

**MOTIONS COURT SCHEDULE**

CR#/Suite#	<b>COMPLETE info at <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b>
Gilman, Gary (PJ) CR#7/1001	Tu –Fri 9:15a. Copy of motion due before 12p the business day prior to scheduled presentation. Motions in person, may be remote upon approval.
DiSalle, John CR#2/2002	Motions handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that motion is being filed and if contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA’s Office for acknowledgment of objection or consent. Advance copy of Orphan’s Court motions shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valarie CR#1/2001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Jun, Aug, Oct, Dec. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a>
Lucas, Michael, CR#6/1006	M 1:15p and Tu, W & Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person, with signup by Noon the business day prior to presentation.
Neuman, Brandon CR#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge’s office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Judge of the Term, Criminal: Jul, Sep, Nov. Motions in person, with signup by Noon the business day prior to presentation. See Standard Operating Procedures at <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a> .
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: <a href="https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge">https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge</a> .

**COURT CALENDARS**

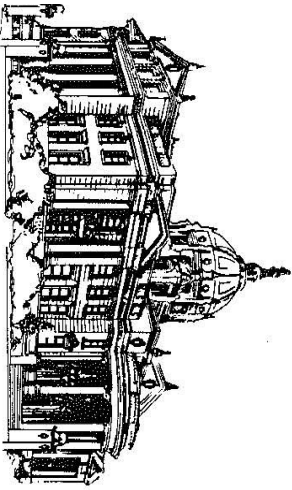
Sheriff Sale Dates.....Last Date to File w/Prothonotary  
 Jul 12, 2024.....Apr 26, 2024  
 NO SALE IN AUGUST .....  
 Sept 6, 2024 .....June 28, 2024  
 Orphans’ Court Audit Dates: ..... Jul 19, Sep 20, Nov 22

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**WASHINGTON COUNTY REPORTS**

**Vol. 104 No. 49 – JUNE 20, 2024**

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



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

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**Obiter Dictum**

*From the ABA Journal Daily Newsletter:* [1] The U.S. Supreme Court has ruled against two women who loaned their cars to others arrested for drug crimes while using the vehicles, leaving Alabama police free to seek civil forfeitures of the cars. The car owners had argued that they were entitled to a preliminary hearing to determine whether police could retain their cars during the forfeiture process. The cars at issue were seized under an Alabama law that allows police to seize vehicles used to commit or facilitate drug crimes. In the 6-3 decision, the Supreme Court ruled that while the due process clause of the 14<sup>th</sup> Amendment requires a timely forfeiture hearing in cases involving the seizure of personal property - it does not require a separate preliminary hearing. The Supreme Court correctly noted that Congress and the states have long authorized police to seize and hold personal property pending a forfeiture hearing without separate preliminary hearings, which historical practice is reinforced by two Supreme Court cases that resolved the issue. One of the cases is the 1983 decision in *United States v. \$8,850.00*, which created a four-factor test to access the timing limit of a forfeiture hearing. According to the opinion written by Justice Kavanaugh, the “argument for a separate preliminary hearing appear in many respects to be a back door argument for a timelier hearing so that the property owner with a good defense against forfeiture can recover his or her property more quickly. But the Court’s precedents already required timely hearing, and a property owner can of course raise a \$8,850.00-based argument in an individual case to insure a timely hearing.” Kavanaugh’s opinion was joined by Chief Justice Roberts and Justices Thomas, Alito, Gorsuch and Barrett. [2] A bookkeeper for a New Orleans law firm pleaded guilty to wire fraud last week after she was accused of embezzling \$2.5 million from her employer. Shavonda Chambers is set to be sentenced in Sept., according to a May 16, 2024, press release. The law firm discovered the theft when Chambers went on vacation and someone else covered for her. Chambers was accused of embezzling the money through at least 143 payroll transfers to her personal accounts from 2017 to 2023, using the money to buy at least eight cars. *Other News:* The Superior Court recently confirmed that the filing of a Writ of Revival after the five-year period in 42 Pa.C.S. §5526(1) results not in forfeiture of the underlying judgment but only in the loss of any lien priority creditor may have had. *Hoopes v. Hadley*, 2024 Pa. Super. 89 (May 1, 2024).

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

**NOTICE TO THE PROFESSION**

Washington County District Attorney's Office accepting application for Full-Time Assistant District Attorney at a starting salary of \$73,460 to prepare and prosecute criminal cases from preliminary hearing to completion, which may entail a jury trial, non-jury trial, or any other non-trial disposition such as a guilty plea, diversionary program, or appeal. A J.D. Degree and a license to practice law in PA are required, as is prior experience as an attorney. For full job description and to apply visit [www.washingtoncopa.gov](http://www.washingtoncopa.gov).

IN THE COURT OF COMMON PLEAS OF  
 WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION No. 2024-1

IN RE: FEES FOR ELECTRONIC ACCESS AND FILING IN THE  
 CIVIL AND ORPHANS’ COURT DIVISIONS

**ADMINISTRATIVE ORDER**

AND NOW, this 17<sup>th</sup> day of June, 2024, pursuant to Local Rule of Civil Procedure L-205.4(d) and Local Rule of Orphans’ Court Procedure L-O.C. 4.7(f), it is hereby ORDERED, ADJUDGED, and DECREED that the following schedule of fees shall be collected for use of the C-Track Public Portal. Fees assessed in relation to the use of the C-Track Public Portal shall be paid by use of debit or credit card.

**I. Document Access Subscription Fees**

Docket sheets on remotely available public cases are viewable for free to registered users of the C-Track Public Portal. Registered users that are either a case party or attorney of record are not required to either subscribe or pay an individual document access fee to view documents on their case(s) in the C-Track Public Portal. Individuals or organizations that are not a case party or record attorney may choose to pay a monthly subscription fee for access to all remotely and publicly available case documents. The subscription fees are based on a “seat count” of the individual or organization paying for them. The monthly per-seat subscription fees are as follows:

Maximum Seat Count	Cost Per Seat
1	\$42.00
5	\$30.00
20	\$25.00
50	\$21.00
100	\$10.00

**II. Individual Document Access Fee**

Users who do not pay for a C-Track Subscription Fee shall be charged per instance of viewing, downloading, or printing a document in the C-Track Public Portal. This fee shall be \$0.25 perpage, with a minimum charge of \$5.00.

**III. Electronic Filing Fee**

Registered users may electronically file certain legal papers to the Prothonotary or the Register of Wills/Clerk of the Orphans’ Court. A user fee of \$7.00 shall be imposed for each legal paper that is electronically filed.

**IV. Debit or Credit Card Processing Fee**

All payments in the C-Track Public Portal are handled via a payment processor. A processing fee shall be charged per debit or credit card transaction. This fee shall be the greater of either \$2.95 or three percent (3%) of the total transaction cost. This fee is in addition to any other charges in the C-Track Public Portal.

**V. Filing Fees Suspended**

It is further ORDERED that the Register of Wills/Clerk of the Orphans’ Court shall not charge a fee to a party and/or counsel of record for the filing of an order or decree of court. Collection of any such fees shall cease effective June 20, 2024.

It is further ORDERED that the Prothonotary shall not charge an additional \$25.00 fee for arbitration referral to a party and/or counsel of record for electronically

filing a writ of summons or complaint involving damages below the arbitration limits.

### VI. Conclusion

The District Court Administrator is directed to:

1. File copies of this Administrative Order with the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*;
2. File one (1) electronic copy of this Administrative Order with the Administrative Office of Pennsylvania Courts;
3. Arrange for the publication of this Administrative Order on the website for the Twenty-seventh Judicial District, [www.washingtoncourts.us](http://www.washingtoncourts.us), within thirty (30) days of the effective date; and
4. Cause a copy hereof to be published in the *Washington County Reports* once a week for two (2) successive weeks at the expense of the County of Washington.

BY THE COURT:  
/S/ Gary Gilman, P.J.  
President Judge

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## ESTATE NOTICES

### FIRST PUBLICATION

**Ambrogi, Julia Helen**  
a/k/a Julia H. Ambrogi  
Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-24-0593

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: Harold E. Johnson, Jr. c/o  
Attorney: Stephanie M. Sewak, Esq., 90  
W. Chestnut St., Ste. 606, Washington,  
PA 15301

WCR Vol 104 Issues 49,50,51

**Biddle, Brenda J.**  
a/k/a Brenda Jeanne Evelyn Biddle  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-24-0837

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 D. Mollico, 42 Rockwood  
Dr., Trophy Club, TX 76262  
Attorney: Stephen J. Taczak, Esq., Taczak  
Law Office LLC, 12 N. Jefferson Ave.,  
Canonsburg, PA 15317

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**Freed, Norma Louise**  
a/k/a Norma L. Freed  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-24-0201

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: Dianne Roessler a.k.a. Dianne Rossler, 1015 Sugar Run Rd., Avella, PA 15312

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

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**Gerbec, Everett**  
Late of Finleyville  
Washington Co., PA  
File No. 63-24-0483

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: Steven DeVecchio, 239  
Montclair Ave., Pittsburgh, PA 15229  
Attorney: John Linkosky, Esq., 715 Wash-  
ington Ave., Carnegie, PA 15106

WCR Vol 104 Issues 49,50,51

**Hartley, Gloria Jean**  
Late of Roscoe  
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: Edward J. Hartley c/o  
Attorney: Frank D. Magone, Esq., 105  
Baywood Dr., Monongahela, PA 15063

WCR Vol 104 Issues 49,50,51

**Kaleita, Annette M.**  
Late of California 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: Ruthann Fordanish, 6221 Highview Dr., Rostraver Twp., PA 15012

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

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**Kalvesmaki, Patricia Ann**

Late of Finleyville  
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: Lindsay Marie Kalvesmaki, 127 Valley Rd., Eighty Four, PA 15330  
Attorney: Andre Desir, Esq., 7373 Ridge Ave., 330, Philadelphia PA 19128

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**Litke, Ronald W.**

a/k/a Ronald William Litke  
Late of Bulger  
Washington Co., PA  
File No. 63-24-0680

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: Sara Ann Maria Talotta aka Sara-Ann Talotta c/o  
Attorney: Caleb S. Dunn, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave., Ste. 602, Pittsburgh, PA 15219

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**Miller, Clara A.**

a/k/a Clara Ann Miller a/k/a Clara Miller  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Donna Jean Kovac, 126 McCarrell Rd., Hickory, PA 15340  
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

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**Ripepi, Michael Angelo Anthony**

a/k/a Angelo Ripepi  
Late of Monongahela  
Washington Co., PA  
File No. 63-24-0722

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 A. Ripepi, 115 Berrybush Dr., Harrison City, PA 15636  
Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

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**Roach, William C.**

a/k/a William Clyde Roach  
a/k/a William Roach  
Late of Bulger  
Washington Co., PA  
File No. 63-24-00764

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: Terri Bonazza aka Terri Lynn Bonazza, PO Box 435, Hickory, PA 15340  
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

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**Warrell, Ruby Anne**

Late of Borough of Claysville  
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: Frederick E. Warrell, III c/o  
Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

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**Webb, James R.**

Late of Monongahela  
Washington Co., PA  
File No. 63-24-0856

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: Donna Zaricki, 193 E. Highland Dr., McMurray, PA 15317  
Attorney: Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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**Young, Willa Mae**

Late of Houston Borough  
Washington Co., PA  
File No. 63-24-0894

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.

dent to make payment to the Executor without delay.

Executor: Douglas L. Young, Sr. a/k/a Douglas Louis Young, Sr., 4010 Perrault Circle, Monroe, NC 28110-9640  
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

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**SECOND PUBLICATION**

**Agulia, Helen E.**

Late of Union Twp.  
Washington Co., PA

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

Co-Executor: Marie Hamer, 951 Old Route 51 Rd., Smock, PA 15480, Robert E. Garrison, 44 McChain Rd., Finleyville, PA 15332,  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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**Burchesky, Stephen Richard**

a/k/a Stephen R. Burchesky  
Late of Canonsburg  
Washington Co., PA  
File No. 63-24-0803

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: Bonita Linder Burchesky, 231 Thornwood Dr., Canonsburg PA 15317  
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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**Duffy, Sarah M.**

Late of North Strabane Twp.  
Washington Co., PA

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

Executrix: Kathleen D. Kehner AKA Kathleen M. Kehner AKA Kathleen Duffy Kehner, 2339 NW Miller Rd., Portland, OR 97229

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

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**Fulmer, James H.**

Late of Dunlevy 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: Judy Pohlot, 10 Keystone Dr., Monessen, PA 15062

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

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**Jones, Sr., Christopher Michael**

Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-24-0826

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

Administratrix: Teresa Matelski a/k/a Teresa Dunleavy, 436 Munntown Rd., Eighty Four, PA 15330

Attorney: Dale P. Frayer, Esq., Temple & Frayer, 2600 Boyce Plaza Rd., Ste. 114, Pittsburgh, PA 15241

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**Karrenbauer, Donald W.**

Late of Washington Co., PA  
File No. 63-24-0788

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: Darlene Rae Minick AKA Darlene Rae Minick Jr. c/o  
Attorney: David P. Hvizdos, Esq., 505 Valleybrook Rd., Ste. 206, McMurray, PA 15317

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**McCarthy, Rose A.**

a/k/a Rose A. Miller  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-24-00365

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: Laurie Miller / David Miller, 140 Gateshead Dr., McMurray, PA 15317

Attorney: Angela R. Winslow, Esq., Winslow Law Group, P.C., 4600 J. Barry Ct., Ste. 330, Canonsburg, PA 15317

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**Palyas, David J.**

Late of Fallowfield 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: Renee Palyas c/o  
Attorney: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1500 Market St., #3500E, Phila., PA 19102

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**Poznak, Elizabeth**

a/k/a Elizabeth B. Poznak  
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: Andrew Harouse, 133 East Pike St., Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

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**Schweikert, Joseph A.**

Late of North Fayette 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: Bonnie L. Schweikert, 120 Hill Place Dr., McDonald, PA 15057

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

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**Silvers, Richard L.**

a/k/a Richard Loren Silvers  
Late of City 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: George E. Silvers, Jr., 189 Old Scales Rd., Washington, PA 15301

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

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**Strimel, Margaret A.**

a/k/a Margaret Ann Strimel  
Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-24-0821

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: Renee M. Poland, 126 Craft Rd., Washington, PA 15301

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

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**Vargo, Sr., Joseph J.**

a/k/a Joseph J. Vargo  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-24-0786

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: Sandra M. Gorrington a/k/a Sandra Marie Gorrington, 497 Quarry Rd., Washington, PA 15301

Attorney: Thomas A. Will, Esq., Thomas A. Will & Assoc., 6000 Town Center Blvd., Ste. 106, Canonsburg, PA 15317

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**Waz, Larry K.**  
a/k/a Larry Waz  
Late of Cecil Twp.  
Washington Co., PA

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

Executrix: Summer L. Waz c/o  
Attorney: Frank Arcuri, Esq., 125 S. College St., Washington, PA 15301

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### **THIRD PUBLICATION**

**Baker, Jr., John R.**  
Late of Jefferson 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: Shirley A. Baker c/o  
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Bigi, Patricia A.**  
Late of Carroll 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: Jeffrey D. Tonarelli, 126 Alexander Dr., Canonsburg, PA 15317  
Attorney: Herman J. Bigi, Esq., Bigi/

Walsh Law Offices, 337 Fallowfield Ave.,  
Charleroi, PA 15022

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**Engel, Kenneth L.**  
Late of Mt. Pleasant Twp.  
Washington Co., PA  
File No. 63-24-00819

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

Executor: Aaron L. Engel, 640 Duncan Ave., Washington, PA 15301  
Attorney: Christian E. Sesak, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 47,48,49

**Humphrey, Anna L.**  
a/k/a Annie Lee Humphrey  
a/k/a Ann Humphrey  
Late of Union Twp.  
Washington Co., PA  
File No. 63-21-2099

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

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

WCR Vol 104 Issues 47,48,49

**Johnson, Emma Josephine**  
a/k/a Emma J. Johnson  
a/k/a Emma J. Ambrogi Johnson  
Late of Houston  
Washington Co., PA

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

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

Executrix: Judith Ann Boggs c/o  
Attorney: Steven R. Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 47,48,49

**Keller, Jay**  
Late of Washington Co., PA  
File No. 63-24-00768

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: Margaretta Whitworth McIlvaine, PO Box 364, Keswick, VA 22947  
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 47,48,49

**Midler, Josephine L.**  
a/k/a Josephine Midler  
a/k/a Josephine Louise Midler  
Late of Avella  
Washington Co., PA  
File No. 63-24-0228

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: Paulette M. Thomas, 9277 Cactus Lane, Loveland, OH 45140

WCR Vol 104 Issues 47,48,49

**Moorehead, Walton M.**  
a/k/a Walton Mitchell Moorehead  
Late of Hickory  
Washington Co., PA  
File No. 63-24-0712

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: David Mitchell Moorehead, 1531 Millers Run Rd., McDonald, PA 15057  
Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 104 Issues 47,48,49

**Murphy Jr., Austin J.**  
a/k/a Austin J. Murphy  
a/k/a Austin John Murphy  
Late of Monongahela  
Washington Co., PA  
File No. 63-24-00641

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: Colleen Ramona Arnowitz, 124 Fox Trot Dr., Eighty Four, PA 15330  
Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

WCR Vol 104 Issues 47,48,49

**Rogozinski, Eugene R.**  
Late of Deemston Borough  
Washington Co., PA  
File No. 63-22-0571

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: Kimberly R. Rogozinski, 161 Fulton St., Washington, PA 15301

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

WCR Vol 104 Issues 47,48,49

**Schultz, Jr., William Joseph**  
a/k/a William J. Schultz, Jr.  
Late of Borough 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: William J. Schultz, III c/o  
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 47,48,49

**Sroka, Paul E.**  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-24-0708

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: Paul R. Sroka, 116 Holly Dr., McMurray, PA 15317  
Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valley Brook Rd., Ste. 112, McMurray, PA 15317

WCR Vol 104 Issues 47,48,49

**Zelenski, Sharon E.**  
Late of Charleroi  
Washington Co., PA  
File No. 63-24-0621

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: Darryl Zelenski, 500 Green St., Irwin, PA 15642  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 47,48,49

## MISCELLANEOUS NOTICE

NOTICE IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY PENNSYLVANIA ORPHANS COURT TO: Russell Puel, Eugene Puel, Allen Puel, Irene Puel and Susan Puel. NOTICE is hereby given that on May 2, 2024, a Petition for Citation was issued to Show Cause Why River Communities Fiduciary Services, Inc Should Not Be Appointed Administrator of the Estate of Ruth Puel. You are hereby put on notice to file a written response and appear on Monday June 17,2024 at 1:00 PM. If you fail to respond and appear, the letters may be granted, and certain rights may be waived. Attorneys for this Petition for Citation are Michelle A. Ross, Esq. and Genevieve Redd, Esq., of Leech Tishman Fuscaldo & Lampl, LLC 525 Wm. Penn Place, 28th Fl. Pittsburgh PA 15219.

WCR Vol 104 Issues 47, 48, 49

## BANKRUPTCY SALE NOTICES

IN THE UNITED STATES  
BANKRUPTCY COURT FOR THE  
WESTERN DISTRICT OF  
PENNSYLVANIA  
Bankruptcy Case No. 21-22022 CMB  
Chapter 13

IN RE:

David B. Rhoades and Stacy L. Rhoades,  
Debtors.

Property to be sold: 1374 East Maiden Street, Washington, PA 15301  
Initial Offer: \$95,000.00/\$2,500.00 deposit

Terms of Sale: Cash Offer, \$2,500.00 in cash or certified funds at the time of sale. Closing in 30 days.

Contact: Daniel R. White, Esquire, 1310 Morrell Avenue, Suite C, Connellsville, PA 15425, 724-628-7955,  
dwhite@westpalawyers.com

A hearing/live auction will be held on **July 11, 2024 at 1:30 p.m.** before Judge Carlota M. Böhm in Courtroom B, 54th

Floor, U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA 15219. Unless otherwise ordered, parties may also appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform ("Zoom"). To participate in the hearing via Zoom, use the following link no later than ten (10) minutes prior to your scheduled hearing time: <https://www.zoomgov.com/j/16143800191>. Alternatively, connect with Zoom by using the following Meeting ID: 161 4380 0191. ALL HEARING PARTICIPANTS ARE REQUIRED TO REVIEW AND COMPLY WITH THE ZOOM PROCEDURES. For questions regarding Zoom connection, contact Judge Böhm's Chambers at 412-644-4328. Only a limited time of ten (10) minutes is being provided on the calendar. No witnesses will be heard. If an evidentiary hearing is required, it will be scheduled by the Court for a later date.

WCR Vol 104 Issue 49

Bankruptcy Sale  
July 11, 2024

Brian & Amanda Pendo  
Case No. 24-20784 CMB  
Property to be sold:  
Real estate located at 331 State Street, Charleroi, PA 15022

Initial offer: \$301,500 with no seller assist

For additional information:  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

WCR Vol 104 Issue 49

## TPR NOTICE

### PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION

**IN RE: AVERIE DONNA  
KATHERYN MEEKS  
AKA AVERIE MEEKS  
(DOB 5/2/08)**

**CHILD OF**

JENNIFER PICKENS, MOTHER  
AND  
JOHNNY BROWN, FATHER  
NO: 63-23-0971

Take notice that a Petition for Involuntary Termination of Parental Rights of Jennifer Pickens, mother of the above the minor child will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on July 3, 2024, at 11:00 a.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 Legal Aid a/k/a Summit Legal, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Julie Bower, Casework Supervisor  
Washington County Children & Youth  
Social Service Agency  
95 West Beau Street, Ste. 300  
Washington, PA 15301  
Telephone: (724) 228-6884

\_\_\_\_\_ WCR Vol 104 Issues 49

**NAME CHANGE NOTICES**

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2024-2964

In re: Petition of **Jerimiyah Kevin Grimsley**, a minor, by the Petitioner, Sabrina Bradshaw natural parent or guardian, for change of name to Jerimiyah Josiah Bradshaw

To all person interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of July 12th 2024 and time of 9:15 in Courtroom 6 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

\_\_\_\_\_ WCR Vol 104 Issue 49

**CORPORATION NOTICE****Articles of Incorporation  
Nonprofit Notice**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg on June 17, 2024, with respect to a nonprofit corporation, **Eternity Spring**, which has been incorporated under the Nonprofit Corporation Law of 1988.

Christian E. Seseq, Esq.  
Peacock Keller, LLP  
4000 Town Center Blvd., Suite 410  
Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 104 Issue 49

**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, JULY 12, 2024, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news release for more information.

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

**CANONSBURG**

**STOCKTON MORTGAGE  
CORPORATION**  
vs  
**MELISSA GUILIANI, CO-  
ADMINISTRATRIX AND HEIRESS  
OF THE ESTATE OF MICHAEL  
GUILIANI, DECEASED, ET AL**

**DOCKET #: 2023-2343  
JUDGEMENT: \$119,754.67**

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

Address: 523 CRAIGHEAD STREET,  
CANONSBURG, PA 15317  
Tax #: 090-012-00-00-0022-00 & 090-  
012-00-00-0021-00 (2)

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

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

**CANONSBURG (Cont'd)**

**NATIONSTAR  
MORTGAGE, LLC**  
vs  
**LILLIE EDWARDS**

**DOCKET #: 2023-5766  
JUDGEMENT: \$48,716.57**

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

Address: 120 VINE STREET, CAN-  
ONSBURG, PA 15317  
Tax #: 110-031-00-03-0020-00

Improvements: Residential Dwelling  
Attorney: ALBERTELLI LAW, 856-724-  
1888

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

**CECIL**

**PNC BANK, NATIONAL  
ASSOCIATION**

vs  
**MICHAEL C. DANYO,  
AKA MICHAEL CHARLES DANYO,  
as Co-Administrator to the ESTATE  
OF VIRGINIA R. DANYO, ET AL**

**DOCKET #: 2023-7653  
JUDGEMENT: \$86,649.32**

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

Address: 516 MUSE BISHOP ROAD,  
McDONALD, PA 15057  
Tax #: 140-006-00-00-0055-02

Improvements: Residential Dwelling  
Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49



CENTERVILLE

WELLS FARGO  
BANK, N.A.

vs

JOHN B. McDONALD  
AND  
JODI L. McDONALD

**DOCKET #: 2023-2200**  
**JUDGEMENT: \$188,258.92**

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

Address: 944 OLD NATIONAL PIKE,  
BROWNSVILLE, PA 15417-9258  
Tax #: 151-010-00-00-0034-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

CHARLEROI

MILL CITY MORTGAGE  
LOAN TRUST  
2017-3, ET AL

vs

RUTH M. YELANICH  
AKA RUTH YELANICH

**DOCKET #: 2023-6680**  
**JUDGEMENT: \$55,870.22**

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

Address: 830 CREST AVENUE, CHAR-  
LEROI, PA 15022

Tax #: 160-009-00-03-0018-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

HANOVER & SMITH TOWNSHIPS

INDEPENDENCE  
EXCAVATING INC.

vs

WASHINGTON COUNTY COUNCIL  
ON ECONOMIC DEVELOPMENT

**DOCKET #: 2022-3700**  
**JUDGEMENT: \$11,192,959.59**

In the Commonwealth of Pennsylvania,  
Washington County, Hanover & Smith  
Townships;

Address: VACANT LAND, PARTIALLY  
IMPROVED LOTS AND FULLY IM-  
PROVED LOTS IN STARPOINTE  
BUSINESS PARK - HANOVER AND  
SMITH TOWNSHIPS

Tax #: 340-032-00-00-0001-00, 340-036-  
01-00-0003-00, 340-036-01-00-0007-00,  
340-036-01-00-0016-00, 340-036-01-00-  
0017-00, 340-036-01-00-0018-00, 340-  
036-01-00-0020-00, 340-036-01-00-0021-  
00, 340-036-01-00-0023-00, 340-036-01-  
00-0024-00, 340-036-01-00-0026-00, 340-  
036-01-00-0027-00, 340-036-01-00-0028-  
00, 340-036-01-00-0030-00, 570-002-00-  
00-0003-00 (15)

Improvements: Residential Dwelling

Attorney: DILLON McCANDLESS  
KING COULTER & GRAHAM L.L.P.,  
(724) 283-2200, (724) 776-6644

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

HOUSTON

WILMINGTON SAVINGS  
FUND SOCIETY, FSB

vs

KEVIN M. CAGNON AND  
SUSAN J. CAGNON

**DOCKET #: 2023-5781**  
**JUDGEMENT: \$141,064.21**

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

Address: 506 WEST PIKE STREET,  
HOUSTON, PA 15342

Tax #: 360-001-00-04-0005-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

MONONGAHELA

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

vs

UNKNOWN HEIRS, DEVISEES,  
AND/OR PERSONAL  
REPRESENTATIVES OF ANN  
JORDAN, DECEASED, ET AL

**DOCKET #: 2022-7650**  
**JUDGEMENT: \$21,512.12**

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

Address: 545 PARK AVENUE, MO-  
NONGAHELA, PA 15063

Tax #: 420-028-00-00-0004-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

MOUNT PLEASANT

CHROME FEDERAL  
CREDIT UNION

vs

LINDA DARLENE KELLEY

**DOCKET #: 2023-5527**  
**JUDGEMENT: \$44,505.19**

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

Address: 153 MEADOW STREET,  
WESTLAND, PA 15378

Tax #: 460-009-01-02-0025-00

Improvements: Residential Dwelling

Attorney: METZ LEWIS BRODMAN  
MUST O'KEEFE LLC, (412) 918-1100

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

NEW EAGLE

ROCKET MORTGAGE, LLC f/k/a  
QUICKEN LOANS, LLC f/k/a  
QUICKEN LOANS INC.

vs

MICHAEL A. CINCIRIPINI

**DOCKET #: 2024-195**  
**JUDGEMENT: \$59,087.30**

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

Address: 511 4TH AVENUE, NEW EA-  
GLE, PA 15067

Tax #: 480-014-00-04-0006-01

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

NORTH STRABANE

M B HOMEOWNERS'  
ASSOCIATION, INC.

vs

ADAM P. KOZICH AND  
LISA M. KOZICH

**DOCKET #: 2018-5581**  
**JUDGEMENT: \$4,083.44**

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

Address: 614 DEERWATCH ESTATES  
DRIVE, CANONSBURG, PA 15317

Tax #: 520-011-04-04-0012-00

Improvements: Residential Dwelling

Attorney: LMBH LEGAL SERVICES  
LLC, (412) 495-5875

\_\_\_\_\_ WCR Vol 104 Issues 47,48,49

**NORTH STRABANE (Cont'd)**

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

vs

**MARYANN CHADWICK  
A/K/A MARYANN ROZANC  
A/K/A MARY A. CHADWICK  
A/K/A MARY A. LOWERY  
A/K/A MARYANN LOWERY  
A/K/A MARY A. ROZANC  
A/K/A MARY A. CHADWICK  
LOWERY ROZANC**

**DOCKET #: 2023-5788  
JUDGEMENT: \$173,611.52**

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

Address: 109 OLD MEADOW ROAD,  
CANONSBURG, PA 15317  
Tax #: 520-001-08-01-0015-05

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 47,48,49

**PETERS**

**CITIZENS BANK, N.A.**

vs

**CHARLES R. RINGLING**

**DOCKET #: 2024-618  
JUDGEMENT: \$148,524.11**

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

Address: 810 VENETIA ROAD, VENE-  
TIA, PA 15367  
Tax #: 540-004-00-00-0046-01

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY  
JAVARDIAN, LLC, (215) 942-9690

WCR Vol 104 Issues 47,48,49

**PETERS (Cont'd)**

**METROPOLITAN LIFE  
INSURANCE COMPANY**

vs

**ERIN M. BAXENDELL AND  
SCOTT A. BAXENDELL**

**DOCKET #: 2023-2654  
JUDGEMENT: \$389,501.29**

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

Address: 274 SUTHERLAND DRIVE,  
VENETIA, PA 15367  
Tax #: 540-005-18-00-0012-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 47,48,49

**SOUTH STRABANE**

**THE WOODLANDS AT REDSTONE  
CONDOMINIUM ASSOCIATION**

vs

**JANET MANKEY**

**DOCKET #: 2022-5378  
JUDGEMENT: \$14,831.28**

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

Address: 202 CLUBHOUSE DRIVE,  
WASHINGTON, PA 15301  
Tax #: 600-006-99-99-0001-03N

Improvements: Residential Dwelling

Attorney: LMBH LEGAL SERVICES  
LLC, (412) 495-5875

WCR Vol 104 Issues 47,48,49

**UNION**

**MIDFIRST BANK**

vs

**JAMES A. CIBRONE AND  
GLORY ANN CIBRONE**

**DOCKET #: 2020-490  
JUDGEMENT: \$289,541.48**

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

Address: 448 MINGO CHURCH ROAD,  
FINLEYVILLE, PA 15332  
Tax #: 640-011-00-00-0044-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 47,48,49

**UNION (Cont'd)**

**PHH MORTGAGE  
CORPORATION**

vs

**GARNET M. MIKUSH**

**DOCKET #: 2023-2656  
JUDGEMENT: \$221,792.20**

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

Address: 3482 IVY HILL LANE,  
FINLEYVILLE, PA 15332  
Tax #: 640-010-05-03-0007-00

Improvements: Residential Dwelling

WCR Vol 104 Issues 47,48,49

**UNION (Cont'd)**

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

vs

**RANDY P. STORY, ADMINISTRA-  
TOR OF THE ESTATE OF  
PATRICIA A. STORY A/K/A  
PATRICIA ANN STORY**

**DOCKET #: 2023-7211  
JUDGEMENT: \$16,962.13**

In the Commonwealth of Pennsylvania,

Washington County, Union Township;

Address: 3 SHORT STREET, ELRAMA,  
PA 15038

Tax #: 640-007-04-01-0008-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 45,46,47

**WASHINGTON**

**LAELIA, LLC**

vs

**TRACY A MELSON**

**DOCKET #: 2023-6611  
JUDGEMENT: \$62,451.28**

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

Address: 1080 BRUCE STREET,  
WASHINGTON, PA 15301

Tax #: 770-025-00-05-0002-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-  
ARD, P.C., (973) 538-4700

WCR Vol 104 Issues 47,48,49

**WASHINGTON (Cont'd)**

**SANTANDER BANK, N.A.**

vs

**SUSAN GRIFFITH  
A/K/A SUSAN SANDERS,**

**In Her Capacity as**

**Administratrix and Heir of the Estate  
of MARK H. GRIFFITH A/K/A  
MARK HARPER GRIFFITH, ET AL**

**DOCKET #: 2019-6615  
JUDGEMENT: \$98,778.31**

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

Address: 666 EWING STREET, WASH-  
INGTON, PA 15301

Tax #: 780-011-00-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 47,48,49