

MOTIONS COURT SCHEDULE

| Judge | COMPLETE info at www.washingtoncourts.us/101/Judges |
|--|---|
| Gilman, Gary (PJ) CR#7 (Ste. 1001) | Tu, W, Th, & Fr at 9:15a. Judge of the Term, Civil: 16th-end of the month. Copy of motion due before noon the business day prior to scheduled presentation. Motions in person, may be remote upon approval. |
| DiSalle, John CR#2 (Ste. 2002) | Until further order, all motions shall be handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that a motion is being filed and if motion is contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA's Office for acknowledgment of objection or consent. An advance copy of any Orphan's Court motion shall be sent to the Audit Attorney or Guardianship Clerk, where applicable. |
| Costanzo, Valarie CR#1 (Ste. 2001) | Motions Tu & W at 9:15am. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo . |
| Lucas, Michael, CR#6 (Ste. 1006) | M 1:15p and Tu, W & Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person. |
| Neuman, Brandon CR#4 (Ste. 3005) | Tu, W & Th at 9:15a. Criminal Judge of the Term: May. Motions to be listed and in Motions Inbox at least 24hrs in advance. Faxed motions not be accepted. Motions in person. |
| McDonald, Traci CR#5 (Ste. 1004) | W & Th 9:30a. Motions in person, unless otherwise approved. Sign-up required. See updated Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald |
| Pettit, Jesse CR#3 (Ste. 2003) | Tu & Th at 9:15am. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge . Criminal Judge of the Term: Apr |

COURT CALENDARS

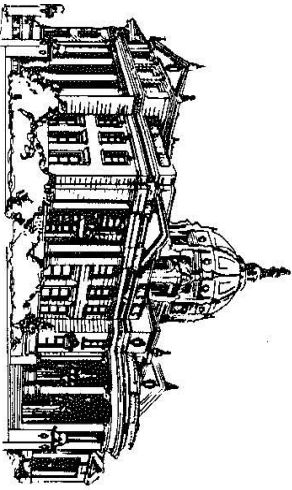
Sheriff Sale Dates Last Date to File w/Prothonotary
 May 3, 2024..... Feb 23, 2024
 Jun 7, 2024 Mar 28, 2024
 July 12, 2024 April 26, 2024
 Orphans' Court Audit Dates: May 17, Jul 19, Sep 20, Nov 22

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WASHINGTON COUNTY REPORTS

Vol. 104, No. 39 - APRIL 11, 2024

119 South College Street, Washington, PA 15301



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

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Obiter Dictum

From the ABA Journal Daily Newsletter: [1] A state district court misinterpreted the law when it ruled that an adult adoptee can't obtain her 1978 adoption records to provide her doctors with information about health predispositions, the Utah Supreme Court has ruled. At issue is whether the adoptee had shown "good cause" to obtain the records as required by Utah law, which seals adoption records for one hundred years. The district court had determined that the adoptee didn't satisfy the "good cause standard" because the health information which she sought was not related to a specific medical condition and reasoned that giving the adoptee access to the records would undermine the laws privacy protections for birth parents. The Utah Supreme Court reversed on the grounds that the district court erred by trying "to breathe a more specific meaning into the phrase good cause. "Although it is understandable that the [district] court would want more guidance than the statute provides, it interpreted the statute in a fashion that rewrote the law. Stated differently, if the legislature had wanted to impose a requirement that a petitioner point to something more than wanting to know her medical history, it could have put that in the statute. It did not, and it was error for the court to do so." [2] The U.S. Supreme Court has unanimously ruled that Georgia can't retry a defendant who was found not guilty of malice murder by reason of insanity, even though the verdict was inconsistent with jury findings on other charges. "The jury's verdict constituted an acquittal for double jeopardy purposes, and an acquittal is an acquittal notwithstanding it's apparent inconsistency with other verdicts that the jury may have rendered," wrote Justice Ketanji Brown Jackson for the Supreme Court. The defendant was accused of malice murder, felony murder and aggravated assault for the 2012 killing of his adoptive mother. The defendant was diagnosed with schizophrenia during a two-week hospitalization, and he killed his mother one week after his discharge. The defendant told police that he killed his mother because he thought she was poisoning his food. Jurors found the defendant not guilty by reason of insanity for malice murder, but on the other charges, found him guilty but mentally ill. The assault conviction was a predicate for felony murder merged into the felony murder conviction.

Note: O.D. does not necessarily reflect the views of the employees, officers, and/or members of the Washington County Bar Association. O.D. is not an editorial, it is a compilation of items about the law, attorneys, and related matters. It is not intended to endorse or promote any particular point of view.

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ESTATE NOTICES

FIRST PUBLICATION

Baumgartner, Amelia Jean
 a/k/a Amelia J. Baumgartner
 a/k/a Amelia Baumgartner
 Late of McMurray
 Washington Co., PA
 File No. 63-24-0486

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: Lisa Ann O'Brien, 123 Christy Dr., Aliquippa, PA 15001

WCR Vol 104 Issues 39,40,41

Beddow, Caroline
 a/k/a Caroline M. Beddow
 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Mary Louise Mankey, 1151 Amity Ridge Rd., Amity, PA 15311
 Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Bedillion, Betty Jean
 a/k/a Betty Burt Bedillion
 a/k/a Betty Jean Burt Bedillion
 Late of Washington Co., PA
 File No. 63-24-0476

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 Burt Bedillion, 404 Pine Brook Court, Washington, PA 15301
 Attorney: Christian E. Sesek, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Bee, Gladys Virginia
 a/k/a Gladys V. Bee
 Late of Hanover 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: Geary A. Bee c/o
 Attorney: Kurt J. Winter, Esq., 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 104 Issues 39,40,41

Caramela, Alice L.
 Late of Speers Borough
 Washington Co., PA

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

Executor: Shawna Vezzetti, 17 Montraver Dr., Monessen, PA 15062
 Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 39,40,41

Glavach, Anson W.
 a/k/a Anson Walter Glavach

Late of Donegal 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: Melisa Beck, 115 Shaler Rd.,
West Alexander, PA 15376
Attorney: Jeffrey P. Derrico, Esq., Green-
lee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Hart, Larence E.

Late of Peters Twp.
Washington Co., PA
File No. 63-24-00485

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 Guzan, 509 Clubview
Dr., McMurray, PA 15317
Attorney: D. Scott Lautner, Esq., 68 Old
Clairton Rd., Pittsburgh, PA 15236

WCR Vol 104 Issues 39,40,41

Hega, Emagene

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: Stephen B. Hega, Jr., 428 Isa-
bella Ave., N. Charleroi, PA 15022
Attorney: Blane A. Black, Esq., 223 Sec-

ond St., Monongahela, PA 15063

WCR Vol 104 Issues 39,40,41

Hummel, Michael L.

a/k/a Michael Lee Hummel
Late of Coal Center
Washington Co., PA
File No. 63-24-0498

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

Executor: Joseph B. Hummel, 126
Crestview Dr., Pittsburgh, PA 15236

WCR Vol 104 Issues 39,40,41

Kosharsky, Jody L.

a/k/a Jody Kosharsky
a/k/a Jody Lynn Kosharsky
Late of Houston
Washington Co., PA
File No. 63-24-00537

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 R. Lutz, 608 Longvue
Dr., Houston, PA 15342

WCR Vol 104 Issues 39,40,41

Kusmirak, Stephen William

a/k/a Stephen W. Kusmirak, Jr.
aka Stephen W. Kusmirak
aka Stephen Kusmirak
Late of Donora Borough
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the

decedent to make payment to the Admin-
istratrix without delay.

Administratrix: Janet L. Takach, 416
Thompson Ave., Donora, PA 15033
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

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Lawrence, Deanna Joy

a/k/a Deanna J. Lawrence
a/k/a Dee J. Lawrence
Late of Lockhart, Caldwell County, Texas

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: Terry Lynn Rodriguez, 1517
Wedgewood Cove, Lockhart, TX 78644
Attorney: Matthew J. Madvay, Esq., 60 E.
Beau St., Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Ostrowski, Sr., William

Late of Canonsburg
Washington Co., PA
File No. 63-22-0737

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 Ostrowski, 154
Jamesway Rd., Ebensburg, PA 15931
Attorney: Jarrod T. Takah, Esq., Tershel
& Assoc., 55 South Main St., Helena Pro-
fessional Bldg., Washington, PA 15301

WCR Vol 104 Issues 39,40,41

Popeck, Jane Davis

Late of Washington
Washington Co., PA
File No. 63-24-0331

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 David Popeck c/o
Attorney: Donald S. Mazzotta, 1370 Nav-
ahoe Dr., Pittsburgh, PA 15228

WCR Vol 104 Issues 39,40,41

Powell, Audra Imogene

a/k/a Audra I. Powell
a/k/a Audra Powell
Late of Burgettstown
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: Carl F. Powell, 13 Bart-
leysville Rd., Burgettstown, PA 15021
Attorney: Angela D. Kusturiss, Esq.,
Kusturiss Law Firm, 12 N. Jefferson Ave.,
Canonsburg, PA 15317

WCR Vol 104 Issues 39,40,41

Stark, Linda M.

a/k/a Linda Stark
Late of Washington
Washington Co., PA
File No. 63-21-0566

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

Executor: Kelli Burns, 2327 Old Green-
tree Rd., Carnegie, PA 15106

WCR Vol 104 Issues 39,40,41

Vinski Jr., John A.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0459

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: Justin John Vinski, 960 Nevada St., Washington, PA 15301
Attorney: Joseph J. Gally Jr., Esq., 1 Reese Ave., Pittsburgh, PA 15223

WCR Vol 104 Issues 39,40,41

Wright, Doyle William

a/k/a Doyle W. Wright
Late of Monongahela
Washington Co., PA
File No. 63-24-00503

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: William Doyle Wright and Elizabeth Ann Wright, 1414 McFarland Rd., Pittsburgh, PA 15216
Attorney: Amanda M. Como, Esq., Goodwin Como, P.C., 607 Broad Ave., Belle Vernon, PA 15012

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REVOCABLE TRUST

Administration of the Revocable Trust, of Angela T. McGrosky, Deceased, late of Peters Township, Washington County, Lisa McGrosky Kleja, Trustee wishes her personal address not to be published. Notice is hereby given to all persons indebted to said estate to make immediate payment, and to those having claims against the same to present them to:

Lea E. Anderson, Esquire
GRB Law
525 William Penn Place, Suite 3100
Pittsburgh, PA 15219

WCR Vol 104 Issues 39,40,41

SECOND PUBLICATION**Bury, Helen**

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: Michele Liggett, 184 Paul St., Washington, PA 15301
Attorney: Jessica Johnson, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 104 Issues 38,39,40

Ciarallo, Ernest N.

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

Co-Executrix: Jackie L. Carr, Jamie J. Falcioni, 139 Foxchase Dr., Canonsburg, PA 15317
Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 38,39,40

Durka, Jr., Joseph W.

Late of Borough of Speers
Washington Co., PA

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

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

Administratrix: Rita Durka, 105 Crest St., Charleroi, PA 15022
Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre, Monessen, Pa 15062

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Holtkamp, Patricia A.

a/k/a Patricia Ann Holtkamp
Late of South 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Mark Holtkamp c/o
Attorney: Frank C. Roney, Jr., Esq., 382 West Chestnut St., Ste. 102, Washington, PA 15301

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Jackson, Robert W.

Late of North Strabane
Washington Co., PA

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

Administratrix: Melanie J. Higgins, 155 Dry Ridge Rd., West Alexander, PA 15376
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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Keliikipi, Jacob Sherman

Late of East 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: Joseph G. Keliikipi, 752 Lockhart St., Washington, PA 15301
Attorney: Colin E. Fitch, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 38,39,40

Kvartek, Kenneth J.

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

Administrator: Kathryn M. Yurchick, P.O. Box 514, Ellsworth, PA 15331
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., P.O. Box 1, Charleroi, PA 15022

WCR Vol 104 Issues 38,39,40

Paluso, Eugene F.

a/k/a Eugene Francis Paluso
Late of South Franklin Twp.
Washington Co., PA
File No. 63-24-00232

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: Brian F. Paluso, 124 Bryna Ln., Carnegie, PA 15106
Attorney: Charles B. Hadad, Esq., The Lynch Law Group, LLC, 501 Smith Dr., Cranberry Township, PA 16066

WCR Vol 104 Issues 38,39,40

White, Roger L.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-00477

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: Susan White Dykes, 122 Sandridge Rd., Hubert, NC 28539-4353
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

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THIRD PUBLICATION**Baird, Wanda Charlene**

a/k/a Charlene Baird
Late of Canton Twp.
Washington Co., PA

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

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

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Beatty, Patty A.

a/k/a Patty Beatty
a/k/a Patty Ann Beatty
Late of Canton Twp.
Washington Co., PA

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

Executors: Linda L. Daniels, 240 Jolly School Rd., Washington, PA 15301; Walter John Daniel Beatty, 1450 North Sunset Beach Rd., Claysville, PA 15323; Charlotte J. Beatty, 39 McClay Rd., Washington, PA 15301,

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

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Booze, Lewis E.

a/k/a Lewis Edwin Booze
Late of East Bethlehem Twp., Millsboro
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: Marilyn R. Booze c/o
Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 104 Issues 37,38,39

Canfield, Crista L.

a/k/a Crista Lynn Canfield
Late of Cecil Twp.
Washington Co., PA
File No. 63-24-0442

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: Linda L. Canfield, 404 Glenview Dr., Lower Burrell, PA 15068
Attorney: Michael J. Henny, Esq., Gulf Tower, Ste. 2828, 707 Grant St., Pittsburgh, PA 15219

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Casson, Walter I.

Late of Chartiers 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-Administratrixes or attorney, and all persons indebted to the decedent to make payment to the Co-Administratrixes without delay.

Co-Administratrixes: June K. Taylor, Brenda Casson c/o
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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DeGenova, Anrika

a/k/a Anrika K. DeGenova
a/k/a Anrica DeGenova
Late of Cecil 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: Linda S. Derrico, 200 Spruce St., Canonsburg, PA 15317
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 37,38,39

Eslep, Kay Frances

a/k/a Kay F. Eslep
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 or attorney, and all persons indebted to the decedent to make payment to the without delay.

Executor: Charles E. Eslep, Jr., 190 Mogar Dr., Washington, PA 15301
Attorney: Belinda Dunmire Attwood, Esq., Law Offices of Belinda Dunmire

Attwood, 6 South Main St., Ste. 500,
Washington, PA 15301

WCR Vol 104 Issues 37,38,39

Giese, Jr., Edward H.

a/k/a Edward Harry Giese, Jr.
Late of Finleyville
Washington Co., PA
File No. 63-24-00406

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: Eugene Dudjak, 2514 Bethel Church Rd., Bethel Park, PA 15102
Attorney: Alan I. Farber, Esq., 5301 Grove Rd., Ste. M-106 Caste Village, Pittsburgh, PA 15236

WCR Vol 104 Issues 37,38,39

Gillette, Janet Irene

Late of West Bethlehem Twp.
Washington Co., PA
File No. 63-24-0409

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: Justin E. Ross, 217 School Hill Rd., Canonsburg, PA 15317
Attorney: James P. Weaver, Jr., Esq., Puskar Law Firm, 157 South Main St., Washington, PA 15301

WCR Vol 104 Issues 37,38,39

Greco, Mildred L.

a/k/a Mildred Greco
Late of Donora
Washington Co., PA
File No. 63-24-0410

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: Aaron Szakal, 122 Brokaw Ave., Donora, PA 15033
Attorney: Timothy M. Maatta, Esq., 513 Schoonmaker Ave., Monessen, PA 15062

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Hayes, Brian
a/k/a Brian Andrew Hayes
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: Timothy Hayes a/k/a Timothy Gerard Hayes, 121 Bygate Circle, Pittsburgh, PA 15220

WCR Vol 104 Issues 37,38,39

McAdoo, Betty C.
Late of Claysville Borough
Washington Co., PA
File No. 63-24-0178

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

Executor: Michael C. McAdoo, 7110 190th Ave. NW, Vaughn, WA 98394
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 37,38,39

McFeaters, Anne M.
a/k/a Anne McFeaters
Late of Cecil Twp.
Washington Co., PA
File No. 63-24-0420

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: Bernard Hockswender c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 104 Issues 37,38,39

Mercier, Patricia
Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-24-0379

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: Lonna Washinski,
424 Valley St., McDonald, PA 15057
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 37,38,39

Murphy, Carol A.
Late of North Strabane Twp.
Washington Co., PA

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

Executor: Robert J. Bouchard, 535 Hunt Club Dr., McMurray, PA 15317
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 37,38,39

Shepelak, Martha
Late of Speers Borough
Washington Co., PA

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

Administrator: JoAnn Pavlic, 235 Fallowfield Ave., Charleroi, PA 15022
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., P.O. Box 1, Charleroi, PA 15022

WCR Vol 104 Issues 37,38,39

Taylor, John Alfred
Late of East Washington
Washington Co., PA

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

Executor: John H. Troester, IV, 1510 Forever Ave., Libertyville, IL 60048

WCR Vol 104 Issues 37,38,39

NAME CHANGE NOTICE

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2024-2383

In re: Petition of **Adore Diva Devers-Jones**, a minor, by the Petitioner, Deajia Laquae Devers natural parent or guardian, for change of name to Adore Diva Devers

To all person interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of June 14, 2024 and time of 9:15 am in Courtroom 6 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 104 Issue 39

CORPORATION NOTICE

NOTICE

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, on March 27, 2024, for the purpose of obtaining a Certificate of Organization of a proposed limited liability company to be organized under the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania. The name of the company is **DAL CAMPO BY PRIVATE CHEF FRANK, LLC.**

Timothy M. Maatta, Esq.
513 Schoonmaker Avenue
Monessen, PA 15062
724-684-3131

WCR Vol 104 Issue 39

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 3, 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)

BENTLEYVILLE

**WILMINGTON SAVINGS
FUND SOCIETY, FSB, Not In Its
Individual Capacity but Solely as
Trustee of Reliant Trust**

vs

**GREGORY B. MARSTELLER, Solely
in His Capacity as Heir of D. BOYD
MARSTELLER, DECEASED, ET AL**

**DOCKET #: 2023-3248
JUDGEMENT: \$137,439.24**

In the Commonwealth of Pennsylvania,
Washington County, Bentleyville Bor-
ough;

Address: 1215 MAIN STREET, BENT-
LEYVILLE, PA 15314
Tax #: 040-026-00-00-0005-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 38,39,40

BUFFALO

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**CODY D. PHILLIPS AND
LAUREN M. PHILLIPS
DOCKET #: 2023-5991**

JUDGEMENT: \$209,896.06

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

Address: 389 RURAL VALLEY ROAD,
CLAYSVILLE, PA 15323
Tax #: 060-002-00-00-0008-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856)
810-5815

WCR Vol 104 Issues 38,39,40

CALIFORNIA

**FREEDOM MORTGAGE
CORPORATION**

vs

WILLIAM D. AVOLIO

**DOCKET #: 2023-7327
JUDGEMENT: \$164,179.33**

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

Address: 255 HILLCREST DRIVE,
CALIFORNIA, PA 15419
Tax #: 080-020-00-04-0004-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 38,39,40

CARROLL

PENNYMAC LOAN SERVICES, LLC

vs

ADAM SABOL

**DOCKET #: 2018-749
JUDGEMENT: \$97,357.19**

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

Address: 1691 FOURTH STREET a/k/a
1691 4TH STREET, MONONGAHELA,
PA 15063

Tax #: 130-006-01-00-0012-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 38,39,40

CHARTIERS

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

KENNETH D. MOORBY

**DOCKET #: 2023-3501
JUDGEMENT: \$51,984.34**

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

Address: 327 GRACE AVENUE, CAN-
ONSBURG, PA 15317

Tax #: 170-006-03-06-0013-01

Improvements: Residential Dwelling

Attorney: VITTI LAW GROUP, INC.,
(412) 281-1725

WCR Vol 104 Issues 38,39,40

CLAYSVILLE

PENNYMAC LOAN SERVICES LLC

vs

ELIZABETH J. LAUER

**DOCKET #: 2023-6824
JUDGEMENT: \$78,019.89**

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

Address: 226 WAYNE STREET,
CLAYSVILLE, PA 15323

Tax #: 180-007-00-03-0007-00

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

WCR Vol 104 Issues 38,39,40

HANOVER

**THE BANK OF NEW YORK
MELLON FORMERLY KNOWN AS
THE BANK OF NEW YORK, ET AL**

vs

**ALBERT RUSCHELL AND NAOMI
RUSCHELL**

**DOCKET #: 2023-3927
JUDGEMENT: \$788,652.17**

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

Address: 341 PARIS COLLIERS ROAD,
BURGETTSTOWN, PA 15021

Tax #: 340-002-00-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 38,39,40

NORTH BETHLEHEM

BANK OF AMERICA, N.A.

vs

**MARI BETH GUIDO AND
ALBERT GUIDO**

**DOCKET #: 2023-5472
JUDGEMENT: \$106,975.18**

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

Address: 23 DYNAMITE ROAD,
WASHINGTON, PA 15301
Tax #: 490-010-00-00-0003-00 & 020-
011-00-00-0010-04 (2)

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 38,39,40

NORTH FRANKLIN**PENNYMAC LOAN SERVICES LLC**

vs

MARISSA R. DUNN**DOCKET #: 2023-3450****JUDGEMENT: \$164,875.15**

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

Address: 160 IOLA AVENUE, WASH-
INGTON, PA 15301

Tax #: 510-003-04-03-0015-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 38,39,40

NORTH STRABANE**CHICAGO TITLE
INSURANCE COMPANY**

vs

**ROSE CONTE, SALVATORE
CONTE, AND MICHELLE CONTE****DOCKET #: 2007-8240****JUDGEMENT: \$326,000.00**

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

Address: 1157 BAYBERRY DRIVE,
CANONSBURG, PA 15317

Tax #: 520-013-27-00-0012-01

Improvements: Residential Dwelling

Attorney: WONG FLEMING, P.C., (609)
951-9520

_____ WCR Vol 104 Issues 38,39,40

SOMERSET**WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST AS TRUSTEE FOR PNPMS
TRUST III**

vs

**JEFFREY THOMAS, In His Capacity
as Administrator and Heir of the Estate
of DARLA S. THOMAS, Deceased Heir
of NANCY ANN THOMAS, ET AL****DOCKET #: 2023-3562****JUDGEMENT: \$5,155.46**

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

Address: 314 SOMERSET DRIVE,
EIGHTY FOUR, PA 15330

Tax #: 580-005-00-00-0008-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 38,39,40

WASHINGTON**WELLS FARGO BANK, N.A.**

vs

**KATHY ARMSTRONG IN HER
CAPACITY AS HEIR OF CHAD E.
ARMSTRONG, DECEASED; ET AL****DOCKET #: 2022-2022****JUDGEMENT: \$62,709.55**

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

Address: 960 BROAD STREET, WASH-
INGTON, PA 15301

Tax #: 780-016-00-01-0007-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 38,39,40

WASHINGTON (Cont'd)**SPECIALIZED LOAN
SERVICING LLC**

vs

JOHNNA L. YEZESKI**DOCKET #: 2023-5008****JUDGEMENT: \$141,930.39**

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

Address: 347 CLARK STREET, WASH-
INGTON, PA 15301

Tax #: 770-015-00-02-0022-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 38,39,40

**DiBella Weinheimer****Geer McAllister Best Coco Lloyd Whalen**

Holly Whalen 0 Amy Coco 0 Bethann Lloyd

INSIST UPON OUR EXPERIENCED TEAM

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