

ESTATE NOTICES**FIRST PUBLICATION**

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

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

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

WCR Vol 105 Issues 36,37,38

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

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

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

WCR Vol 105 Issues 36,37,38

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

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

dent to make payment to the Executor without delay.

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

WCR Vol 105 Issues 36,37,38

Pascoe, David Ryan
Late of North Franklin Twp.
Washington Co., PA

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

Administratrix: Kaitlin Rachel Pascoe,
871 Park Ave., Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bas-
si, Vreeland & Assoc., P.C., 62 E. Wheel-
ing St., Washington, PA 15301

WCR Vol 105 Issues 36,37,38

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

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

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

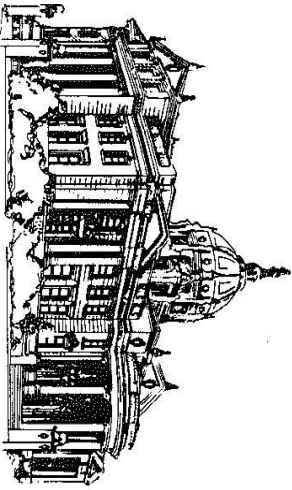
WCR Vol 105 Issues 36,37,38

Rossell, Lenora Jean
Late of Clarksville
Washington Co., PA

WASHINGTON COUNTY REPORTS

Vol. 105 No. 36 – MARCH 20, 2025

119 South College Street, Washington, PA 15301



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

File No. 63-24-1401

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

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

WCR Vol 105 Issues 36,37,38

SECOND PUBLICATION

Agnew, Sonna K.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-25-0280

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

Executor: James K. Agnew, 175 Veltri Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Brown, Elaine Ann

a/k/a Elaine Ann Stefko
a/k/a Elaine Ann Visser
Late of Washington
Washington Co., PA
File No. 63-24-0158

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: Allison McCoy a/k/a Allison

Louise McCoy, 2404 8th St. East, Bradenton, FL 34208
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Elliot, Margaret L.

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

WCR Vol 105 Issues 35,36,37

Georgetti, Anthony G.

a/k/a Anthony Giovanni Georgetti
Late of Avella
Washington Co., PA
File No. 63-24-0376

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: Judith L. Georgetti, 923 Sugar Run Rd., Avella, PA 15312
Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 105 Issues 35,36,37

Johnston, Ann M.

a/k/a Ann Margaret Johnston
Late of Washington
Washington Co., PA
File No. 63-25-0302

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

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

Executor: Barbara J. Jones, a/k/a Barbara Johnston Jones, 395 McClane Farm Road, Washington, PA 15301
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Jones, Jr., Kenneth M.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-25-0281

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

Executor: James K. Agnew, 175 Veltri Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Kobrys, Rose Marie

Late of Canonsburg
Washington Co., PA

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

Executor: Wally J. Kobrys a/k/a Wally Jay Kobrys, 459 Franklin Terrace, Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Lewis, Ann

Late of Elco 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: Gary M. Lewis, PO Box 402, Roscoe, PA 15477
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 35,36,37

Milovic, Mark M.

Late of Canonsburg
Washington Co., PA

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

Executrix: Kathleen S. Klein-Labossiere, 425 East St., Canonsburg, PA 15317

WCR Vol 105 Issues 35,36,37

Mohr, Sr., Richard F.

a/k/a Richard Frank Mohr, Sr.
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: Mark E. Mohr a/k/a Mark Edward Mohr, 251 Hooks Lane, Canonsburg, PA 15317
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 35,36,37

Murin, Jr., Andrew Richard

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

Administrator: Robert Murin c/o
Attorney: Danielle M. Yacono, Esq.,
Hamburg, Rubin, Mullin, Maxwell &
Lupin, PC, 1684 S. Broad St., #230, Lans-
dale, PA 19446

_____ WCR Vol 105 Issues 35,36,37

Ross, Richard R.

Late of Washington
Washington Co., PA
File No. 63-24-1352

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. Ross, 224 Hanover
Lane, Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law
Firm, 71 N. Main St., Washington, PA
15301

_____ WCR Vol 105 Issues 35,36,37

Sienkiel, David Norbert

Late of Washington
Washington Co., PA
File No. 63-25-0168

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: Crystal Sienkiel a/k/a
Crystal Ann Sienkiel c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer

Law Firm, 3244 Washington Rd., Ste.
210, McMurray, PA 15317

_____ WCR Vol 105 Issues 35,36,37

Staley, Samuel Robert

Late of Eighty Four
Washington Co., PA
File No. 63-25-00021

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: Betty Jane Dague, 337 Beacon
Ave., Washington, PA 15301
Attorney: Clark Mitchell, Jr., Mitchell
Law Group, LLC, 17 S. College St.,
Washington, PA 15301

_____ WCR Vol 105 Issues 35,36,37

Sukel, Rita J.

a/k/a Rita Sukel
Late of Monongahela
Washington Co., PA
File No. 63-25-0290

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

Executor: David G. Sukel, 2708 Country
Club Dr., Pittsburgh, PA 15205

_____ WCR Vol 105 Issues 35,36,37

Ursic, Elvera M.

Late of Borough of Speers
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: Jaime Lynn Ursic, 634 Spring

Valley Rd., Scenery Hill, PA 15360
Attorney: Mark J. Shire, Esq., Shire Law
Firm, 1711 Grand Boulevard, Park Cen-
tre, Monessen, PA 15062

_____ WCR Vol 105 Issues 35,36,37

Wilcox, Samuel James

a/k/a Samuel J. Wilcox
Late of McMurray, Peters Township
Washington Co., PA
File No. 63-25-0235

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: Nancy Jane Wilcox, 187
Kimber Dr., McMurray, PA 15317

_____ WCR Vol 105 Issues 35,36,37

THIRD PUBLICATION**Ashmore, Martha Ann**

a/k/a Martha A. Ashmore
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: Tanya Huettner c/o
Attorney: Frank C. Roney, Jr., Esq., 382
W. Chestnut St., Ste. 102, Washington,
PA 15301

_____ WCR Vol 105 Issues 34,35,36

Flament, Nancy Lee

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 de-
cedent to make payment to the Executor without delay.

dent to make payment to the Executor without delay.

Executor: Mark A Flament, 2 Irwin Dr.,
Monongahela, PA 15063
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

_____ WCR Vol 105 Issues 34,35,36

Gasper, Maryann G.

a/k/a Maryann Gasper
Late of Houston
Washington Co., PA
File No. 63-25-0136

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: Paulette J. Parker, 321 W. Grant
St., Houston, PA 15342; Patricie Janine
Bombara a/k/a Patricie J. Bombara, 130 E.
Prospect Ave., Washington, PA 15301,
Attorney: Dorothy A. Milovac, Esq., Pea-
cock Keller, LLP, 95 W. Beau St., Ste.
600, Washington, PA 15301

_____ WCR Vol 105 Issues 34,35,36

Gisoni, Chris G.

a/k/a Chris Gisoni
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: Joseph A. Gisoni c/o
Attorney: Mark Geary, Esq., 225
Washington Trust Bldg., 6 S. Main St.,
Washington, PA 15301

_____ WCR Vol 105 Issues 34,35,36

Harris-McGill, June

Late of Washington
Washington Co., PA
File No. 63-24-1762

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: Jacquelyn A. Garcia, 1352 Sunnybrook Rd., Washington, PA 15301
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Johnson, Janet Marie

a/k/a Janet M. (Antonich) Johnson
Late of Canonsburg
Washington Co., PA
File No. 63-25-00066

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: Jessica M. Scott c/o
Attorney: Karen S. Timko, CELA, Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 105 Issues 34,35,36

Killosky, Timothy M.

a/k/a Tim Killosky
Late of South Park
Washington Co., PA
File No. 63-25-0209

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: Jayme L. Yurkovich c/o
Attorney: James E. Miscavage, 55 Old Clairton Rd., Ste. 104, Pleasant Hills, PA 15236

WCR Vol 105 Issues 34,35,36

Lemunyon, Barbara J.

Late of Canonsburg
Washington Co., PA
File No. 63-25-00251

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: Walter L. Lemunyon
a/k/a Walter Lawrence Lemunyon, 125 E. Fair Meadows, Canonsburg, PA 15317
Attorney: Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108

WCR Vol 105 Issues 34,35,36

Marriner, Louis E.

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: John W. Pomykala, Jr., 3470 Cherry Ave., Finleyville, PA 15332
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Mirich, Iris Elaine

a/k/a Iris Elaine Puskar
a/k/a Iris E. Mirich
Late of Jefferson Twp.
Washington Co., PA
File No. 63-25-0069

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 Puskar, 2017 Suzanne Dr.,

South Park, PA 15129
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Nicodemus, Jo Ann

a/k/a JoAnn Nicodemus
Late of Charleroi
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: Darren L. Nicodemus, 2486 Driftwood Dr., Bethel Park, PA 15102;
Damon H. Nicodemus, 104 Sunset Ave., Charleroi, PA 15022,
Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 34,35,36

Sanders, Timothy L.

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

Administratrix: Debra Joann Sanders, 8 Slyder Dr., Claysville, PA 15323
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 34,35,36

Settelmaier, Michael G.

Late of Washington
Washington Co., PA
File No. 63-25-0201

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

Administrator: Tyler M. Settelmaier c/o
Attorney: Jeffrey A. Golvash, Esq., 9 Dewalt Ave., Pittsburgh, PA 15227

WCR Vol 105 Issues 34,35,36

Taylor, Renae Lyn

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: James Craig Taylor, 12 Roberts Ln., Monongahela, PA 15063
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 34,35,36

Testa, Joann C.

a/k/a Joann Testa
a/k/a Joann Porchiran Testa
Late of Washington
Washington Co., PA
File No. 63-25-0212

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: Kristi Testa-Pavan c/o
Attorney: Mario Santilli, Jr., Esq., Dentons Cohen & Grigsby P.C., 625 Liberty Ave., Pittsburgh, PA 15222-3152

WCR Vol 105 Issues 34,35,36

REAL PROPERTY NOTICE

**NOTICE OF ACTION IN MORTGAGE
FORECLOSURE
IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA**

CIVIL ACTION – LAW

NO.: C-63-CV-2022-6563

KEYBANK, NA, S/B/M FIRST

NIAGARA BANK, NA, Plaintiff, vs.

Wallace J. Woodhouse, as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; Unknown Heirs and/or Administrators to the Estate of Alice McClure, AKA Alice Mae McClure; David J. Woodhouse, as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; Wallace J. Woodhouse, Jr., as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; Kevin B. Woodhouse, as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; John J. Woodhouse, as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; Unknown Heirs and/or Administrators of the Estate of Mary Jane Woodhouse, Defendants

TO: Wallace J. Woodhouse, Jr., as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; Wallace J. Woodhouse, Jr., as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; John J. Woodhouse, as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; John J. Woodhouse, as Believed Heir and/or Administrator of the Estate of Mary Jane Woodhouse; Unknown Heirs and/or Administrators of the Estate of Mary Jane Woodhouse; Unknown Heirs and/or Administrators of the Estate of Mary Jane Woodhouse

You are hereby notified that Plaintiff, KeyBank, NA, s/b/m First Niagara Bank, NA, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. C-63-CV-2022-6563, seeking to fore-

close the mortgage secured by the real estate located at 225 North Main Street, Houston, PA 15342.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. LAWYER REFERRAL SERVICE

Lawyer Referral Service
Washington County Bar Association
119 South College Street
Washington, PA 15301
(724) 225-6710
Southwestern Pennsylvania Legal Aid Services
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

WCR Vol 105 Issue 36

NAME CHANGE NOTICE**Change of Name Notice**

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2025-784

In re: Petition of **McKenna Grace Nelson**, a minor, by the Petitioner, Makayla Yannerella natural parent or guardian, for change of name to McKenna Grace Yannerella

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 April 28, 2025 and time of 9:15am in Courtroom #4 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 105 Issue 36

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, APRIL 4, 2025, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

CANTON

**PENNSYLVANIA EQUITY
RESOURCES INC.**

vs

**ROBERT J. SWETT, II AND
CHELSEA SWETT**

**DOCKET #: 2024-5510
JUDGEMENT: \$278,520.95**

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 2202 THE CIRCLE AKA THE
CIR, WASHINGTON, PA 15301
Tax #: 120-012-07-01-0006-00

Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611
WCR Vol 105 Issues 34,35,36

CHARLEROI

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

vs

SHIRLEY L. WALKER

**DOCKET #: 2024-3093
JUDGEMENT: \$29,990.81**

In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;
Address: 602 5TH STREET, CHARLE-
ROI, PA 15022
Tax #: 160-018-00-00-0019-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

MCDONALD

MIDFIRST BANK

vs

CYNTHIA E. BEST

**DOCKET #: 2024-4198
JUDGEMENT: \$108,373.33**

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

Address: 322 EAST BARR STREET,
MCDONALD, PA 15057
Tax #: 470-019-00-03-0007-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

SMITH

NATIONSTAR MORTGAGE, LLC

vs

**LACY ANN JOHNSON, In Her
Capacity as Heir of TERRY ANN
BAILEY, DECEASED, ET AL**

**DOCKET #: 2024-4085
JUDGEMENT: \$60,755.73**

In the Commonwealth of Pennsylvania,

Washington County, Smith Township;

Address: 511 JOFFRE BULGER ROAD,
JOFFRE, PA 15053
Tax #: 570-011-01-02-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

SOMERSET

**U.S. BANK TRUST NATIONAL
ASSOCIATION, As Trustee of the
Igloo Series IV Trust**

vs

**DEBRA S. BROWN AND JOSEPH
STANLEY BROWN**

**DOCKET #: 2022-1861
JUDGEMENT: \$47,510.23**

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

Address: 284 SWAGLER ROAD, SCEN-
ERY HILL, PA 15360
Tax #: 580-013-00-00-0036-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 105 Issues 34,35,36

SOUTH FRANKLIN

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

vs

**ATHANASIA SEIBERT A/K/A
ATANASIA SEIBERT, Administratrix
for the Estate of DALE SEIBERT
A/K/A DALE WARREN SEIBERT,
SR., DECEASED**

**DOCKET #: 2024-5980
JUDGEMENT: \$159,448.39**

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

Address: 1505 BEDILLION ROAD,
WASHINGTON, PA 15301
Tax #: 590-003-00-00-0013-08

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

UNION

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

vs

**EDWARD SHVARTS AND
TRACEY SHVARTS**

**DOCKET #: 2022-4240
JUDGEMENT: \$210,540.33**

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

Address: 125 TUSCANY ESTATES
DRIVE, FINLEYVILLE, PA 15332
Tax #: 640-009-03-00-0009-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 105 Issues 34,35,36

UNION Cont'd

**THE BANK OF NEW YORK
MELLON TRUST COMPANY,
N.A., ET AL**

vs

**RANDY P. STORY, As Administrator
of the Estate of PATRICIA A. STORY
a/k/a PATRICIA ANN STORY,
DECEASED**

**DOCKET #: 2024-6407
JUDGEMENT: \$25,767.16**

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: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 105 Issues 34,35,36

WASHINGTON

**ALLIED FIRST BANK,
SB DBA SERVBANK**

vs

DENNIS MOSIER

**DOCKET #: 2023-1616
JUDGEMENT: \$71,028.26**

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

Address: 490 GLENN STREET, WASH-

INGTON, PA 15301

Tax #: 770-023-00-01-0002-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800

WCR Vol 105 Issues 34,35,36

WASHINGTON (Cont'd)

**U.S. BANK TRUST NATIONAL
ASSOCIATION, As Trustee of
Treehouse Series V Trust**

vs

DEANNE L. SAUER

DOCKET #: 2023-2238

JUDGEMENT: \$75,579.56

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

Address: 1085 ARCH STREET, WASH-
INGTON, PA 15301

Tax #: 770-025-00-02-0002-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 105 Issues 34,35,36

WASHINGTON (Cont'd)

PENNYMAC LOAN SERVICES LLC

vs

EUGENE WASHINGTON, JR.

DOCKET #: 2023-4254

JUDGEMENT: \$110,034.77

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

Address: 132 HIGHLAND AVENUE aka
132-134 HIGHLAND AVENUE, WASH-
INGTON, PA 15301

Tax #: 730-006-00-03-0001-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36

WEST PIKE RUN

**PENNSYLVANIA EQUITY
RESOURCES INC.**

vs

**JONATHAN W. SMITH AND
TRISHA M. HILLBERRY**

DOCKET #: 2024-3423

JUDGEMENT: \$96,496.12

In the Commonwealth of Pennsylvania,
Washington County, West Pike Run
Township;

Address: 21 DAISYTOWN ROAD, DAI-
SYTOWN, PA 15427

Tax #: 700-013-00-00-0020-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 34,35,36