

**ESTATE NOTICES****FIRST 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., Neigh-  
borhood 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

\_\_\_\_\_ WCR Vol 104 Issues 38,39,40

**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

\_\_\_\_\_ WCR Vol 104 Issues 38,39,40

**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

\_\_\_\_\_ WCR Vol 104 Issues 38,39,40

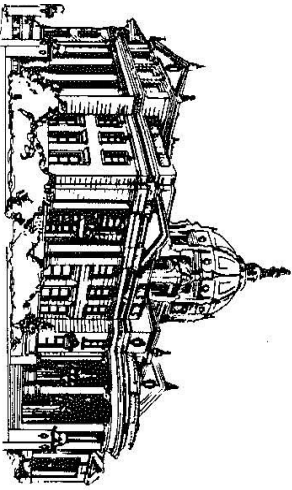
**Keliikipi, Jacob Sherman**  
Late of East Washington  
Washington Co., PA

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

**WASHINGTON COUNTY REPORTS**

**Vol. 104, No. 38 - APRIL 4, 2024**

**119 South College Street, Washington, PA 15301**



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

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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**SECOND 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

WCR Vol 104 Issues 37,38,39

**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

WCR Vol 104 Issues 37,38,39

**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

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**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

WCR Vol 104 Issues 37,38,39

**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

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**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

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**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

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**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

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**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

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**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

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**THIRD PUBLICATION**

**Connors, Mary Beth**

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

Executor: David Harold Thomas, 615 Washington Ave., Glen Dale, WV 26038  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144., 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 36,37,38

**Crawford, Justin Michael**

Late of Washington  
Washington Co., PA  
File No. 63-24-0289

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: Jayme R. Tuite, a/k/a Jayme Rae Tuite, 150 Thorne Rd., Washington, PA 15301

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

WCR Vol 104 Issues 36,37,38

**Dunn, Howard E.**

a/k/a Howard Dunn  
Late of Washington  
Washington Co., PA  
File No. 63-24-0357

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

Administrator: Howard E. Dunn, Jr., 719 Old National Pike, Brownsville, PA 15417

Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 104 Issues 36,37,38

**Duvall, David Lee**

a/k/a David L. Duvall  
Late of Bentleyville  
Washington Co., PA  
File No. 63-24-0370

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 Allen Duvall, 383 Faidley Rd., Somerset, PA 15501; Daryl Lee Duvall, 9777 Old Delaware Rd., Mt. Vernon, OH 43050,  
Attorney: Christian E. Seseck, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 36,37,38

**Gordon, Barbara Ann**

a/k/a Barbara Ann Amerik  
a/k/a Barbara Gordon  
Late of Marianna  
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: Denise Stoneking aka Denise Ann Quear, 318 East Elizabeth St., New Castle, PA 16105

WCR Vol 104 Issues 36,37,38

**Granger, Jr., Paul N.**

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

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

WCR Vol 104 Issues 36,37,38

**Hamilton, Cris L.**

a/k/a Cris Laraine Hamilton  
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 Administrator c.t.a. or attorney, and all persons indebted to the decedent to make payment to the Administrator c.t.a. without delay.

Administrator c.t.a.: Roger A. Hamilton a/k/a Roger Alan Hamilton, 130 Patterson Rd., Washington, PA 15301  
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 East Beau St., Washington, PA 15301

WCR Vol 104 Issues 36,37,38

**Humphrey, Elwood Lawrence**

Late of Union Twp.  
Washington Co., PA  
File No. 63-24-0258

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: Jane Charlene Premru, 24 Nocklyn Dr., Pittsburgh, PA 15237  
Attorney: Patrick F. Lawlor, Esq., 979 Perry Highway, Pittsburgh, PA 15237

WCR Vol 104 Issues 36,37,38

**Jones, Robert L.**

a/k/a Robert Lewis Jones  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-24-00362

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: Charles D. Stewart, 410 Linda

Lane, Houston, PA 15342  
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 36,37,38

**Klinghoffer, Edward M.**

Late of McMurray  
Washington Co., PA  
File No. 63-24-00198

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: Barbara Ann Johns — Personal Representative, 113 Golfview Dr., McMurray, PA 15317  
Attorney: Carl B. Zacharia, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 36,37,38

**Labash, Marilyn J.**

Late of Donora  
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: Roseann M. Palfrey, 2673 Manassas Way, Colorado Springs, CO 80922

Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 104 Issues 36,37,38

**Seman, Mark E.**

Late of Coal Center  
Washington Co., PA  
File No. 63-24-0320

The Register of Wills has granted Letters on the Estate of the Decedent. No-

tice 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: Sierra Seman, 27 Sycamore St., Brownsville, PA 15417  
Attorney: Herbert G. Mitchell, III., Esq., PO Box 310, Hiller, PA 15444

WCR Vol 104 Issues 36,37,38

**Shanks, Darrell C.**

Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-24-0381

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 D. Shanks, 152 Craft Rd., Washington, PA 15301  
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 36,37,38

**Varley, Ruth A.**

Late of Union 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: Valerie Hamilton, 5660 Library Rd., Bethel Park, PA 15102

WCR Vol 104 Issues 36,37,38

**NOTICE OF TRUST  
ADMINISTRATION**

Re: The Lilli A. Phillips Revocable Living Trust Dated July 21, 2008. All persons having claims against the Trust are requested to make known the same to the undersigned or the attorney and all persons indebted to the Trust are requested to make payment to the undersigned without delay.

Eric B. Phillips  
91 Highland Ridge Road  
Marianna, PA 15345

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

WCR Vol 104 Issue 36,37,38

**REAL PROPERTY NOTICES**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY  
PENNSYLVANIA

NOTICE OF COMPLAINT IN  
ACTION TO QUIET TITLE  
CIVIL DIVISION NO.: 2024-140

MATTHEW STANISIC, Plaintiff,  
vs.

JOSEPH DENMAN

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants.

**NOTICE**

To: Joseph Denman

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership

There has been an action to Quiet Title for property located at 466 Broad Street, Washington, PA 15301. The parcel number for the property in question is 780-005-00-02-0006-00.

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 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.

Lawyer Referral Service  
119 South College Street  
Washington, Pennsylvania 15301  
Telephone Number: (724) 225-6710

Southwestern Pennsylvania  
Legal Aid Society  
16 Cherry Avenue  
Washington, PA 15301  
(724) 225-6170

WCR Vol 104 Issue 38

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY  
PENNSYLVANIA

NOTICE OF COMPLAINT IN  
ACTION TO QUIET TITLE

CIVIL DIVISION NO.: 2024-123

MATTHEW STANISIC, Plaintiff,

vs.

DIANNE S. SCOTT

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants.

**NOTICE**

To: Dianne S. Scott

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership

There has been an action to Quiet Title for property located at 576 W. McMurray Road, Canonsburg, PA 15317. The parcel number for the property in question is 520-001-02-01-0012-00.

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 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.

Lawyer Referral Service  
119 South College Street  
Washington, Pennsylvania 15301  
Telephone Number: (724) 225-6710  
  
Southwestern Pennsylvania  
Legal Aid Society  
16 Cherry Avenue  
Washington, PA 15301  
(724) 225-6170

WCR Vol 104 Issue 38

## CORPORATION NOTICES

### FICTITIOUS NAME NOTICE

Notice is hereby given that Richard Sbuscio of 287 Bower Hill Road, Venetia, Pennsylvania intends to file with the Department of State of the Commonwealth of Pennsylvania on March 28, 2024 the fictitious name of **Rick's 3D Realm** under which he intends to do business at 287 Bower Hill Road, Venetia, PA 15367.

WCR Vol 104 Issue 38

### Articles of Incorporation Nonprofit Notice

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on February 8, 2024, with respect to a nonprofit corporation. **The Gratitude Run**, which has been incorporated under the Nonprofit Corporation Law of 1988.

Donald B. Formoso, Esq.  
Christian E. Seseck, Esq.  
Peacock Keller, LLP  
4000 Town Center Blvd., Suite 410  
Canonsburg, PA 15317

WCR Vol 104 Issue 38

## NAME CHANGE NOTICES

### NOTICE

Notice is hereby given that on February 22, 2024, the Petition of **Maddison Ann Constant** was filed in the above-named Court requesting an Order to change her name to Maddison Ann Yadrick.

The Court has fixed the date of May 21, 2024 at 9:00 a.m. in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BY THE COURT:

/S/ Gary Gilman, President Judge

Attorney for Petitioner  
Frank D. Magone, Esquire  
105 Baywood Drive  
Monongahela, PA 15063  
724-678-8466

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### NOTICE

Notice is hereby given that on February 22, 2024, the Petition of **Miley Lynn Constant** was filed in the above-named Court requesting an Order to change her name to Miley Jo Yadrick.

The Court has fixed the date of May 21, 2024 at 9:00 a.m. in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

BY THE COURT:

/S/ Gary Gilman, President Judge

Attorney for Petitioner  
Frank D. Magone, Esquire  
105 Baywood Drive  
Monongahela, PA 15063  
724-678-8466

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## SHERIFF'S SALE Anthony E. Andronas, Sheriff

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

Address: 1215 MAIN STREET, BENTLEYVILLE, PA 15314

Tax #: 040-026-00-00-0005-00

Improvements: Residential Dwelling

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

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### 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

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### 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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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