



**WASHINGTON COUNTY REPORTS**  
**Vol. 105 No. 38 – APRIL 3, 2025**  
**119 South College Street, Washington, PA 15301**

**ESTATE NOTICES**

**FIRST PUBLICATION**

**Cain, Gilbert G.**  
Late of New Eagle  
Washington Co., PA  
File No. 63-25-0357

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

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

WCR Vol 105 Issues 38,39,40

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

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

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

WCR Vol 105 Issues 38,39,40

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

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

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

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

WCR Vol 105 Issues 38,39,40

**Giacomantonio, Dorothy**  
a/k/a Dorothy A. Giacomantonio  
Late of North Bethlehem Twp.  
Washington Co., PA

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

Executrix: Pam Giacomantonio c/o  
Attorney: John M. Petrisek, Esq., 998  
Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 38,39,40

**Huggins, Karen S.**  
a/k/a Karen Sue Huggins  
Late of Washington  
Washington Co., PA

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

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

WCR Vol 105 Issues 38,39,40

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

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

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

WCR Vol 105 Issues 38,39,40

**Murphy, Bonnie I.**  
a/k/a Bonnie Irene Murphy  
Late of Canonsburg  
Washington Co., PA

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

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

WCR Vol 105 Issues 38,39,40

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

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

Executor: Nickolas R. Openbrier,  
130 Marshall Ave., Meadow Lands,  
PA 15347  
Attorney: James P. Liekar, Esq., 38 W.  
Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 38,39,40

**Sabol, John L.**  
a/k/a John Sabol  
Late of Somerset Twp.  
Washington Co., PA

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

Executrix: Ann Perchinsky c/o  
Attorney: John M. Petrisek, Esq.,  
998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 38,39,40

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

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

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

WCR Vol 105 Issues 38,39,40

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

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

Administrator: Emily A. Steinmetz, a/k/a  
Emily Ann Steinmetz, 3026 Sir Charles  
Dr., McDonald, PA 15057  
Attorney: Mary Jo Corsetti, Esq., 1 Gate-  
way Ctr., 16th Flr., 420 Ft. Duquesne  
Blvd., Pittsburgh, PA 15222

WCR Vol 105 Issues 38,39,40

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

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

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

WCR Vol 105 Issues 38,39,40

## TRUST NOTICE

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

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

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

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

WCR Vol 105 Issues 38,39,40

## SECOND PUBLICATION

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

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

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

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

WCR Vol 105 Issues 37,38,39

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

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

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

WCR Vol 105 Issues 37,38,39

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

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

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

WCR Vol 105 Issues 37,38,39

**Crino, Tony Lee**  
a/k/a Tony L. Crino  
Late of Washington  
Washington Co., PA

File No. 63-25-0327

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

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

WCR Vol 105 Issues 37,38,39

**Durante, Betty Lou**

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

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

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

WCR Vol 105 Issues 37,38,39

**Fehl, Rebecca A.**

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

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

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

WCR Vol 105 Issues 37,38,39

**Haller, Joseph T.**

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

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

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

WCR Vol 105 Issues 37,38,39

**Jayakumar, Subramoniam**

Late of Washington  
Washington Co., PA

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

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

WCR Vol 105 Issues 37,38,39

**Jeffries, Leona Grace**

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

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

Executor: Randall E. Jeffries a.k.a Randall Eric Jeffries, 307 Ross Rd., Eighty Four, PA 15330

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

WCR Vol 105 Issues 37,38,39

**Johnson, James M.**

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

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

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

WCR Vol 105 Issues 37,38,39

**Milavec, Stephen Charles**

a/k/a Stephen C. Milavec, Jr.  
a/k/a Stephen C. Milavec  
Late of Cecil Twp.  
Washington Co., PA  
File No. 63-25-03144

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

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

WCR Vol 105 Issues 37,38,39

**Nunn, Carol S.**

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

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

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

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

WCR Vol 105 Issues 37,38,39

**Pandelos, Helen V.**

Late of Venetia  
Washington Co., PA

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

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

WCR Vol 105 Issues 37,38,39

**Pascoe, David Ryan**

Late of North Franklin Twp.  
Washington Co., PA

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

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

WCR Vol 105 Issues 36,37,38

**Sholl, William W.**

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

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

without delay.

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

WCR Vol 105 Issues 37,38,39

### **Wright, John W.**

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

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

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

WCR Vol 105 Issues 37,38,39

## **TRUST NOTICE**

### **LEGAL TRUSTEE NOTICE**

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

### **Personal Representative:**

Martin A. Marish  
PO Box 76  
Richeyville, PA 15356

### **Attorney**

Lisa J. Buday  
PO Box 488  
California, PA 15419

WCR Vol 105 Issue 37,38,39

## **THIRD PUBLICATION**

### **Fine, Marylou**

a/k/a Mary Lou Fine  
Late of Eighty Four  
Washington Co., PA  
File No. 63-25-0272

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: Clayton Campa, 3183 Route 136, Finleyville, PA 15332  
Attorney: Michele Mansmann, Esq., PO Box 658, Cochran, PA 16314

WCR Vol 105 Issues 36,37,38

### **Krawchyk, Harold S.**

a/k/a Harold Stephen Krawchyk  
Late of Smith Twp.  
Washington Co., PA  
File No. 63-25-0137

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: Roger Krawchyk, 503 Franklin St. Ext., McDonald, PA 15057  
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 105 Issues 36,37,38

### **Painter, Kevin**

a/k/a Kevin F. Painter  
Late of Washington Co., PA  
File No. 63-24-1842

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,

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

Executor: Gary Lee Painter, 116 Cancilla Dr., Canonsburg, PA 15317  
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 W. Beau St., Suite 600, Washington, PA 15301

WCR Vol 105 Issues 36,37,38

### **Pascoe, David Ryan**

Late of North Franklin Twp.  
Washington Co., PA

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

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

WCR Vol 105 Issues 36,37,38

### **Redden, Milton J.**

a/k/a Milton J. Redden, Jr.  
Late of Mt. Pleasant Twp.  
Washington Co., PA  
File No. 63-25-0267

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: Sandra Lee Redden, Ext., 350 Waterdam Rd., McDonald, PA 15057  
Attorney: Christina E. Malkin, Esq., Malkin Law Offices, PO Box 353, Ingomar, PA 15127

WCR Vol 105 Issues 36,37,38

### **Rossell, Lenora Jean**

Late of Clarksville  
Washington Co., PA  
File No. 63-24-1401

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 & Attorney: Tamora L. Reese, Esq., P.O. Box 35, Washington, PA 15301

WCR Vol 105 Issues 36,37,38

## **NAME CHANGE NOTICE**

Notice is hereby given that on the date of March 24, 2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No.: 2025-1244 by the Petitioner, **Louis Kuntz**, for a change of name to **LOUIS ALEXANDER KOUTSOULAKIS**. The Court has fixed the date of May 27, 2025, and time of 9:00 a.m., in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, why the request of the petitioner should not be granted.

WCR Vol 105 Issues 38

## **CORPORATION NOTICES**

**Galis Athletic Club, Inc.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Frank Arcuri, Esquire  
125 South College Street  
Washington, PA 15301

WCR Vol 105 Issues 38

Notice is hereby given, pursuant to the provisions of the Fictitious Names Act of Pennsylvania (54 Pa.C.S. Section 301 et. seq.), that an application for registration of a Fictitious Name was filed with the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the Fictitious Name of **Serdy Creative Woodcraft Designs**, with its principal office or place of business at 416 Longleaf Drive, Venetia, PA 15367. The names and addresses of all persons who are parties to the registration are: Andrew Serdy, 416 Longleaf Drive, Venetia PA 15367.

WCR Vol 105 Issues 38

**Fictitious Name**

NOTICE IS HEREBY GIVEN that an application for registration of a fictitious name, **Down 2 Earth Trailers**, for the conduct of business in Washington County, Pennsylvania, with the principal place of business being at 1605 E. Parker Street, Baxley, GA 31513, was approved by the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on March 27, 2025, pursuant to the Fictitious Names Act of Pennsylvania. The names and addresses of persons who are parties to the registration are:

Marty Lorick  
3208 SE 17<sup>th</sup> Terrace  
Ocala, FL 34471

WCR Vol 105 Issue 38

**Notice of Dissolution**

Notice is hereby given to all persons interested or who may be affected that the **Board of Directors of Washington County Firemen's Association, Inc** a Pa Non-Profit Corporation are now engaged in winding up and settling the affairs of such corporation so that its existence shall be ended by the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania pursuant to the provisions of the Pennsylvania Non-Profit Corporation Law. So, Washington County Firemen's Association, Inc. is hereby providing notice of its dissolution and requests that all claims against the corporation be presented in writing and contain sufficient information reasonably to inform the corporation of the identity of the claimant and the substance of the claim. The claim must be sent to James P. Liekar, Esq. 38 West Pike Street Canonsburg, PA 15317. The deadline to submit such a claim is 60 days after the date of the publication of this Notice and the claim will be barred if not received by that deadline. Washington County Firemen's Association, Inc. may make distributions to other claimants and the shareholders of the corporation or persons interested as having been such without further notice to you.

James P. Liekar, Esq.

WCR Vol 105 Issue 38

**INCORPORATION NOTICE****Sycamore 403 LLC**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on March 29, 2025, with respect to a Business Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation:

**SYCAMORE 403 LLC**

The address of the corporation:

Christopher M Watson  
909 Manifold Rd  
Washington PA 15301

WCR Vol 105 Issue 38

**REAL PROPERTY NOTICES**

**IN THE  
COURT OF COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION**

**NO: CV-2024-08443**

**NATIONSTAR MORTGAGE LLC vs.  
CAROL LOCKETT, AS SURVIVING  
HEIR OF GEORGE ROBINSON, JR,  
DECEASED, DIANE TAYLOR, AS  
SURVIVING HEIR OF GEORGE  
ROBINSON, JR, DECEASED, DON-  
NA VAUGHN, AS SURVIVING HEIR  
OF GEORGE ROBINSON, JR, DE-  
CEASED, JOSEPHINE  
BLANCHARD, AS SURVIVING HEIR  
OF GEORGE ROBINSON, JR, DE-  
CEASED, KIMBERLY ROBINSON,  
AS SURVIVING HEIR OF GEORGE  
ROBINSON, JR, DECEASED, LINDA  
PERRY, AS SURVIVING HEIR OF  
GEORGE ROBINSON, JR, DE-  
CEASED, PRESTINE ROBINSON, AS  
SURVIVING HEIR OF GEORGE  
ROBINSON, JR, DECEASED, TERRI  
ADAMS, AS SURVIVING HEIR OF  
GEORGE ROBINSON, JR, DE-  
CEASED, UNKNOWN SURVIVING  
HEIRS GEORGE ROBINSON, JR,  
DECEASED, WILLIAM ROBINSON,  
AS SURVIVING HEIR OF GEORGE  
ROBINSON, JR, DECEASED,**

**NOTICE****TO THE DEFENDANTS:**

You are hereby notified Nationstar Mortgage LLC, has filed a Complaint in Mortgage Foreclosure with regard to 258 North Avenue, East Washington, PA 15301, endorsed with a Notice to Defend, against you at No. CV-2024-08443 in the Civil Division of the Court of Common Pleas of Washington County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Washington County Sheriff. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

Washington County  
Lawyer Referral Service  
Southwestern Pennsylvania  
Legal Aid Services  
10 West Cherry Street  
Washington, PA 15301  
(724) 225-6170

Washington County  
Lawyer Referral Service  
Washington County Bar Association  
119 S. College Street  
Washington, PA 15301  
(724) 225-6710

PLAINTIFF'S ATTORNEY:  
STEPHEN M. HLADIK, ESQUIRE

HLADIK, ONORATO  
& FEDERMAN, LLP  
298 WISSAHICKON AVENUE  
NORTH WALES, PA 19454,  
(215) 855-9521

WCR Vol 105 Issues 38

Washington County  
Court of Common Pleas  
Number: 2024-2494

**Notice of Action in Mortgage Foreclosure**

The 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. **Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Ave, Washington, Pennsylvania 15301, (724) 225-6170.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 1910Huntington National Bank, Plaintiff v. Richard K. Smith, Defendant

**TO: Richard K. Smith.** Premises subject to foreclosure: 228 Arabella St, McDonald, Pennsylvania 15057. NOTICE: 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 2, 215-790-1010

WCR Vol 105 Issues 38

**SHERIFF'S SALE—Anthony E. Andronas, Sheriff**

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, MAY 2, 2025, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

**CANONSBURG**

**FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL**

**vs**

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

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

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

WCR Vol 105 Issues 38,39,40

**EAST BETHLEHEM**

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

**vs**

**CHRISTOPHER S. BAUER**

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

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

ERICKTOWN, PA 15333

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

WCR Vol 105 Issues 38,39,40

**HOUSTON**

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

**vs**

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

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

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

WCR Vol 105 Issues 38,39,40

**INDEPENDENCE**

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

**vs**

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

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

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

WCR Vol 105 Issues 38,39,40

**MONONGAHELA**

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

**vs**

**PAULA A. WILLMAN**

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

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

WCR Vol 105 Issues 38,39,40

**MOUNT PLEASANT**

**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL**

**vs**

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

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

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

Tax #: 460-004-00-00-0006-00  
Improvements: Residential Dwelling  
Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521  
WCR Vol 105 Issues 38,39,40

**PETERS**

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

**vs**

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

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

In the Commonwealth of Pennsylvania, Washington County, Peters Township;  
Address: 105 BEBOUT ROAD, VENETIA, PA 15367  
Tax #: 540-004-05-02-0007-00  
Improvements: Residential Dwelling  
WCR Vol 105 Issues 38,39,40

**SMITH**

**DLJ MORTGAGE CAPITAL INC.**

**vs**

**EDWARD C. TASZ AND HOLLY M. TASZ**

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

In the Commonwealth of Pennsylvania, Washington County, Smith Township;  
Address: 12 FIRST AVENUE, BURGESS TOWN, PA 15021  
Tax#: 570-013-01-04-0018-00  
Improvements: Residential Dwelling  
Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521  
WCR Vol 105 Issues 38,39,40

**SOUTH STRABANE**

**VILLAS ON THE GREEN CONDOMINIUM ASSOCIATION**

**vs**

**GARY GUZZO**

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

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

WCR Vol 105 Issues 38,39,40

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

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

WCR Vol 105 Issues 38,39,40

## UNION

**PENNYMAC LOAN SERVICES LLC**

vs

**GARRETT SCHEERER**

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

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

## UNION (Cont'd)

**FIRST NATIONAL BANK OF  
PENNSYLVANIA**

vs

**MARY E. MOROSETTI**

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

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

WCR Vol 105 Issues 38,39,40

## WASHINGTON

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

vs

**KIMBERLY A. DECLAIR**

## WASHINGTON (Cont'd)

**NATIONSTAR MORTGAGE, LLC**

vs

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

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

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

WCR Vol 105 Issues 38,39,40

## WASHINGTON (Cont'd)

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**PATRICK DAVID HALLIGAN**

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

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

WCR Vol 105 Issues 38,39,40