

**ESTATE NOTICES****FIRST PUBLICATION****Barale, Joan C.**

a/k/a Joan Claudia Barale

a/k/a Joan Broman

Late of Washington, South Strabane Twp.

Washington Co., PA

File No. 63-24-0550

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: Linda L. Rumbaugh, 5 Robin Dr., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 104 Issues 42,43,44

**Bongiorni, Darlo D.**

Late of Smith Twp.

Washington Co., PA

File No. 63-24-0570

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

Administrator: Sandra Bongiorni, P.O. Box 333, 24 Highland Ave., Burgettstown, PA 15021

Attorney: Gregory P. Diulus, Esq., 4898 Campbells Run Rd., Ste, 3, Pittsburgh, PA 15205

\_\_\_\_\_ WCR Vol 104 Issues 42,43,44

**Brooks, Darlene Bertha**

a/k/a Darlene B. Brooks

Late of McDonald

Washington Co., PA

File No. 63-24-0560

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: Dean J. Brooks, 3 Antil St., McDonald, PA 15057

Attorney: Emmanuel S. Anthon, Esq., Anthon Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 104 Issues 42,43,44

**Campbell, Judith H.**

Late of Canonsburg

Washington Co., PA

File No. 63-24-00580

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: Sarah C. Gintner a/k/a Sarah Campbell Gintner, 121 Lakewood Dr., Canonsburg, PA 15317

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

\_\_\_\_\_ WCR Vol 104 Issues 42,43,44

**Doty, Robert Benton**

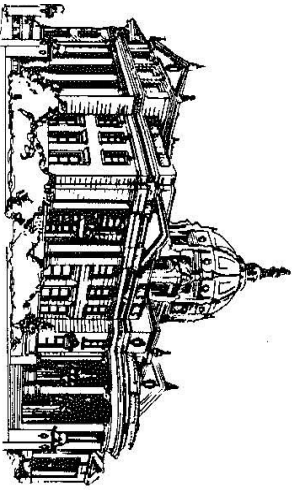
Late of Washington

Washington Co., PA

File No. 63-24-0312

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 Keith Doty, 201

**WASHINGTON COUNTY REPORTS****Vol. 104 No. 42 – MAY 2, 2024****119 South College Street, Washington, PA 15301**

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

Lacock St., Washington, PA 15301  
 Attorney: Bernard Tully, Esq., Tully and  
 Tully Law Firm, 310 Grant St., Grant  
 Bldg., Ste. 3201, Pittsburgh, PA 15219

WCR Vol 104 Issues 42,43,44

**Dugas, Steve M.**

Late of Slovan  
 Washington Co., PA  
 File No. 63-24-0449

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

Executor: Mark Dugas a/k/a Mark Vin-  
 cent Dugas, 6 Keystone St., Burgettstown,  
 PA 15021

Attorney: Charles B. Hadad, Esq., Lynch  
 Law Group, LLC, 501 Smith Dr., Ste. 3,  
 Cranberry Twp., PA 16066

WCR Vol 104 Issues 42,43,44

**Erikson, David Alan**

a/k/a David A. Erikson  
 Late of Eighty Four  
 Washington Co., PA  
 File No. 63-24-0633

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 Admin-  
 istrator without delay.

Administrator: Elizabeth Saxon-Erikson,  
 537 Christy Rd., Eighty Four, PA 15330  
 Attorney: Peter Andrew Smith, Esq.,  
 5101 Bayard St., Pittsburgh, PA 15232

WCR Vol 104 Issues 42,43,44

**Faure, Sr., Robert John**

a/k/a Robert J. Faure  
 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 Admin-  
 istratrix without delay.

Administratrix: Anna Marie Taylor,  
 211 Old Knox Bridge Rd., Fair Play,  
 SC 29643

Attorney: Angela D. Kusturiss, Esq.,  
 Kusturiss Law Firm, 12 North Jefferson  
 Ave., Canonsburg, PA 15317

WCR Vol 104 Issues 42,43,44

**Giecek, Gladys L.**

a/k/a Gladys Louise Giecek  
 Late of Washington  
 Washington Co., PA  
 File No. 63-24-00578

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

Executor: Richard J. Giecek, 175 Hazel-  
 wood Dr., Washington, PA 15301  
 Attorney: Christine B. Murphy, Esq.,  
 Zacharia Brown Law Offices, 111 W.  
 McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 42,43,44

**Johnson, William A.**

Late of South Strabane Twp.  
 Washington Co., PA  
 File No. 63-24-0566

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 attor-  
 ney, and all persons indebted to the deced-  
 ent to make payment to the Executrix  
 without delay.

Executrix: Elaine S. Johnson a/k/a Elaine  
 Susan Johnson, 105 Woodcliff Dr., Wash-  
 ington, PA 15301

Attorney: Stephen J. Taczak, Esq., Taczak  
 Law Office, LLC, 12 N. Jefferson Ave.,  
 Canonsburg, PA 15317

WCR Vol 104 Issues 42,43,44

**Jones, William P.**

Late of Cecil Twp.  
 Washington Co., PA  
 File No. 63-24-00577

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

Executor: Kimberly S. Jones a/k/a Kim-  
 berly Sue Jones, 254 Gateshead Dr.,  
 McMurray, PA 15317

Attorney: Christine B. Murphy, Esq.,  
 Zacharia Brown Law Offices, 111 W.  
 McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 42,43,44

**Kehm, Jr., Paul E.**

a/k/a Paul E. Kehm  
 a/k/a Paul Kehm  
 a/k/a Paul Kehm, Jr.  
 a/k/a Paul Emerson Kehm  
 Late of Cecil Twp.  
 Washington Co., PA  
 File No. 63-24-0603

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 Admin-  
 istratrix without delay.

Administratrix: Maureen Kehm, 51  
 Creedmore Ave., Cecil, PA 15321  
 Attorney: Jeffrey P. Derrico, Esq., Green-  
 lee Derrico Posa, LLC, 138 N. McDonald  
 St., Ste. 101, McDonald, PA 15057

WCR Vol 104 Issues 42,43,44

**Kerr, Ingrid H.**

a/k/a Ingrid Hannelore Kerr

Late of Amwell 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 attor-  
 ney, and all persons indebted to the deced-  
 ent to make payment to the Executor  
 without delay.

Executor: Denver J. Kerr, 1286 Spencer  
 Ave., Washington, PA 15301  
 Attorney: Bradley M. Bassi, Esq., Bassi,  
 Vreeland & Assoc., P.C., P.O. Box 144,  
 111 Fallowfield Ave., Charleroi, PA  
 15022

WCR Vol 104 Issues 42,43,44

**Lenart, Patrick Lee**

a/k/a Patrick L. Lenart  
 Late of North Strabane Twp.  
 Washington Co., PA  
 File No. 63-23-01736

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 Admin-  
 istratrix without delay.

Administratrix: Stephanie Ann Lenart,  
 135 Poplar St., PO Box 205, Ellsworth,  
 PA 15331  
 Attorney: Mark S. Riethmuller, Esq.,  
 Speakman, Riethmuller & Allison, 6 S.  
 Main St., Ste. 614, Washington, PA  
 15301

WCR Vol 104 Issues 42,43,44

**Moschetta, Stephen P.**

a/k/a Stephen Patrick Moschetta  
 Late of South Strabane Twp.  
 Washington Co., PA  
 File No. 63-24-0562

The Register of Wills has granted Letters  
 on the Estate of the Decedent. Notice is  
 hereby given to request all persons having  
 claims against the decedent to make  
 known the same to the Executor or attor-

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

Executor: Nicole A. Moschetta, Esq.,  
23 Winthrop Rd., Carnegie, PA 15106  
Attorney: Edward J. Kabala, Esq., Fox  
Rothchild, LLP, 500 Grant St., Ste. 2500,  
Pittsburgh, PA 15219

WCR Vol 104 Issues 42.43.44

**Trybend, Kevin D.**

a/k/a Kevin Daniel Trybend  
a/k/a Kevin Trybend  
Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0579

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: Nicholl L. Simonelli, 171  
Bench Ave., Washington, PA 15301  
Attorney: Timothy R. Berggren, Esq.,  
Peacock Keller, LLP, 95 W. Beau St., Ste.  
600, Washington, PA 15301

WCR Vol 104 Issues 42.43.44

**SECOND PUBLICATION**

**Allen, Mildred Jeanette**

a/k/a Mildred J. Allen  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-24-00432

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: Nita Sue James a/k/a Nita S.  
James, 117 McBride Rd., Canonsburg, PA  
15317  
Attorney: Donald B. Formoso, Esq.,  
Peacock Keller, LLP, 95 W. Beau St., Ste.

600, Washington, PA 15301

WCR Vol 104 Issues 41.42.43

**Bevec, Agnes Helen**

a/k/a Agnes H. Bevec  
a/k/a Agnes Bevec  
Late of Canonsburg Borough  
Washington Co., PA  
File No. 63-24-00563

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: Frank P. Bevec, 1731 34th  
Ave., Kenosha, WI 53144  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,  
6 South Main St., Ste. 614, Washington,  
PA 15301

WCR Vol 104 Issues 41.42.43

**Boyer, Edward E.**

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

Administrator: Randy Boyer c/o  
Attorney: Anthony S. Dedola, Jr., 51 East  
South St., Uniontown, PA 15401

WCR Vol 104 Issues 41.42.43

**Buk, Stephen John**

a/k/a Stephen Buk  
a/k/a Stephen J. Buk  
Late of Daisytown  
Washington Co., PA  
File No. 63-24-00541

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 dece-

dent to make payment to the Executor without delay.

Executor: Patricia A. Ross, 476 Woodland  
Rd., Coal Center, PA 15423  
Attorney: Lisa J. Buday, Esq., P.O. Box  
488, California, PA 15419

WCR Vol 104 Issues 41.42.43

**Gregg, Arthur Jay**

a/k/a Arthur J. Gregg a/k/a A.J. Gregg  
a/k/a Arthur Greg  
Late of Long Branch  
Washington Co., PA  
File No. 63-22-1229

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: Dianne Stanopiewicz, 6083  
Boxwood Dr., Fairview, PA 16415  
Attorney: Lisa J. Buday, Esq., P.O. Box  
488, California, PA 15419

WCR Vol 104 Issues 41.42.43

**Grisnik, Dorothy Mae**

a/k/a Dorothy M. Grisnik  
Late of Cecil  
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.

Administratrix: Elizabeth Ann Buckley,  
20 Hickory Grade Rd., Cecil, PA 15321  
Attorney: Angela D. Kusturiss, Esq.,  
Kusturiss Law Firm, 12 N. Jefferson Ave.,  
Canonsburg, PA 15317

WCR Vol 104 Issues 41.42.43

**Jones, Daniel Alan**

Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0564

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: Casey Jones, 56 Leet St.,  
Washington, PA 15301  
Attorney: Michele P. Conti, Esq., Conti  
Law, 986 Broadhead Rd., Moon Twp., PA  
15108

WCR Vol 104 Issues 41.42.43

**Madanski, Kenneth A.**

a/k/a Kenneth Allen Madanski  
Late of Finleyville  
Washington Co., PA  
File No. 63-24-0053

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: Elena Madanski, 1516 High-  
land Dr., Finleyville, PA 15332  
Attorney: Carol L. Hanna, Esq., 2700  
South Park Rd., Bethel Park, PA 15102

WCR Vol 104 Issues 41.42.43

**McConnell, Donald S.**

Late of Finleyville  
Washington Co., PA  
File No. 63-21-1294

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: Jennifer L. Weis, 114 Old Vil-  
lage Ln., Bethel Park, PA 15102  
Attorney: Carol L. Hanna, Esq., 2700  
South Park Rd., Bethel Park, PA 15102

WCR Vol 104 Issues 41.42.43

**McNary, Mary**  
Late of Washington  
Washington Co., PA  
File No. 63-24-00532

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: Glenda Klempay, 1519 Route 136, Washington, PA 15301  
Attorney: Emmanuel S. Anthon, Esq., Anthon Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 41,42,43

**Miller, Samuel G.**  
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Douglas S. Miller a/k/a Samuel Miller, 145 Turnberry Ln., Mooresville, NC 28117; Kenneth G. Miller, 309 S. Main St., Harrisville, PA 16038; Susan Sciarra, a/k/a Susan R. Sciarra, 515 Reginald Lane, Colledgeville, PA 19426  
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 41,42,43

**Pulgini, Anthony**  
Late of Donora  
Washington Co., PA  
File No. 63-24-0385

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: James N. DiBiasi, 19 Second St. Extension, Donora, PA 15033  
Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

WCR Vol 104 Issues 41,42,43

**Rellis, David W.**  
a/k/a David William Rellis  
a/k/a David Rellis  
Late of Gastonville  
Washington Co., PA  
File No. 63-24-00583

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: Kimberly L. Rellis a/k/a Kimberly Lynn Rellis, P.O. Box 174, Gastonville, PA 15336  
Attorney: John P. Donovan, Esq., 434 Allegheny River Blvd., Ste. 200, Oakmont, PA 15139

WCR Vol 104 Issues 41,42,43

**Rhodes, Betty Ann**  
a/k/a Elizabeth Ann Rhodes  
a/k/a Betty A. Rhodes  
a/k/a Elizabeth A. Rhodes  
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: David E. Rhodes, 53 Hoon St., Monongahela, PA 15063

WCR Vol 104 Issues 41,42,43

**Ross, James T.**  
a/k/a James Thomas Ross, Sr.  
Late of Canonsburg  
Washington Co., PA

File No. 63-24-00332

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

Executor: Ronald W. Ross, 179 Ross Rd., Canonsburg, PA 15317  
Attorney: Emmanuel S. Anthon, Esq., Anthon Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 41,42,43

**Steeber, Herman Charles**  
a/k/a Herman C. Steeber  
Late of McMurray  
Washington Co., PA  
File No. 63-23-0761

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: Pauline M. Steeber a/k/a Pauline Marie Steeber, 210 Trinity Dr., McMurray, PA 15317  
Attorney: Carol L. Hanna, Esq., 2700 South Park Rd., Bethel Park, PA 15102

WCR Vol 104 Issues 41,42,43

**Zrimm, Frank A.**  
a/k/a Frank Anthony Zrimm, Jr.  
a/k/a Frank A. Zrimm, Jr.  
Late of Avella, Blaine Twp.  
Washington Co., PA  
File No. 63-24-0555

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: Amy M. Zrimm, 222 Green Cove Rd., Avella, PA 15312

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 41,42,43

### **Decedent's Trust Administration Notice**

The following decedent died maintaining a Revocable Living Trust, in which administration proceedings commenced. The named trustee requests that all person (s) having claims against the decedent make known the same in writing to the Trustee or his attorney, and all persons indebted to the decedent make payments to said Trustee without delay.

Ross, James T. Revocable Trust, deceased February 16, 2024, of Canonsburg, Washington County, Pennsylvania. Ronald W. Ross, Trustee, c/o Emmanuel S. Anthon, Esquire, 165 McClelland Road, Canonsburg, PA 15317.

WCR Vol 104 Issues 41,42, 43

## **THIRD PUBLICATION**

**Jeffries, Anna Belle**  
Late of Washington  
Washington Co., PA  
File No. 63-24-00455

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 S. Timko a.k.a. Susan Storrick Timko, 420 Mary Lane, Canonsburg, PA 15317  
Attorney: Benjamin W. Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 40,41,42

**Jones, Harry E.**  
Late of Brownsville  
Washington Co., PA  
File No. 63-23-01351

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: Amy Cover, 406 Adams Ave., Brownsville, PA 15417  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 40,41,42

**Keating, John C.**

Late of Bulger  
Washington Co., PA  
File No. 63-24-0386

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: Gwen Keating, 4 Hindman Ave., Burgettstown, PA 15021  
Attorney: Lawrence E. Bolind, Jr., Esq., 238 Main St., Imperial, PA 15126

WCR Vol 104 Issues 40,41,42

**Krupa, Adele N.**

a/k/a Adele Krupa aka Adele Nancy Krupa  
Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0434

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 J. Krupa, 1009 Center Ave., Aspinwall, PA 15215  
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 40,41,42

**Madzey, Donald**

a/k/a Donald Madzey, Sr.  
Late of Stockdale  
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 M. Madzey, Jr. aka Donald Madzey, Jr., 1435 Lincoln St., Monessen, PA 15062  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 40,41,42

**Popko, Kenneth H.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-24-0499

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: Arlene L. Popko, 303 Oak Ridge Dr., Venetia, PA 15367  
Attorney: Michael J. Dempster, Esq., at Houston Harbaugh, Three Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 104 Issues 40,41,42

**Quarture, Claudine P.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0551

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 P. Quarture, 135 Pearl Dr., Canonsburg, PA 15317  
Attorney: Jarrod T. Takah, Esq., Tershel & Assoc., Helena Professional Bldg., 55 S. Main St., Washington, PA 15301

WCR Vol 104 Issues 40,41,42

**Solt, Patricia A.**

Late of Lawrence Twp.  
Washington Co., PA  
File No. 63-24-00528

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: Janice Welch, 4014 Christine Lane, Lawrence, PA 15055  
Attorney: James A. Clayton, Esq., 2600 Boyce Plaza Rd., Ste. 100, Pittsburgh, PA 15241

WCR Vol 104 Issues 40,41,42

**Staley, Patricia J.**

Late of McDonald  
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: Steven Tkach, Jr., 604 W. Lincoln Ave., McDonald, PA 15057  
Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 40,41,42

**Taylor, Eric N.**

Late of Houston  
Washington Co., PA  
File No. 63-23-0649

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: Lydia J. Taylor, 110 Country Barn Rd. East, Houston, PA 15342

WCR Vol 104 Issues 40,41,42

**MORTGAGE  
FORECLOSURES**

**IN THE COURT OF  
COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No.: CV-2024-01638**

**FREEDOM MORTGAGE  
CORPORATION**

Plaintiff

v.

**SHERRY L MIZWA, KNOWN HEIR  
OF LINDA MIZWA, DECEASED;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER LINDA L MIZWA**  
Defendant(s)

NOTICE

NOTICE TO:  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIM-  
ING RIGHT, TITLE OR INTEREST  
FROM OR UNDER LINDA L MIZWA

You are hereby notified on that on March 12, 2024, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of WASHINGTON County, Pennsylvania, Docket No. CV-2024-01638, wherein Plaintiff seeks to enforce its rights under its loan documents.

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 NOTICE 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  
Telephone: 724-225-6710**

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

WCR Vol 104 Issues 42

CIVIL ACTION  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. CV-2023-05332  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST IV, Plaintiff

v.  
WILLIAM H. JOHNSTON, JR., IN HIS CAPACITY AS HEIR OF WILLIAM H. JOHNSTON; ET AL. Defendants  
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,

FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM H. JOHNSTON Defendant(s), 64 VALLEY RD EIGHTY FOUR, PA 15330

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST IV, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. CV-2023-05332, seeking to foreclose the mortgage secured on your property located, 64 VALLEY RD EIGHTY FOUR, PA 15330.

NOTICE

**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice 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 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 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 THE**

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

Lawyer Referral Service  
119 South College Street  
Washington, PA 15301  
(724) 225-6710

Southwestern Pennsylvania Legal Aid Society  
10 West Cherry Avenue  
Washington PA, 15301  
724-225-6170  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
A Florida professional limited liability company  
ATTORNEYS FOR PLAINTIFF  
Troy Freedman, Esq. ID No. 85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

WCR Vol 104 Issues 42

**IN THE COURT OF  
COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No.: C-63-CV-2019-06615  
Sale No.: ORIGINAL 7/12/24 SALE**

SANTANDER BANK, N.A.  
Plaintiff

v.

**SUSAN GRIFFITH A/K/A SUSAN SANDERS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH; SHANNON LYNN, IN HER CAPACITY AS HEIR OF MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, DECEASED ; SETH GRIFFITH, IN HIS CAPACITY AS HEIR OF MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, DECEASED; ANTHONY GRIFFITH, IN**

**HIS CAPACITY AS HEIR OF MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, DECEASED**

Defendant(s)

NOTICE TO:

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, Deceased

**NOTICE OF SHERIFF'S SALE OF  
REAL PROPERTY**

Being Premises: 666 Ewing St,  
Washington, PA 15301

Being in CITY OF WASHINGTON,  
County of WASHINGTON, Commonwealth of Pennsylvania, 780-011-00-02-0006-00

Improvements consist of residential property. Sold as the property of Mark H. Griffith

Your house (real estate) at 666 Ewing St, Washington, PA 15301 is scheduled to be sold at the Sheriff's Sale on July 12, 2024 at 10:00 AM, at the PA-WASHINGTON, HTTPS://

WASHING-  
TON..PA.REALFORECLOSE.COM, \*, \*\*, to enforce the Court Judgment of \$98,778.31 obtained by, SANTANDER BANK, N.A. (the mortgagee), against the above premises.

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

WCR Vol 104 Issues 42

**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, JUNE 7, 2024, 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 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)

**BURGETTSTOWN**

**CITIBANK, N.A., as Trustee for  
CMLTI Asset Trust**

vs

**CAROL LONGSTRETH**

**DOCKET #: 2023-4175  
JUDGEMENT: \$123,032.11**

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

Address: 295 PARIS COLLIERS ROAD, BURGETTSTOWN, PA 15021  
Tax #: 340-002-00-00-0001-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**CANTON**

**DLJ MORTGAGE CAPITAL INC.**

vs

**ROBERT CLARKE, Known Surviving Heir of CLAUDETTE H. CLARKE, ET AL**

**DOCKET #: 2022-69  
JUDGEMENT: \$137,132.68**

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

Address: 2151 THE CIRCLE, WASHINGTON, PA 15301

Tax #: 120-012-05-03-0001-01

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**CENTERVILLE**

**PENNSYLVANIA EQUITY  
RESOURCES INC.**

vs

**CAMERON MICK**

**DOCKET #: 2023-6089  
JUDGEMENT: \$95,952.72**

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

Address: 85 LOW HILL ROAD, BROWNSVILLE, PA 15417

Tax #: 152-024-00-00-0057-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**EAST BETHLEHEM**

**WILMINGTON SAVINGS FUND  
SOCIETY, FSB, As Trustee of Quercus  
Mortgage Investment Trust**

vs

**DANA M. SWARROW  
AND .WILLIAM J. SWARROW**

**DOCKET #: 2023-5408  
JUDGEMENT: \$187,886.52**

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

Address: 23 BETHLEHEM STREET, FREDERICKTOWN, PA 15333

Tax #: 260-002-03-01-0023-00, 260-002-03-01-0024-00 & 260-002-03-01-0025-00 (3)

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**EAST BETHLEHEM (Cont'd)**

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

vs

**GREGORY NOPWASKEY, a/k/a  
GREGORY J. NOPWASKEY AND  
JENNA NOPWASKEY, a/k/a JENNA  
L. NOPWASKEY**

**DOCKET #: 2019-5593  
JUDGEMENT: \$38,618.24**

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

Address: 460 FIRST STREET, VESTABURG, PA 15368

Tax #: 260-001-04-10-0028-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**FALLOWFIELD**

**AJAX MORTGAGE LOAN  
TRUST 2023-B**

vs

**STEVEN L. PRENTICE**

**DOCKET #: 2023-7365  
JUDGEMENT: \$68,836.13**

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

Address: 60 WISETOWN ROAD, CHARLEROI, PA 15022

Tax #: 320-008-05-02-0020-00, 320-008-00-99-0361-00 (Parcel ID 320-008-06-01-0008-00 is also part of Parcel Two) (3)

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**MORRIS**

**PNC BANK, NATIONAL  
ASSOCIATION**

vs

**MARK SARSFIELD**

**DOCKET #: 2023-7191  
JUDGEMENT: \$229,779.25**

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

Address: 60 SOUTH BRIDGE ROAD, PROSPERITY, PA 15329

Tax #: 450-002-00-00-0021-03

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**NORTH STRABANE**

**PNC BANK, NATIONAL  
ASSOCIATION s/b/m to  
NATIONAL CITY BANK**

**vs**

**MATTHEW J. KASPER AND JEN-  
NIFER E. KASPER**

**DOCKET #: 2023-5578  
JUDGEMENT: \$20,328.55**

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

Address: 39 KELLEY ROAD a/k/a 39  
KELLEY DRIVE, CANONSBURG, PA  
15317

Tax #: 520-014-04-00-0011-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**WEST BETHLEHEM**

**MORTGAGE ASSETS  
MANAGEMENT LLC**

**vs**

**GILBERT R. ROTH AND  
JULIA L. ROTH**

**DOCKET #: 2023-5023  
JUDGEMENT: \$368,812.09**

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

Address: 193 DOBBIE LANE, MARI-  
ANNA, PA 15345

Tax #: 660-019-00-00-0010-02

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44

**TWILIGHT**

**PNC BANK, NATIONAL  
ASSOCIATION**

**vs**

**BRIAN R. PENDO AND  
AMANDA N. PENDO**

**DOCKET #: 2023-4163  
JUDGEMENT: \$70,775.75**

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

Address: 331 STATE STREET, CHAR-  
LEROI, PA 15022

Tax #: 630-016-00-00-0002-01

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 42,43,44