

ESTATE NOTICES**FIRST PUBLICATION****Bice, Roy Lee**

a/k/a Roy L. Bice

a/k/a Roy Bice

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

Administratrix: Linda Sue Bice, 281 Castile Ridge Rd., Clarksville, PA 15322
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 26,27,28**Grachen, Ines**Late of Bentleyville 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: Ronald D. Grachen, 1 Wheatley Road, Charleroi, PA 15022
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 104 Issues 26,27,28**Mancuso, Patricia R.**Late of Washington
Washington Co., PA
File No. 6323-0949

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: Dale W. Mancuso, 4837 Meddaugh Ave., Downers Grove, IL 60515

WCR Vol 104 Issues 26,27,28**McIlvaine, Robert Keith**Late of Canonsburg
Washington Co., PA
File No. 430904-2023

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: Matthew Carbonara and Jarad McClellan, 700 Sugar Camp Rd., Finleyville, PA 15332

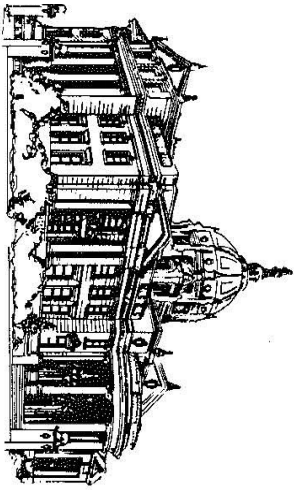
WCR Vol 104 Issues 26,27,28**Shaffer, Dean E.**Late of Cecil Twp.
Washington Co., PA
File No. 63-23-1933

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

Administrators: Cassandra Paruade / Cynthia Shaffer Coleman, 4006 Noblestown Rd., Oakdale, PA 15071
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 26,27,28**SECOND PUBLICATION****Balsama, Anthony J.**a/k/a Anthony J. Balsama, Sr.
Late of Houston
Washington Co., PA
File No. 63-23-1877

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



SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA

WASHINGTON COUNTY REPORTS

Vol. 104, No. 26 — JANUARY 11, 2023

119 South College Street, Washington, PA 15301

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: Sherry Lemasters, 2604 Lamda Dr., Flower Mound, TX 75028
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 104 Issues 25,26,27

Breth, Marjorie D.

a/k/a Marjorie Breth
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1928

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: Barry R. Breth, 405 Kelley Rd., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Brown, Donald Russell

a/k/a Donald R. Brown, Sr.
a/k/a Donald Brown
a/k/a Donald R. Brown
Late of Mount Pleasant 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: Donald R. Brown, Jr. c/o
Attorney: Frank Arcuri, Esq., 125 South

College St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Eskew, Shirley A.

Late of Venetia
Washington Co., PA
File No. 63-23-1852

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 A. Eskew c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Kulish, Dolores H.

a/k/a Dolores Helen Kulish
Late of Canonsburg Borough
Washington Co., PA
File No. 63-23-1991

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: James M. Kulish and Janice L. Yanosky c/o
Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Leech, Elmer Stewart

a/k/a Elmer Leech a/k/a E. Stewart Leech
Late of South Franklin Twp.
Washington Co., PA

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

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

Executrix: Joyce E. Leech, 1400 S-Bridge Rd., Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Lloyd, Evelyn Elizabeth

a/k/a Evelyn E. Lloyd
Late of Peters Twp.
Washington Co., PA
File No. 63-23-1880

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: Kristine Lloyd c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Lochran, Karen Ann

a/k/a Karen Lochran
Late of Burgettstown
Washington Co., PA
File No. 63-23-1913

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: Roy Lochran aka Roy Thomas Lochran, 10 Erie Mine Rd., Burgettstown, PA 15021
Attorney: Benjamin W. Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

McGrath, Anna G.

Late of North Strabane
Washington Co., PA
File No. 63-23-1850

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: Paul McGrath, 176 Fawn Valley Dr., McMurray, PA 15317
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Pierce, Carol June

Late of Canton Twp.
Washington Co., PA

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

Executrix: Lynn Kalich c/o,
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Rocco, Marlene Ann

a/k/a Marlene A. Rocco
Late of Canton Twp.
Washington Co., PA

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

Executor: Wayne Zaccarino a/k/a Wayne J. Zaccarino, 66 Mawhinney Rd., P.O. Box 183, Cecil, PA 15321-0183
 Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Spagnolo, Ellia E.

Late of Canonsburg
 Washington Co., PA
 File No. 63-23-1909

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: Lennart Aaron Spagnolo, 156 Maple Ln., Canonsburg, PA 15317
 Attorney: Benjamin W. Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Thomas, Anthony

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

Executrix: Joyce Ann Johnston, 112 Briwood Dr., Canonsburg, PA 15317
 Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

THIRD PUBLICATION

Aiken, John

Late of Elrama

Washington Co., PA
 File No. 63-23-01489

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: Debra Jean Wilson, Box 312, Elrama, PA 15038
 Attorney: James W. Haines, Jr., Esq., 1202 West Main St., Monongahela, PA 15038

WCR Vol 104 Issues 24,25,26

Almo, Victor F.

a/k/a Victor Almo
 Late of East Washington Borough
 Washington Co., PA
 File No. 63-23-01900

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: Susan P. Johnson, 1805 Vista Valley Rd., Washington, PA 15301
 Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 104 Issues 24,25,26

Chwala, Walter Gregory

Late of Hanover
 Washington Co., PA
 File No. 206-46-7695

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: Suzanne Holt, 109 Harshaville Rd., Clinton, PA 15026

Attorney: Michele P. Conti, Esq., 986 Brodhead Rd., Moon Twp., PA 15108

WCR Vol 104 Issues 24,25,26

Dagg, John T.

Late of Chartiers Twp.
 Washington Co., PA

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

Co-Executrix: Brenda S. Saunders, 1003 Sabrina Dr., Washington, PA 15301,
 Kimberly A. Sams a/k/a Kimberly Ann Sams, 113 Palomino Court, Washington, PA 15301,
 Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

WCR Vol 104 Issues 24,25,26

Ethridge, Mildred C.

Late of Washington County
 Washington Co., PA
 File No. 93-68-03178

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: Sharon Williams, 544 E. Saxony Dr., Exton, PA 19341
 Attorney: Anne Friday Beck, Esq., 1725 Washington Rd., Ste. 206, Pittsburgh, PA 15241

WCR Vol 104 Issues 24,25,26

LoGalbo, Antonio

Late of Cecil Twp.
 Washington Co., PA
 File No. 63-23-1704

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: Anna Mueller, 420 Hook St., Bridgeville, PA 15017
 Attorney: Sam H. Jessee, Esq., P.O. Box 100091, Pittsburgh, PA 15214

WCR Vol 104 Issues 24,25,26

Mikus, Olga

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.

Executrix: Nika DeRosa aka Nika Stopperich DeRosa, 439 Greenwood Dr., Canonsburg, PA 15317
 Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 24,25,26

(Woods) Reese, Betty Elizabeth

Late of Rapho 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: John Edmund Reese, II c/o Attorney: Young & Young Attorneys-at-Law, 44 South Main St., Manheim, PA 17545

WCR Vol 104 Issues 24,25,26

NAME CHANGE NOTICES

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION-LAW PETITION FOR CHANGE OF NAME OF Andrew D. Griffith
NOTICE

Notice is hereby that on August 30, 2023, the petition of **Andrew D. Griffith** was filed in the above named Court, requesting an order to change the name of to Andrew D. Kanish

The Court has fixed the day January 16 of 2024 at 9:00am

IN THE MATTER OF No. 2023-4906 of Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

By the court:

WCR Vol 104 Issue 26

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2023-7226

In re: Petition of **Andrew G. Sandoval**, a minor, by the Petitioner, Debra A Sandoval natural parent or guardian, for change of name to Summer Cecilia Sandoval

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of February 2, 2024 and time of 9:15am in Courtroom 6B in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all person may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 104 Issue 26

Change of Name Notice

Notice is hereby given that on the date of November 13, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-6652 by the Petitioner **Ella Andrea Boehmer** for a change of name to Ella Andrea Quinn.

The Court has fixed the date of January 26, 2024 and time of 9:15 am 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 104 Issue 26

CORPORATION NOTICE**CERTIFICATE OF AUTHORITY**

Notice is hereby given that **FOUR-LEAF VETERANS LAW** a foreign corporation of Maryland with a principal office at 1114 Marley Creek Drive, Glen Burnie, MD 21060, hereby gives notice that an Application for a Certificate of Authority with the Department of State of the Commonwealth of Pennsylvania under the provisions of the Pennsylvania Business Corporation Law of 1988 was filed on January 8, 2024 with a registered office in Pennsylvania at 245 Bow Street #136, Stockdale PA 15483.

WCR Vol 104 Issue 26

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 2, 2024, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news release for more information.

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

BENTLEYVILLE

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING
vs
BARBARA M. KEARNS

DOCKET #: 2023-1761
JUDGEMENT: \$49,458.61

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

Address: 108 HAZEL STREET, BENTLEYVILLE, PA 15314

Tax #: 040-019-00-03-0025-00

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

WCR Vol 104 Issues 25,26,27

CANONSBURG

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

CHARLES A.J. HALPIN, III, ESQUIRE, Personal Representative of the Estate of Dianna Mae Grabowski a/k/a Diana M. Grabowski a/k/a Dianna M. Grabowski, Deceased

DOCKET #: 2023-5058
JUDGEMENT: \$36,079.48

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

Address: 515 CRAIGHEAD STREET, CANONSBURG, PA 15317

Tax #: 090-012-00-00-0017-00

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

WCR Vol 104 Issues 25,26,27

CANONSBURG (Cont'd)

NATIONSTAR MORTGAGE, LLC
vs
WILLIAM M. CHAMBERS A ND TIFFANY H. CHAMBERS

DOCKET #: 2023-3156
JUDGEMENT: \$85,674.77

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

Address: 113 MURDOCK STREET, CANONSBURG, PA 15317

Tax #: 100-009-00-02-0009-00

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

WCR Vol 104 Issues 25,26,27

CANONSBURG (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**
vs
KIMBERLY J. BUCKNER

DOCKET #: 2023-2239
JUDGEMENT: \$115,520.41

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

Address: 435 BLAINE AVENUE, CAN-
ONSBURG, PA 15317

Tax #: 090-014-00-02-0010-00

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

WCR Vol 104 Issues 25,26,27

CANTON

**U.S. BANK NATIONAL ASSOCIA-
TION, as Trustee for Credit Suisse First
Boston Mortgage Securities Corp., ET
AL**

vs

**SHAUNA McCracken PUPIN, as
believed Heir and/or Administrator to
the Estate of GARY L. McCracken,
AKA GARY McCracken, ET AL**

DOCKET #: 2023-1359

JUDGEMENT: \$23,122.23

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 130 ELIZABETH STREET,
WASHINGTON, PA 15301

Tax #: 120-011-12-03-0030-00

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

WCR Vol 104 Issues 25,26,27

CANTON (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**
vs
**SHIRLEY A. COSSU
AND JOHN J. COSSU**

DOCKET #: 2023-2724

JUDGEMENT: \$22,838.59

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 185 CALDWELL AVENUE,
WASHINGTON, PA 15301

Tax #: 120-011-04-02-0002-00

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

WCR Vol 104 Issues 25,26,27

CECIL

**ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC**

vs

JACOB INTERTHAL

DOCKET #: 2023-2634

JUDGEMENT: \$272,276.36

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

Address: 1023 COLDSTREAM DRIVE,
CANONSBURG, PA 15317

Tax #: 140-010-10-00-0033-02

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

WCR Vol 104 Issues 25,26,27

CHARLEROI

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

vs

**AUTUMN PIERCE
A/K/A AUTUMN L. PIERCE AND
MARTHA STEPHENSON**

DOCKET #: 2023-1019

JUDGEMENT: \$18,931.84

In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;
Address: 518 THIRD STREET, CHAR-
LEROI, PA 15022

Tax #: 160-022-00-00-0017-00

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

WCR Vol 104 Issues 25,26,27

DONORA

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

BRANDY C. ROSSEY

DOCKET #: 2023-3204

JUDGEMENT: \$62,377.90

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 317 13TH STREET, DONORA,
PA 15033

Tax #: 240-008-00-02-0027-00 & 240-008-
00-02-0026-00 (2)

Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

WCR Vol 104 Issues 25,26,27

DONORA (Cont'd)

**WELLS FARGO BANK, N.A.
S/B/M WELLS FARGO HOME
MORTGAGE, INC.**

vs

ELEANOR J. RICHARDSON, ET AL

DOCKET #: 2022-8754

JUDGEMENT: \$25,302.59

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 157 IDA AVENUE, DONORA,
PA 15033

Tax #: 240-036-00-02-0016-00

Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 104 Issues 25,26,27

EAST BETHLEHEM

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**WILLIAM JOHN NOPWASKEY, JR
AND EVA M. NOPWASKEY**

DOCKET #: 2019-289

JUDGEMENT: \$59,090.46

In the Commonwealth of Pennsylvania,

Washington County, East Bethlehem
Township;

Address: 415 FIRST STREET, VES-
TABURG, PA 15368

Tax #: 260-001-04-07-0008-00

Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

WCR Vol 104 Issues 25,26,27

ELLSWORTH

PENNYMAC LOAN SERVICES LLC

vs

AMANDA D. SMITH

DOCKET #: 2022-768

JUDGEMENT: \$68,239.51

In the Commonwealth of Pennsylvania,
Washington County, Ellsworth Borough;
Address: 63 HICKORY STREET, ELLS-
WORTH, PA 15331

Tax #: 310-009-00-04-0002-00

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

WCR Vol 104 Issues 25,26,27

FALLOWFIELD

**HSBC BANK USA, NATIONAL
ASSOCIATION, ET AL**

vs

**UNKNOWN HEIRS, Successors, As-
signs and all Persons, Firms, Associa-
tions claiming Right, Title or Interest
from or under HELEN C. DAVIS, De-
ceased Mortgagor and Owner**

DOCKET #: 2022-6778

JUDGEMENT: \$75,046.04

In the Commonwealth of Pennsylvania,
Washington County, Fallowfield Town-
ship;

Address: 325 FREMONT ROAD, CHAR-
LEROI, PA 15022

Tax #: 320-008-01-01-0015-00

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

WCR Vol 104 Issues 25,26,27

MARIANNA

**U.S. BANK NATIONAL
ASSOCIATION**

vs

**JOSEPH E. SAKEL AND
SONYA CHRISTINE SAKEL**

**DOCKET #: 2022-6208
JUDGEMENT: \$34,440.71**

In the Commonwealth of Pennsylvania,
Washington County, Marianna Borough;
Address: 920 OAK STREET, MARIANNA, PA 15345

Tax #: 400-014-00-01-0012-00

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

WCR Vol 104 Issues 25,26,27

MARIANNA (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION AND AS SUCCESSOR
BY MERGER TO NATIONAL CITY
BANK**

vs

**LORENZO KEITH HARRIS,
As Executor of the ESTATE OF
LORENZO B. HARRIS**

**DOCKET #: 2023-2816
JUDGEMENT: \$42,373.35**

In the Commonwealth of Pennsylvania,
Washington County, Marianna Borough;
Address: 904-905 OAK STREET, MARIANNA, PA 15345

Tax #: 400-016-00-02-0012-00

Improvements: Residential Dwelling
Attorney: TUCKER ARENSBERG, P.C.,
(412) 566-1212

WCR Vol 104 Issues 25,26,27

MONONGAHELA

**COMMUNITY LOAN
SERVICING, LLC f/k/a BAYVIEW
LOAN SERVICING, LLC**

vs

**UNKNOWN HEIRS OF
DEBRA L. CHOVAN, ET AL**

DOCKET #: 2022-3044

JUDGEMENT: \$117,996.64

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

Address: 1010 MARNE AVENUE, MONONGAHELA, PA 15063

Tax #: 440-011-00-01-0012-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 25,26,27

MONONGAHELA (Cont'd)

JPMORGAN CHASE BANK, N.A.

vs

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE, OR INTEREST
FROM OR UNDER LINDA A.
BOYTIM, DECEASED**

DOCKET #: 2022-6779

JUDGEMENT: \$53,060.50

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

Address: 440 PLEASANT STREET, MONONGAHELA, PA 15063

Tax #: 430-010-00-01-0006-00

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

WCR Vol 104 Issues 25,26,27

NORTH FRANKLIN

PENNYMAC LOAN SERVICES LLC

vs

STEPHEN E. WELLMAN

DOCKET #: 2023-4651

JUDGEMENT: \$188,310.33

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

Address: 1747 RIDGEWOOD DRIVE,
WASHINGTON, PA 15301

Tax #: 510-002-00-00-0051-01 & 510-002

-00-00-0051-09 (2)

Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 104 Issues 25,26,27

NORTH STRABANE

**MB HOMEOWNERS'
ASSOCIATION, INC.**

vs

JENNIFER POLLY

DOCKET #: 2022-5702

JUDGEMENT: \$7,499.42

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

Address: 1278 MEADOWBROOK
DRIVE, CANONSBURG, PA 15317

Tax #: 520-011-04-03-0044-00F

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

WCR Vol 104 Issues 25,26,27

SMITH

**PNC BANK,
NATIONAL ASSOCIATION**

vs

TODD J. MURRAY

DOCKET #: 2023-2945

JUDGEMENT: \$57,289.62

In the Commonwealth of Pennsylvania,
Washington County, Smith Township;
Address: 9 LIBERTY AVENUE, BURGETTSTOWN, PA 15021

Tax #: 570-022-00-00-0019-00

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

WCR Vol 104 Issues 25,26,27

SMITH (Cont'd)

**U.S. BANK TRUST NATIONAL
ASSOCIATION, Not In Its Individual
Capacity But Solely as Owner Trustee
for VRMTG Asset Trust**

vs

ROXANNE CALHOUN

DOCKET #: 2022-8674

JUDGEMENT: \$68,637.40

In the Commonwealth of Pennsylvania,
Washington County, Smith Township;
Address: 114 ELEANOR STREET,
LANGELOTH, PA 15054

Tax #: 570-019-04-03-0012-00

Improvements: Residential Dwelling
Attorney: PARKER MCCAY P.A., (856)
810-5815

WCR Vol 104 Issues 25,26,27

SOUTH STRABANE

RBC BANK (GEORGIA), N.A.

vs

**MICHAEL KUNA a/k/a MICHAEL
STEPHEN KUNA and UNITED
STATES OF AMERICA**

DOCKET #: 2019-5066

JUDGEMENT: \$479,912.64

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

Address: 6 KINGSWOOD COURT,
WASHINGTON, PA 15301

Tax #: 600-001-03-00-0010-00

Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010

WCR Vol 104 Issues 25,26,27

UNION

**MORTGAGE ASSETS
MANAGEMENT LLC**

vs

ELAINE DEWITT

DOCKET #: 2023-2472

JUDGEMENT: \$64,127.71

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 55 PUMPKIN CENTER ROAD,
FINLEYVILLE, PA 15332

Tax #: 640-006-00-00-0026-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 25,26,27

UNION (Cont'd)

**THE HUNTINGTON
NATIONAL BANK
vs
JUSTIN A. MOLINARO**

**DOCKET #: 2022-3182
JUDGEMENT: \$160,268.22**

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 5148 HAZEL STREET,
FINLEYVILLE, PA 15332
Tax #: 640-004-02-02-0005-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611

WASHINGTON

**MIDFIRST BANK
vs
MELISSA R. MILLER,
AKA MELISSA R. PEPPER**

**DOCKET #: 2023-4371
JUDGEMENT: \$13,101.83**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 341 GROVE AVENUE, WASH-
INGTON, PA 15301
Tax #: 780-007-00-02-0001-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611

WCR Vol 104 Issues 25,26,27

WASHINGTON (Cont'd)

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA
vs
MINDY M. BATES
AND WILLIAM GALLO**

**DOCKET #: 2022-2293
JUDGEMENT: \$58,436.03**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 1130 SYCAMORE STREET,
WASHINGTON, PA 15301
Tax #: 770-046-00-01-0001-00
Improvements: Residential Dwelling
Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660

WCR Vol 104 Issues 25,26,27