET
TRUST 2019-GS7**

vs

ANGELA M. SLUSARCZYK**DOCKET #: 2012-4447****JUDGEMENT: \$49,180.33**

In the Commonwealth of Pennsylvania,
Washington County, West Brownsville
Borough;

Address: 400 ADAMS AVENUE,
BROWNSVILLE, PA 15417

Tax #: 675-019-00-01-0017-00

Improvements: Residential Dwelling

Attorney: PINCUS LAW GROUP PLLC,
(484) 575-2201

WCR Vol 104 Issues 3,4,5