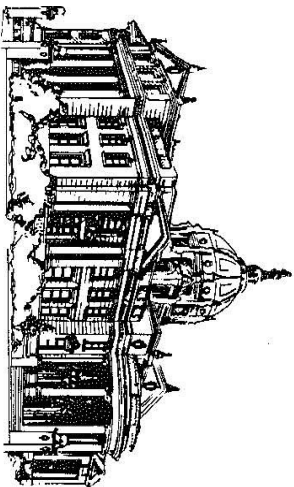


# WASHINGTON COUNTY REPORTS

**Vol. 103, No. 42    MAY 4, 2023**

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

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

NOTICE  
OF  
JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,  
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the  
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO  
MAY 12, 2023 AUDIT

AUDIT LIST

<u>NO.</u>	<u>ESTATE</u>
63-2008-0410	Janoski, Gusty C. Accountant: ....John C. Janoski Attorney: .....E.J. Julian, Esq.
63-2017-0972	Ripepi, Michaelangelo P. Accountant & Attorney: William H. Knestrick, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL  
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AU-  
DIT IS MAY 12TH, 2023 AT 9:30 A.M., COURTROOM #2, BEFORE THE  
HONORABLE JOHN F. DISALLE, PRESIDENT JUDGE.

James Roman, Register and Ex-Officio  
Clerk of the Orphans' Court Division of the  
Court of Common Pleas of  
Washington County, Pennsylvania

Washington, Pennsylvania  
Audit Date: May 12th, 2023  
Publication Dates: April 27, 2023 & May 04, 2023

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## ESTATE NOTICES

### FIRST PUBLICATION

**Bailey, Jr., Louis J.**

Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-23-0681

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: Lucinda R. Bailey, 129 Weavertown Rd., Canonsburg, PA 15317  
Attorney: Mark S. Riethmuller, Esq., Speakman, Reithmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

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**Clark, Edith**

a/k/a Matilda Edith Clark  
Late of McDonald  
Washington Co., PA  
File No. 63-23-0482

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

Executor: Susan Clark a/k/a Susan D. Clark, 109 Boxwood Dr., Bridgeville, PA 15017

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**Costello, Pauline Mary**

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

Administrator: Philip Costello c/o

Attorney: Frank C. Roney, Jr., Esq.,  
382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Dykins, Thomas Edward**

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

Co-Administrators: Thomas E. Dykins, Jr. and Lawanda Yannacci c/o

Attorney: John M. Petrisek, Esq.,  
998 Main St., Bentleyville, PA 15314

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**King, Kathryn V.**

a/k/a Kathryn Vietta May George King  
Late of Jefferson Twp.  
Washington Co., PA  
File No. 63-23-00585

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 W. King, Jr., 8 Armando Lane, Bulger, PA 15019

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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**Miller, Jr., Edward W.**

Late of Washington Co., PA  
File No. 63-23-0230

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.

dent to make payment to the Executrix without delay.

Executrix: Mary M. Wrobel, 726 Mission Hills Dr., Canonsburg, PA 15317

Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 42,43,44

**Rubin, Darlene**

Late of Slovan  
Washington Co., PA  
File No. 63-23-0210

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: Martin J. Ragan, 47 Sugar Run Rd., Avella, PA 15312

Attorney: Peter K. Darragh, Esq., P.O. Box 435, Hickory, PA 15340

\_\_\_\_\_ WCR Vol 103 Issues 42,43,44

**Saftner, Martha D.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-23-0516

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: Doreen Leech, 324 Thomas Rd., McMurray, PA 15317

Attorney: Theodore F. Huckestein, Jr., Esq., 1538 Redfern Dr., Pittsburgh, PA 15241

\_\_\_\_\_ WCR Vol 103 Issues 42,43,44

**Shimrock, Elizabeth R.**

a/k/a Elizabeth Roberta Shimrock  
Late of Borough of Marianna  
Washington Co., PA  
File No. 63-23-0606

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: Thomas Jeffrey Shimrock, 1606 Pig's Ear Rd, Grantsville, MD 21536, Christine Helene Shimrock, 2979 Ridgedale Rd, Morgantown, WV 26508,  
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 42,43,44

**Simmons, Janice K.**

a/k/a J.K. Simmons  
a/k/a Janice Simmons  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-23-0643

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 D. Duffy, 621 Orchard St., Portage, PA 15946

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., Bethel Park, PA 15102

\_\_\_\_\_ WCR Vol 103 Issues 42,43,44

**Staley, Lynnwood R.**

a/k/a Lynnwood Staley  
a/k/a Lynnwood Robert Staley  
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Shawn T. Staley, 327 Fort Cherry Rd., McDonald, PA 15057

Attorney: Kathleen Smith-Delach, Esq.,

Phillips, Phillips & Smith-Delach, P.C.,  
29 E. Beau St., Washington, PA 15301

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**Starkey, Alverda J.**

Late of East Bethlehem Twp.  
Washington Co., PA  
File No. 63-23-0624

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: Kathleen Starkey, 126 Ontario Rd., Eighty Four, PA 15330

Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

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## **SECOND PUBLICATION**

**Brooks, Helen Coen**

a/k/a Helen C. Brooks  
a/k/a Helen Brooks  
a/k/a Helen L. Coen  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-23-0617

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: Julia G. Brooks, 970 Overlook Dr., Washington PA 15301

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

WCR Vol 103 Issues 41,42,43

**Edwards, Cathryne George**

a/k/a Cathryne Helen Edwards  
Late of Burgettstown

Washington Co., PA  
File No. 63-21-1719

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: Scott D. Edwards, 461 Kingston Plantation Blvd., Benton, LA 71006

Attorney: Jay R. Hagerman, Esq., 4927 William Flinn Hwy., Allison Park, PA 15101

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**Greiner, Carole M.**

a/k/a Carole S. Greiner  
Late of Nottingham Twp., Eighty Four  
Washington Co., PA  
File No. 63-23-0591

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 Rucker, 19 Wallace St., Canonsburg, PA 15317

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

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**Griffith, Jack**

Late of McDonald  
Washington Co., PA  
File No. 63-22-0719

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 Patsch, 139 View Ave., Strabane, PA 15363

Attorney: Mark S. Riethmuller, Esq.,

Speakman, Riethmuller & Allison,  
6 S. Main St., Ste. 614, Washington, PA  
15301

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**Grzelek, Kenneth**

Late of Deemston  
Washington Co., PA  
File No. 63-21-1646

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: Jared Grzelak c/o

Attorney: Wayne M. Chiurazzi, The  
Chiurazzi Law Group, 101 Smithfield St.,  
Pittsburgh, PA 15222

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**Jones, Jonathan K.**

a/k/a Jonathan Kip Jones  
Late of Coal Center  
Washington Co., PA  
File No. 63-23-0598

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: Kathy Lee Gregg Jones,  
427 S. Ridge Rd., Coal Center, PA 15423

Attorney: Lisa J. Buday, Esq., P.O. Box  
488, California, PA 15419

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**Lutz, William Dennis**

a/k/a William D. Lutz  
Late of City of Washington  
Washington Co., PA  
File No. 63-23-0557

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

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

Executor: Matthew J. Lutz c/o

Attorney: G.T. George, Esq., George and  
George, 92 E. Main St., Uniontown, PA  
15401

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**Mahan, John C.**

a/k/a John Carlton Mahan, Jr.  
Late of Canonsburg, North Strabane Twp.  
Washington Co., PA  
File No. 63-23-0487

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: Valori B. Bring, 1610 Strecker  
Woods Ct., Wildwood, MO 63011

Attorney: James R. Baker, Esq., Sikov  
and Love, P.A., Grant Bldg. Ste. 1110,  
310 Grant St., Pittsburgh, PA 15219-2213

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**Poole, Ena**

Late of Washington  
Washington Co., PA  
File No. 63-21-01147

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 Mull, 38 Central Ave.,  
Washington, PA 15301

Attorney: E.J. Julian, Esq., Julian Law  
Firm, 70 N. Main St., Washington, PA  
15301

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**Ross, Beulah M.**

a/k/a Beulah Mae Ross  
Late of City 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Cheryl D. Brazelton,  
635 Park St., Monongahela, PA 15063  
Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022

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### **Wagner, Karen L.**

Late of Speers Borough  
Washington Co., PA

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

Administrator: George Wagner,  
8 Payer Ln., Mystic, CT 06355  
Attorney: Richard C. Mudrick, Esq., 300  
Fallowfield Ave., Charleroi, PA 15022

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### **Zosso, Erica M.**

a/k/a Erica Marie Zosso  
Late of Finleyville  
Washington Co., PA  
File No. 63-23-0594

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: Maureen M. Kinest,  
450 Parkridge Dr., Bethel Park, PA  
15102

Attorney: Robin L. Rarie, Esq., Brenlove  
& Fuller, LLC, 401 Washington Ave.,  
Bridgeville, PA 15017

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## **THIRD PUBLICATION**

### **Altland, Karen**

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

Administrator: Richard Altland, 17 Field  
and Stream Rd., Marianna, PA 15345

Attorney: Timothy N. Logan, Esq., Logan  
& Gatten Law Offices, 54 N. Richhill St.,  
Waynesburg, PA 15370

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### **Devitis, Jr., Joseph John**

a/k/a Joseph J. Devitis  
Late of Canonsburg Borough  
Washington Co., PA

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

Executor: Robert P. Veres, 409 Gladden  
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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### **Elson, Anita**

a/k/a Anita Joan Elson  
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Stacey Popko, 101 Sundial Dr.,

Canonsburg, PA 15317

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

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**Livezey, Howard L.**

a/k/a Howard Livezey  
Late of Canonsburg  
Washington Co., PA  
File No. 63-23-00596

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 F. Eicholtz, 321 E.  
Broadacre Rd. NE, Dalton, GA 30721

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**Meta, Sylvia May**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-23-0592

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 Meta, 1501  
Oakwood Dr., Pittsburgh, PA 15234

Attorney: Carl M. Hanchak, Esq., 76 Old  
Clairton Blvd., Pittsburgh, PA 15236

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**Miller, Marilyn T.**

a/k/a Marilyn Miller  
Late of Union Twp.  
Washington Co., PA  
File No. 63-23-0587

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.

dent to make payment to the Executrix without delay.

Executrix: Kayla Marie Kowatch, 350  
Country Hills Dr., Irwin, PA 15642

Attorney: Timothy R. Berggren, Esq.,  
Peacock Keller, LLP, 95 W. Beau St., Ste.  
600, Washington, PA 15301

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**Pacini, Mary Ann**

Late of Finleyville  
Washington Co., PA  
File No. 63-23-0240

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: Diana Schultz, 207 Lutes Rd.,  
Finleyville, PA 15332

Attorney: Joseph S. Bielecki, Esq., 68  
South 12th St., Pittsburgh, PA 15203

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**Popp, Henry**

a/k/a Henry RIL Popp  
Late of Washington  
Washington Co., PA  
File No. 63-23-0453

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

Executrix: Carol Ashmore, 109 Ashmore  
Rd., Washington, PA 15301

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

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**Watkins, Fay M.**

Late of Donora Borough  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is



hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Sherri L. Scholl, 606 Walnut St., Donora, PA 15033

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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## MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS - WASHINGTON COUNTY - NO. C-63-CV-2022-00377 - CIVIL ACTION - MORTGAGE FORECLOSURE - US Bank Trust National Association, Not in its Individual Capacity but solely as Owner Trustee for VRMTG Asset Trust, Plaintiff vs. L.F. a Minor, in her capacity as heir of Anthony R. Frosini, c/o Nicole Graziano, G.G. a minor, in her capacity as heir of Anthony R. Frosini, c/o Nicole Graziano and Unknown heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under L.F. a minor, in her capacity as heir of Anthony R. Frosini, Defendants - NOTICE OF SHERIFF'S SALE OF REAL PROPERTY - To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Anthony R. Frosini, Defendant(s), 1141 Bayberry Drive, Canonsburg, PA 15317. The real estate located at 1141 Bayberry Drive, Canonsburg, PA 15317, is scheduled to be sold at Sheriff's Sale on 7/7/23 at 10:00 am, on <https://washington.pa.realforeclose.com>, to enforce the court judgment of \$231,215.92, plus fees, costs and other charges obtained by Plaintiff, against you - NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS SHERIFF'S SALE - 1. This sale will be canceled if you pay the judgment to Patrick J. Wesner, Esq., 9000 Midlantic Dr., #300, P.O. Box 5054, Mt. Laurel, NJ 08054. To find out how much you must pay, you may call 856.810.5815. 2. You may be able to stop the sale by filing a petition asking the

court to strike or open the judgment, if the judgment was improperly entered. You may also ask the court to postpone the sale for good cause. 3. You may also be able to stop the sale through other legal proceedings. 4. You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. - RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE - 1. If the Sheriff's Sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling the Sheriff's Office at 724.228.6840 or Patrick J. Wesner, Esq. at 856.810.5815. 2. You may be able to petition the court to set aside the sale if the bid price was grossly inadequate compared to the value of your property. 3. The sale will go through only if the buyer pays the Sheriff the full amount due in the sale. To find out if this has happened, you may call the Sheriff's Office at 724.228.6840 or Patrick J. Wesner, Esq. at 856.810.5815. 4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened. 5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you. 6. You may be entitled to a share of the money which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on the 30th day after the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days of the preparation of the schedule of distribution. 7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale. 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. Lawyer Referral Service, 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid Society, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170

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## MORTGAGE FORECLOSURE

LOGS LEGAL GROUP LLP  
BY: CHRISTOPHER A. DeNARDO, PA  
I.D. NO. 78447  
ELIZABETH L. WASSALL, PA I.D.  
NO. 77788  
LESLIE J. RASE, PA I.D. NO. 58365  
SAMANTHA GABLE, PA I.D. NO.  
320695  
HEATHER RILOFF, PA I.D. NO.  
309906  
KEVIN T. TONCZYCZYN, PA I.D. NO.  
332616  
LORRAINE GAZZARA DOYLE, PA  
I.D. NO. 34576  
3600 HORIZON DRIVE, SUITE 150  
KING OF PRUSSIA, PA 19406  
TELEPHONE: (610) 278-6800  
E-MAIL: PAHELP@LOGS.COM  
LLG FILE NO. 22-067936  
U.S. BANK NATIONAL ASSOCIA-  
TION, as trustee for American General  
Mortgage Loan Trust 2009-1, American  
General Mortgage Pass-Through Certifi-  
cates, Series 2009-1  
PLAINTIFF

VS.

Brian Chalfont, known Heir of William T. Chalfont, deceased; Brent Chalfont, known Heir of William T. Chalfont, deceased; Brooke Schultz, known Heir of William T. Chalfont, deceased; Brittney Chalfont, known Heir of William T. Chalfont, deceased; and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William T. Chalfont, deceased

DEFENDANTS COURT OF COMMON

PLEAS  
CIVIL DIVISION  
WASHINGTON COUNTY  
NO: C-63-CV-2023-1049

To the Defendants, Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William T. Chalfont, deceased: TAKE NOTICE THAT THE Plaintiff, U.S. BANK NATIONAL ASSOCIATION, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 has filed an action Mortgage Foreclosure, as captioned above.

### NOTICE

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSE OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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

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

Washington County Bar Association  
Southwestern Pennsylvania Legal Aid  
10 W. Cherry Street  
Washington, PA 15301

WCR Vol 103 Issue 42

**MISCELLANEOUS NOTICE****NOTICE OF ADMINISTRATIVE  
SUSPENSION**

Notice is hereby given that **Joseph M. Yablonski** of **Washington County** has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated March 22, 2023, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective April 21, 2023, for Compliance Group 2.

WCR Vol 103 Issue 42

**CORPORATION NOTICE**

NOTICE IS HEREBY GIVEN that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is:

**Ethanna Inc.**

And has been delivered to the Secretary of State for filing. The initial registered office of the corporation is located at: 310 Sugarwood Dr., Washington County, Venetia, PA 15367

WCR Vol 103 Issue 42

# LAWYERS CONCERNED FOR LAWYERS PENNSYLVANIA

Are you overwhelmed by the stress of law practice or struggling with anxiety, grief, or symptoms of depression? Perhaps you are concerned about your increased use of medication (or other drugs) or alcohol to 'take the edge off'?  
**You are not alone.**

**LCL can help. Your call and all LCL  
Helpline services are 100%  
confidential.**

Approximately one in four Pennsylvania lawyers will struggle with a significant mental health or substance use (i.e. problematic alcohol or other drug use) condition during his or her career. Many of these conditions are chronic and progressive – they do not resolve on their own. They often lead to worsening health, strained relationships, and/or diminished professional competence. It is imperative for an attorney to receive the help he or she needs in order to mitigate these consequences and restore him or her to health and personal and professional well-being.

**Get Help Now — 1-888-999-1941**

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

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, JUNE 2, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our 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)

**CALIFORNIA**

**PNC BANK, NATIONAL  
ASSOCIATION**

**vs ERIC CHRISTOPHER EDWARDS**

**DOCKET #: 2022-3650**

**JUDGEMENT: \$39,242.40**

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

Address: 957 HIGHPOINT DRIVE,  
COAL CENTER, PA 15423

Tax #: 080-025-00-00-0020-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 42,43,44

**CANONSBURG**

**RELIANCE FIRST CAPITAL, LLC**

**Vs BRENDA WATKINS AND  
CHARLES R. EDWARDS**

**DOCKET #: 2022-6110**

**JUDGEMENT: \$131,113.76**

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

Address: 401 BLAINE AVENUE, CAN-  
ONSBURG, PA 15317

Tax #: 090-014-00-02-0001-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 42,43,44

**CANTON**

**FLAGSTAR BANK**

**Vs BRIDGET R. DEVER AND**

**TYLER J. MAZZIE**

**DOCKET #: 2022-3649**

**JUDGEMENT: \$143,883.20**

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

Address: 184 LACOCK STREET,  
WASHINGTON, PA 15301

Tax #: 120-011-02-00-0019-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 42,43,44

**CANTON (Cont'd)**

**CITIBANK, NA, ET AL**

**Vs DAVID D. POLAND**

**DOCKET #: 2022-8753**

**JUDGEMENT: \$52,473.31**

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

Address: 840 BUENA VISTA STREET,  
WASHINGTON, PA 15301

Tax #: 120-011-08-01-0016-01

Improvements: Residential Dwelling

Attorney: LEOPOLD & ASSOCIATES  
PLLC, (914) 219-5787

WCR Vol 103 Issues 42,43,44

**CARROLL****PNC BANK, NATIONAL ASSOCIATION**

vs FAYE L. IREY, AKA FAYE IREY;  
The United States of America, Department of Treasury, Internal Revenue Service

**DOCKET #: 2020-31**

**JUDGEMENT: \$83,874.14**

In the Commonwealth of Pennsylvania, Washington County, Carroll Township;  
Address: 129 ROSEWOOD DRIVE, MONONGAHELA, PA 15063  
Tax #: 130-006-00-00-0082-00  
Improvements: Residential Dwelling  
Attorney: MANLEY DEAS KOCHAL-SKI LLC, (614) 220-5611

WCR Vol 103 Issues 42,43,44

**CECIL****PNC BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO NATIONAL CITY BANK**

vs TRACI L. KOKOSKIE AND ESTATE OF JOAN B. YERKEY

**DOCKET #: 2022-7336**

**JUDGEMENT: \$40,788.33**

In the Commonwealth of Pennsylvania, Washington County, Cecil Township;  
Address: 187 PROFIO ROAD, McDONALD, PA 15057  
Tax #: 140-001-00-00-0025-04  
Improvements: Residential Dwelling  
Attorney: TUCKER ARENSBERG, P.C., (412) 566-1212

WCR Vol 103 Issues 42,43,44

**CECIL (Cont'd)****PNC BANK, NATIONAL ASSOCIATION**

vs ANDREW SLEBONICK AKA ANDREW T. SLEBONICK AND DOROTHY SLEBONICK AKA DOROTHY J. SLEBONICK

**DOCKET #: 2022-8756**

**JUDGEMENT: \$98,545.85**

In the Commonwealth of Pennsylvania, Washington County, Cecil Township;  
Address: 87 WILSON AVENUE, CECIL, PA 15321  
Tax #: 140-007-01-03-0012-00  
Improvements: Residential Dwelling  
Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 103 Issues 42,43,44

**DONEGAL****NATIONSTAR MORTGAGE, LLC vs COLBY ELIAS CROWE AND REBECCA A. CROWE**

**DOCKET #: 2022-6733**

**JUDGEMENT: \$97,034.32**

In the Commonwealth of Pennsylvania, Washington County, Donegal Township;  
Address: 158 MAIN STREET, WEST ALEXANDER, PA 15376  
Tax #: 230-027-00-00-0004-00  
Improvements: Residential Dwelling  
Attorney: MANLEY DEAS KOCHAL-SKI LLC, (614) 220-5611

WCR Vol 103 Issues 42,43,44

**FALLOWFIELD****U.S. BANK TRUST NATIONAL ASSOCIATION**

vs KEVIN R. WEIBLE AND TINA M. WEIBLE

**DOCKET #: 2022-5874**

**JUDGEMENT: \$95,219.90**

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

Address: 35 TRUMAN ROAD, CHARLEROI, PA 15022

Tax #: 320-006-00-00-0003-09

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

WCR Vol 103 Issues 42,43,44

**MONONGAHELA****PHH MORTGAGE CORPORATION vs UNKNOWN HEIRS, SUCCESSORS**

ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLINE PATTON, DECEASED, ET AL

**DOCKET #: 2021-3059**

**JUDGEMENT: \$53,632.04**

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

Address: 519 6TH STREET, MONONGAHELA, PA 15063

Tax #: 440-014-00-02-0022-00

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

WCR Vol 103 Issues 42,43,44

**PETERS.****PNC BANK, NATIONAL ASSOCIATION****vs KAREN A. GREEN AKA KAREN GREEN AND KENNETH R. ROGULSKI AKA KENNETH ROGULSKI****DOCKET #: 2022-8988****JUDGEMENT: \$13,144.93**

In the Commonwealth of Pennsylvania, Washington County, Peters Township;  
Address: 114 ROYALBROOKE a/k/a  
114 ROYALBROOKE DRIVE, VENTIA, PA 15367

Tax #: 540-005-07-00-0013-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322WCR Vol 103 Issues 42,43,44**SOUTH STRABANE****THE MONEY SOURCE INC.****vs RICHARD D. WYNCOOP****DOCKET #: 2023-907****JUDGEMENT: \$195,128.08**

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

Address: 735 WOODLAWN DRIVE,  
WASHINGTON, PA 15301

Tax #: 600-004-04-00-0005-00 &amp; 600-004-04-00-0006-01 (2)

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)  
942-2090WCR Vol 103 Issues 42,43,44**SPEERS.****PENNYMAC LOAN SERVICES LLC****vs CHRISTOPHER A. HUPCHICK a/k/a CHRISTOPHER HUPCHICK****AND SHERRY M. HUPCHECK a/k/a SHERRY HUPCHICK****DOCKET #: 2019-5003****JUDGEMENT: \$122,856.06**

In the Commonwealth of Pennsylvania, Washington County, Speers Borough;  
Address: 212 SCOTT STREET, CHARLEROI, PA 15022

Tax #: 610-017-00-01-0019-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)  
942-2090WCR Vol 103 Issues 42,43,44**WASHINGTON****MCLP ASSET COMPANY, INC.****vs ERIC WILLIAM JOHNSON, As Administrator of the ESTATE OF LESLIE CHERYL PATTERSON MIMS, DECEASED****DOCKET #: 2022-7803****JUDGEMENT: \$93,501.34**

In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 255 DUNCAN AVENUE,  
WASHINGTON, PA 15301

Tax #: 720-010-00-01-0008-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)  
942-2090WCR Vol 103 Issues 42,43,44**WASHINGTON (Cont'd)****PENNSYLVANIA HOUSING****FINANCE AGENCY****vs JEFFREY L. SCOTT****DOCKET #: 2022-8409****JUDGEMENT: \$92,964.86**

In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 51 CORT STREET, WASHINGTON, PA 15301

Tax #: 770-005-00-02-0003-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER,  
(717) 234-4178WCR Vol 103 Issues 42,43,44**WASHINGTON (Cont'd)****PENNSYLVANIA HOUSING****FINANCE AGENCY****vs ANTHONY D. OLIVER****DOCKET #: 2022-8932****JUDGEMENT: \$22,397.98**

In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 475 BROAD STREET, WASHINGTON, PA 15301

Tax #: 780-005-00-01-0008-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER,  
(717) 234-4178WCR Vol 103 Issues 42,43,44