

ESTATE NOTICES**FIRST PUBLICATION**

Delfine, Wesley R.
a/k/a Wesley Raymond Delfine
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: Angela Mechler a/k/a Angela Marie Mechler, 5812 Fifth Ave., Apt. C3, Pittsburgh, PA 15232
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 27,28,29

Evans, Patricia E.
Late of City of Washington
Washington Co., PA
File No. 63-25-0028

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: Christopher L. Evans, 2909 Tremont Ave., Cheverly, MD 20785
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 27,28,29

Gabany, Donald J.
a/k/a Gabany Film Productions
Late of Canonsburg
Washington Co., PA
File No. 63-24-1834

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: Kelly Lee Gabany, 1035 Greenfield Dr., Canonsburg, PA 15317

WCR Vol 105 Issues 27,28,29

Genellie, Patricia Ann
a/k/a Patricia A. Genellie
a/k/a Pat Genellie
Late of Avella, Hopewell Twp.
Washington Co., PA
File No. 63-24-1259

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: Robbin A. Martin c/o
Attorney: Brett A. Clancy, Esq., P.O. Box 4236, Washington, PA 15301

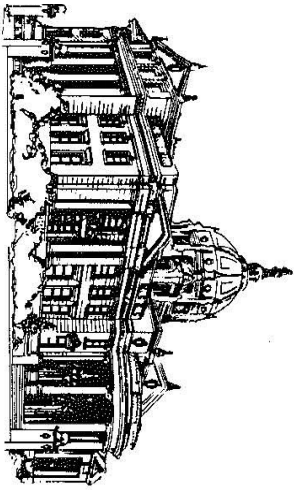
WCR Vol 105 Issues 27,28,29

Knight, David Lee
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 Co-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: David J. Knight, 47 W. Euclid Ave., Monongahela, PA 15063, Kimberly J. Knight, 2601 S. Pavilion Center Dr., Apt. 2047, Las Vegas, NV 89135,
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA

WASHINGTON COUNTY REPORTS
Vol. 105 No. 27 – JANUARY 16, 2025
119 South College Street, Washington, PA 15301

Naraskivitch, Chyane Marie

Late of Washington
Washington Co., PA
File No. 63-24-1859

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: Aaron Naraskivitch, 1375 Allison Ave., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 27,28,29

Piazza, Carol J.

a/k/a Carol Jean Piazza
Late of Southview
Washington Co., PA
File No. 63-24-1751

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: Deborah Fedell and Mitchell Fedell c/o
Attorney: Craig E. Wynn, Esq., 2002 McMinn St., Aliquippa, PA 15001

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Rush, Camilla Peryl

a/k/a Peryl Rush
Late of Washington
Washington Co., PA
File No. 63-22-01727

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 Troy Rush, 811 Cleve-

land Rd., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Smith, Arlene Ethel

Late of Canonsburg
Washington Co., PA
File No. 63-24-1800

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: Barbara J. Moorcroft, 425 Bluff St., Canonsburg, PA 15317
Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

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Sturlese, John J.

a/k/a John Joseph Sturlese
Late of Monongahela
Washington Co., PA
File No. 63-24-1741

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: Lauren Heiger, 156 McFann Rd., Valencia, PA 16059
Attorney: Michael S. Lazaroff, Esq., 90 W. Chestnut St., Ste. 603, Washington, PA 15301

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SECOND PUBLICATION**Baker, Shirley A.**

a/k/a Shirley Ann Baker
a/k/a Shirley Baker
Late of Washington
Washington Co., PA
File No. 63-24-1871

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Mims, Leslie C.

Late of Washington
Washington Co., PA
File No. 63-22-0826

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

Administrator: Eric Johnson c/o Christina Morgan, 2882 Taft St., Washington, PA 15301

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

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Pollock, Melvin

a/k/a Melvin S. Pollock
Late of North Strabane Twp.
Washington Co., PA
File No. 63-24-1716

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: Brett Pollock c/o
Attorney: Colin Adair Morgan, Esq., Certified Elder Law Attorney and Julian Gray Assoc, 954 Greentree Rd., Pittsburgh, PA 15220

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Sprowls, Lorita M.

Late of Los Angeles, CA
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.

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: Susan M. Robinson a/k/a Susan M. Baker Robison, 120 Williams Dr., Coraopolis, PA 15108; Deborah A. Taber, a/k/a Deborah Ann Taber, 1002 Shadyside Ct., Annapolis, MD 21409; Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Markley, III, William Clarence

Late of Washington
Washington Co., PA
File No. 63-24-01614

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: Kimberly A. DiGiandomenico, 811 Allison Ave., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Mims, Briyana

Late of Washington
Washington Co., PA
File No. 63-24-1726

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: Christina Morgan, 2882 Taft St., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

Administrator & Attorney: William H. Knestrick, Esq., 8 East Pine Ave., Washington, PA 15301

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THIRD PUBLICATION

Bywaters, Victoria Angela Dugas

a/k/a Victoria Ann Bywaters
a/k/a Victoria A. Bywaters
Late of Slovan
Washington Co., PA
File No. 63-24-0453

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

Executor: Donald Edward Bywaters c/o
Attorney: Elizabeth Eisenhauer, Esq.,
Julian Gray Assoc., 954 Greentree Rd.,
Pittsburgh, PA 15220

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Chaido, Michelle Conroy

a/k/a Michelle C. Chaido
a/k/a Michelle Conroy
Late of Chartiers Twp.
Washington Co., PA
File No. 63-24-1828

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 L. Chaido, 103
Coventry Court, McMurray, PA 15317
Attorney: Eva H. Ahern, Esq., Peacock
Keller, LLP, 95 W. Beau St., Ste. 600,
Washington, PA 15301

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Ferczak, Deborah Ann

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

Executor: Robert P. Oravetz, 100 Old
Farm Rd., Canonsburg, PA 15317
Attorney: Jeffrey P. Derrico, Esq., Green-
lee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

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Greenlief, II, Leonard E.

a/k/a Leonard Earl Greenlief, II
Late of Borough of California
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: Diane M. Greenlief, 181 Hill-
crest Dr., California, PA 15419
Attorney: Thomas P. Agrafiotis, Esq.,
Melenyzer & Agrafiotis, 337 Fallowfield
Ave., Charleroi, PA 15022

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Kime, Kathleen M.

a/k/a Kathleen Melba Kime
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: Jianna Morrell, 1668 Nation-
al Pike, Scenery Hill, PA 15360
Attorney: John M. Petrisek, Esq., 998
Main St., Bentleyville, PA 15314

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Lin, Victoria W.

Late of Canonsburg
Washington Co., PA
File No. 63-24-1515

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 E. Richmond, 234
Overlook Dr., Canonsburg, PA 15317
Attorney: Matthew F. Schwartz, Esq.,
Schwartz Montoya Legal, LLC, 2212
Murray Ave., Pittsburgh, PA 15217

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Locy, Ronald

a/k/a Ronald H. Locy
a/k/a Ronald Harry Locy
Late of Amwell Twp.
Washington Co., PA

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

Executor: Travis Fiem a/k/a Travis Lee
Fiem, 516 Lone Pine Rd., Washington,
PA 15301

Attorney: Jeffrey P. Derrico, Esq., Green-
lee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

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Megyesy, Jason D.

Late of Houston
Washington Co., PA
File No. 63-24-1802

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 Megyesy, 803 Moninger
Ave., Houston, PA 15342

Attorney: Jarrod T. Takah, Esq., Tershel
& Assoc., 55 S. Main St., Washington,
PA 15301

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Muncie, Donald A.

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.

Administrator & Attorney: William H.
Knestrick, Esq., Neighborhood Attorneys,
LLC, 8 East Pine Ave., Washington, PA
15301

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Oddi, Lorys F.

a/k/a Lorys Louise Oddi
Late of McMurray
Washington Co., PA
File No. 63-24-1844

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 V. Tranquilli, 1410 Nava-
hoe Dr., Pittsburgh, PA 15228
Attorney: Julia Varholla, Esq., Lovett
Bookman Harmon Marks LLP, Liberty
Center, Ste. 1150, 1001 Liberty Ave.,
Pittsburgh, PA 15222-3789

WCR Vol 105 Issues 25,26,27

Ream, David L.

Late of Washington
Washington Co., PA
File No. 63-24-1797

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: Sibyl S. Ream a/k/a Sibyl
Ream, 638 Elmhurst Dr., Washington,
PA 15301

Attorney: Eva H. Ahern, Esq., Peacock
Keller, LLP, 95 W. Beau St., Ste. 600,
Washington, PA 15301

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Rodavich, Richard C.
a/k/a Richard George Rodavich
Late of Bentleyville
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-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: David Rodavich, 414 Green Lakes Rd., Mt. Morris, PA 15349, Louis G. Rodavich, 338 1/2 Ceylon Rd., Carmichaels, PA 15320
Attorney: Kirk A. King, 77 South Washington St., Waynesburg, PA 15370

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Terry, Inez E.
Late of West Pike Run 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-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Lisa Jo Schlosser and Pamela Sue Terry c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

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TPR NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: SOPHIA CARPENTER
a/k/a SOPHIA ELIZABETH CARPENTER

D.O.B. 7/31/2017, PLACE OF BIRTH:
WASHINGTON COUNTY, PENNSYLVANIA

FEMALE CHILD OF: KATHLEEN
CONN A/K/A KATHLEEN R. CONN
A/K/A KATHLEEN RENEE CONN

AND JASON CARPENTER A/K/A
JASON A. CARPENTER A/K/A JA-
SON ALEXANDER CARPENTER

NO: 63-24-1560

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents, Kathleen Conn a/k/a Kathleen R. Conn a/k/a Kathleen Renee Conn and Jason Carpenter a/k/a Jason A. Carpenter a/k/a Jason Alexander Carpenter, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 4, 2025, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Paige Eisengart, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street
Suite 300
Washington, PA 15301
Telephone: 724-228-6884

WCR Vol 105 Issue 27

REAL PROPERTY NOTICE

LEGAL NOTICE ACTION TO QUIET TITLE

Court of Common Pleas of Washington
County No. 2024-5401

KAREN E. DUERR, Plaintiff vs. Defendants: THE ESTATE of GLENNETTA E. MOSIER and WILLIAM M. MOSIER, their HEIRS, SUCCESSORS and ASSIGNS; BILLIE SERBAK, DENNIS MOSIER and KAREN ADAMS, adult individuals; WASHINGTON COUNTY TAX CLAIM BUREAU and WASHINGTON COUNTY; SOUTH STRABANE TOWNSHIP; TRINITY AREA SCHOOL DISTRICT, WEWJA and THE SUCCESSORS in INTEREST, HEIRS AND ASSIGNS of the aforementioned defendants and all others having a lien or claim regarding the real property hereinafter described. TAKE NOTICE that the Plaintiff, KAREN E. DUERR has filed a Complaint-Action to Quiet Title regarding real property she obtained from the WASHINGTON COUNTY TAX CLAIM BUREAU, with an address of 1010 Idaho St., Washington, PA 15301 and said real property being more particularly described as:

ALL THAT CERTAIN parcel of ground situate in South Strabane Township, Washington County, Commonwealth of Pennsylvania, described more fully as Lot No. 145 and the Eastern half of Lot 146 in a plan of lots laid out by William B. Anderson, et al., and called "Mapleview Plan". Of record in the Washington County Recorder of Deeds Office, in Plan Book Volume 6, Pages 10 and 11.

Lot No. 145: FRONTING 40 FEET ON Idaho Street in said Plan, extending back therefrom in a Northeasterly direction a distance of 130 feet to a 15 foot alley, on which said 15 foot alley the lot hereby conveyed extends forth forty feet; being bounded on the North by a 15 foot alley; on the East by Lot Nos. 142, 143 and 144 in said Plan; on the South by Idaho Street in said Plan; and on the West by Lot No. 146 in said Plan; and

Eastern half of LOT NO. 146: FRONTING 20 feet on Idaho Street in said Plan and extending back therefrom in a Northerly direction, a distance of 130 feet to a 15 foot alley, on which alley the lot hereby conveyed extends 20 feet; being bounded on the North by said 15 foot alley, on the East by Lot No. 145 in said Plan, previously owned by William M. and Glennetta E. Mosier. On the South by Idaho Street, and on the West by half of Lot No. 146.

BEING the same premises which Gustav P. Popper, Jr. and Hazel Popper, his Wife by Deed dated July 5, 1956 and recorded May 22, 1957 in Washington County in deed book 994, Page 416 conveyed unto William M. Mosier and Glennetta E. Mosier, his wife, in fee and the said William M. Mosier died on August 26, 1989, thereby title then passed to Glennetta E. Mosier, as surviving tenant by the entirety and the said Glennetta E. Mosier died on June 14, 2002. BEING the same premises which Washington County Tax Claim Bureau by Deed dated November 16, 2022 and recorded February 3, 2023 in Washington County as Instrument No. 202302226 conveyed unto Karen E. Duerr, unmarried, in fee.

Tax/ID No. 600-004-11-06-0011-00 address of 1010 Idaho St., Washington, PA 15301.

TAKE FURTHER NOTICE that a Rule to Show Cause is issued upon the above-named Defendants and any other persons making a claim against the subject real property to Show Cause why title to the describe real property should not be quieted in the plaintiff, KAREN E. DUERR. Said rule is Returnable before the Honorable Brandon P. Neuman in the Court of Common Pleas of Washington County, on March 5, 2025 at 9:00 am in Courtroom No. 4, or be FOREVER BARRED FROM MAKING ANY CLAIMS against the described property and THEREBY QUIETING TITLE IN THE SUBJECT PROPERTY IN KAREN E. DUERR, the Plaintiff, free of any liens or claims whatsoever. The Court may make the aforesaid Rule Absolute on the Return Date. A true and correct copy of the subject Order permitting the publication of this Notice as

well as this Notice shall serve as the Rule.

NOTICE TO DEFEND AND CLAIM RIGHTS

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within Twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP IMMEDIATELY:**

LAWYER REFERRAL SERVICE
Washington County Bar Association
119 South College St.
Washington, PA 15301
(724) 225-6710;
or
Summit Legal Aid LEGAL AID
10 West Cherry Ave.
Washington, PA 15301
(724) 225-6170

John Patrick Smider Esquire,
Attorney for the Plaintiff, Karen E. Duerr
30 South Main St., Suite 102,
Washington, PA 15301
724-228-6000

WCR Vol 105 Issue 27

NAME CHANGE NOTICE

Notice is hereby given that on the date of December 3, 2024, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2024-7507 by the petitioner, **Caitlin Bennett Eckles**, for a change of name to Noël Bennett Eckles Friday, February 28, 2025 and time of 9:15 a.m. in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 105 Issue 27

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, FEBRUARY 7, 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 **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 descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BENTLEYVILLE

**SLOVENIAN SAVINGS & LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**

vs

**THE ESTATE OF KRISTINA
THOMAS, MIRANDA L. LEVERS as
heir, DONALD W. LEVERS as heir,
ET AL**

**DOCKET #: 2024-4699
JUDGEMENT: \$61,395.56**

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

Address: 207 FIRST STREET, BENT-
LEYVILLE, PA 15314

Tax #: 040-053-00-02-0014-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660

WCR Vol 105 Issues 25,26,27

CALIFORNIA

KIAVI FUNDING INC.

vs

J AND P CAPITAL INC.

**DOCKET #: 2024-4132
JUDGEMENT: \$80,140.06**

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

Address: 84 SECOND STREET, CALI-
FORNIA, PA 15419

Tax #: 080-015-00-00-0006-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CANTON

**U.S. BANK NATIONAL
ASSOCIATION, As Trustee, Successor
In Interest to Bank of America,
National Association, ET AL**

vs

**SUSAN E. GREENE, IN HER
CAPACITY AS ADMINISTRATRIX
OF THE ESTATE OF JAMES J.
GREENE**

**DOCKET #: 2024-4224
JUDGEMENT: \$63,772.03**

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

Address: 222 CHARLES STREET,
WASHINGTON, PA 15301
Tax #: 120-011-13-03-0009-00 & 120-
011-13-03-0008-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 25,26,27

CANTON (Cont'd)**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

ANDREW G. ZELENKA, JR.**DOCKET #: 2024-4503
JUDGEMENT: \$104,608.97**In the Commonwealth of Pennsylvania,
Washington County, Canton Township;Address: 72 PAUL STREET, WASH-
INGTON, PA 15301

Tax #: 120-008-02-03-0016-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)
579-7700WCR Vol 105 Issues 25,26,27**CANTON (Cont'd)****WASHINGTON COUNTY HABITAT
FOR HUMANITY, INC.**

vs

**DANA L. FIELDS
a/k/a DANA FIELDS KING****DOCKET #: 2024-358
JUDGEMENT: \$22,217.28**In the Commonwealth of Pennsylvania,
Washington County, Canton Township;Address: 115 FORD STREET, WASH-
INGTON, PA 15301

Tax #: 120-011-11-06-0011-01

Improvements: Residential Dwelling

Attorney: PEACOCK KELLER LLP,
(724) 222-4520WCR Vol 105 Issues 25,26,27**CARROLL****HSBC BANK USA**

vs

**ERIC JAMES WALTERS, SR. AND
LAURA JEAN WALTERS****DOCKET #: 2024-2514
JUDGEMENT: \$44,563.51**In the Commonwealth of Pennsylvania,
Washington County, Carroll Township;Address: 5 HOON STREET, MONON-
GAHELA, PA 15063

Tax #: 130-006-06-00-0040-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611WCR Vol 105 Issues 25,26,27**CECIL****SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**

vs

**MARK CALGARO AND ELEANOR
R. CALGARO****DOCKET #: 2024-1877
JUDGEMENT: \$306,543.09**In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;Address: 1049 GREENFIELD DRIVE,
CANONSBURG, PA 15317

Tax #: 140-008-01-00-0029-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660WCR Vol 105 Issues 25,26,27**CECIL (Cont'd)****PNC BANK, NATIONAL
ASSOCIATION**

vs

**KRISTA IRENE PAPA, As Adminis-
tratrix to the Estate of MICHAEL J.
GOBRISH AKA MICHAEL GO-
BRISH****DOCKET #: 2024-4124
JUDGEMENT: \$79,933.82**In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;Address: 404 GEORGETOWN ROAD,
LAWRENCE, PA 15055

Tax #: 140-012-02-02-0004-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611WCR Vol 105 Issues 25,26,27**CECIL (Cont'd)****WILMINGTON SAVINGS
FUND SOCIETY, FSB**

vs

**JEFFREY R. HARBAUGH
AND HEIDI L. HARBAUGH****DOCKET #: 2023-5486
JUDGEMENT: \$30,855.90**In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;Address: 18 CHANTRENE LANE, CEC-
IL, PA 15321

Tax #: 140-007-04-02-0043-01

Improvements: Residential Dwelling

Attorney: SHNAYDER LAW FIRM
LLC, 215-834-3103WCR Vol 105 Issues 25,26,27**CHARLEROI****PNC BANK, NATIONAL
ASSOCIATION**

vs

**JOHN W. JACOBS
AND RACHEL W. ROMAN****DOCKET #: 2024-4712
JUDGEMENT: \$54,546.58**In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;Address: 811 PROSPECT AVENUE,
CHARLEROI, PA 15022

Tax #: 160-009-00-02-0022-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322WCR Vol 105 Issues 25,26,27**CHARLEROI (Cont'd)****FEDERAL HOME LOAN
MORTGAGE CORPORATION**

vs

**MICHAEL RAMSEY, known heir of
CLAUDIA RAMSEY,
DECEASED, ET AL****DOCKET #: 2023-5200
JUDGEMENT: \$41,012.53**In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;Address: 404 5TH STREET, CHARLE-
ROI, PA 15022

Tax #: 160-019-00-05-0023-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 105 Issues 25,26,27**CHARLEROI (Cont'd)****CARRINGTON MORTGAGE
SERVICES, LLC**

vs

**RYAN KRUELL, In His Capacity as
Heir of JIMMIE KRUELL, ET AL****DOCKET #: 2024-2347
JUDGEMENT: \$32,655.43**In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;Address: 206 LOOKOUT AVENUE,
CHARLEROI, PA 15022

Tax #: 160-028-00-02-0023-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-
6906WCR Vol 105 Issues 25,26,27**CHARTIERS****MIDFIRST BANK**

vs

MATTHEW P. KHANOLKAR**DOCKET #: 2023-4817
JUDGEMENT: \$121,034.92**In the Commonwealth of Pennsylvania,
Washington County, Chartiers Township;Address: 333 FORREST AVENUE,
HOUSTON, PA 15342

Tax #: 170-016-05-03-0015-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322WCR Vol 105 Issues 25,26,27**EAST BETHLEHEM****REAL ESTATE COMMERCIAL
LENDER, LLC**

vs

**JAHLEEL KIMBO, As Sole Member
and Sole Manager of KIMBO FAMILY
REALTY, LLC & KIMBO FAMILY
REALTY, LLC****DOCKET #: 2023-5791
JUDGEMENT: \$77,522.62**In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;Address: 104 SECOND STREET, VES-
TABURG, PA 15368

Tax #: 260-001-04-04-0002-00

Improvements: Residential Dwelling

Attorney: SHNAYDER LAW FIRM
LLC, (215) 834-3103WCR Vol 105 Issues 25,26,27

EAST FINLEY

US BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for VRMTG Asset Trust

vs

STEFFANIE FURMANEK AND THOMAS FURMANEK

**DOCKET #: 2024-196
JUDGEMENT: \$98,947.06**

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

Address: 367 HAWTHORNE ROAD, CLAYSVILLE, PA 15323
Tax #: 270-002-00-00-0002-01

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

_____ WCR Vol 105 Issues 25,26,27

JEFFERSON

WELLS FARGO BANK, N.A.

vs

JACLYN ELICH

**DOCKET #: 2015-6912
JUDGEMENT: \$118,291.17**

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

Address: 21 ELICH ROAD, BURGETTSTOWN, PA 15021
Tax #: 380-004-00-00-0003-00

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

_____ WCR Vol 105 Issues 25,26,27

MONONGAHELA

LAKEVIEW LOAN SERVICING LLC

vs

TRAVIS S. VANBREMEN

**DOCKET #: 2024-4473
JUDGEMENT: \$71,787.04**

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

Address: 708 SHERIDAN STREET, MONONGAHELA, PA 15063
Tax #: 440-018-00-04-0004-00

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 25,26,27

MOUNT PLEASANT

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA

vs

ERIN D. WALKER AND KEVIN COWDEN

**DOCKET #: 2024-1910
JUDGEMENT: \$13,760.23**

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

Address: 168 DOGWOOD STREET, WESTLAND, PA 15378
Tax #: 460-009-01-02-0015-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA, LLC, (724) 225-7660

_____ WCR Vol 105 Issues 25,26,27

MOUNT PLEASANT (Con't)

PENNSYLVANIA STATE EMPLOYEES CREDIT UNION

vs

ANDREW M. GAGGIN AND MARK W. GAGGIN

**DOCKET #: 2024-4723
JUDGEMENT: \$76,968.55**

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

Address: 151-152 MEADOW STREET, WESTLAND, PA 15378
Tax #: 460-009-01-02-0024-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG & REIS CO., LPA, (216) 739-5629

_____ WCR Vol 105 Issues 25,26,27

NEW EAGLE

NORTHWEST BANK

vs

COLLIN R. ANDERSON

**DOCKET #: 2024-3714
JUDGEMENT: \$33,544.48**

In the Commonwealth of Pennsylvania, Washington County, New Eagle Borough;

Address: 212 FIRST AVENUE, NEW EAGLE, PA 15067
Tax #: 480-010-00-03-0010-00

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C., (412) 281-4333

_____ WCR Vol 105 Issues 25,26,27

NORTH STRABANE

CFS BANK, a federally chartered savings bank

vs

DAVID A. CUSHEY

**DOCKET #: 2024-5184
JUDGEMENT: \$272,033.97**

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

Address: 207 LINDEN ROAD, CANONSBURG, PA 15317
Tax #: 520-012-00-00-0048-00

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C., (412) 281-4333

_____ WCR Vol 105 Issues 25,26,27

PETERS

PNC BANK, NATIONAL ASSOCIATION

vs

CHERYL AGOSTINELLI; ET AL

**DOCKET #: 2024-1639
JUDGEMENT: \$144,717.99**

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

Address: 113 HATFIELD DRIVE, VENETIA, PA 15367

Tax #: 540-004-02-00-0006-00

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 25,26,27

PETERS (Cont'd)

METLIFE SECURITIZATION TRUST 2017-1, WILMINGTON SAVINGS FUND SOCIETY, FSB AS INDENTURE TRUSTEE

vs

ROBERT L. MAKOWSKI AND LISA M. MAKOWSKI

**DOCKET #: 2023-1858
JUDGEMENT: \$182,306.46**

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

Address: 496 VENETIA ROAD, VENETIA, PA 15367
Tax #: 540-005-01-02-0004-00

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 25,26,27

PETERS (Cont'd)

CROSSCOUNTRY MORTGAGE, LLC

vs

ALI R. HAJASSDOLAH

**DOCKET #: 2024-5061
JUDGEMENT: \$308,406.94**

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

Address: 212 SIENNA TRAIL, VENETIA, PA 15367
Tax #: 540-005-00-00-0006-00

Improvements: Residential Dwelling

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

_____ WCR Vol 105 Issues 25,26,27

ROBINSON**LAKEVIEW LOAN
SERVICING LLC**

vs

**RICHARD E. COOK,
As Administrator the Estate of
BRIAN A. COOK, Deceased****DOCKET #: 2024-5247
JUDGEMENT: \$96,941.09**In the Commonwealth of Pennsylvania,
Washington County, Robinson Township;Address: 10 FIELDCREST DRIVE,
MCDONALD, PA 15057

Tax #: 550-017-00-00-0011-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322WCR Vol 105 Issues 25,26,27**SMITH****CITIMORTGAGE, INC.**

vs

ROBERT G. FORRESTER**DOCKET #: 2024-3934
JUDGEMENT: \$95,744.62**In the Commonwealth of Pennsylvania,
Washington County, Smith Township;Address: 303 JOE CAIN ROAD, BULG-
ER, PA 15019

Tax #: 570-008-00-00-0009-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-
6906WCR Vol 105 Issues 25,26,27**SOMERSET****PENNSYLVANIA EQUITY
RESOURCES INC.**

vs

ADAM J. FAYLOR**DOCKET #: 2024-3371
JUDGEMENT: \$273,748.84**In the Commonwealth of Pennsylvania,
Washington County, Somerset Township;Address: 268 AMES ROAD, BENT-
LEYVILLE, PA 15314Tax #: 580-017-00-00-0030-00 & 580-
017-00-00-0030-07 (2)

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611WCR Vol 105 Issues 25,26,27**SOUTH STRABANE****LAKEVIEW LOAN SERVICING LLC**

vs

JOSHUA J. BOONE**DOCKET #: 2023-2653
JUDGEMENT: \$241,037.55**In the Commonwealth of Pennsylvania,
Washington County, South StrabaneTownship;Address: 906 IDAHO STREET, WASH-
INGTON, PA 15301Tax #: 600-004-10-01-0009-00 & 600-004-
-11-04-0007-01 (2)

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 105 Issues 25,26,27**UNION****CITIZENS BANK, N.A.**

vs

SANDRA GABAUER**DOCKET #: 2024-12
JUDGEMENT: \$6,360.16**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 16 STONE CHURCH ROAD,
FINLEYVILLE, PA 15332

Tax #: 640-004-01-03-0015-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, LLC, (215) 790-1010WCR Vol 105 Issues 25,26,27**WASHINGTON****PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**ARMAND BENNER AND KELLI
BENNER F/K/A KELLI COGAR****DOCKET #: 2024-624
JUDGEMENT: \$69,987.36**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 690 PENN AVENUE, WASH-
INGTON, PA 15301

Tax #: 770-034-00-01-0001-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-
LER, (717) 234-4178WCR Vol 105 Issues 25,26,27**WASHINGTON (Cont'd)****WELLS FARGO BANK, N.A.**

vs

MICHAEL J. MCKINNEY**DOCKET #: 2024-3420
JUDGEMENT: \$117,529.79**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 462 MCKINLEY AVENUE,
WASHINGTON, PA 15301

Tax #: 770-004-00-03-0002-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646WCR Vol 105 Issues 25,26,27