

**ESTATE NOTICES****FIRST 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

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**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 decedent 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

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**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., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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**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

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**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

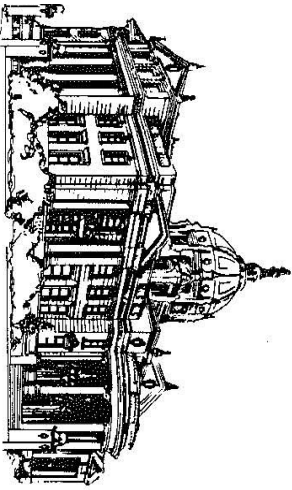
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**Johnson, Janet Marie**  
a/k/a Janet M. (Antonich) Johnson  
Late of Canonsburg  
Washington Co., PA  
File No. 63-25-00066

**WASHINGTON COUNTY REPORTS**

**Vol. 105 No. 34 – MARCH 6, 2025**

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



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

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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**SECOND PUBLICATION**

**Brach, Janet W.**

a/k/a Janet West Brach  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-25-0191

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: Michelle Lynn Anderson, 340 Vaneal Rd., Washington, PA 15301;  
Michael Anthony Brach, 1863 Virginia Via, Washington, PA 15301,  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison, 6 S.

Main St., Ste. 614, Washington, PA  
15301

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**Calcara, Janet**

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

Executrix: Robin Hixenbaugh aka Robin Lynn Hixenbaugh, 610 Cassin Ave., PO Box 5, Newell, PA 15466

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

WCR Vol 105 Issues 33,34,35

**Debar, Barbara B.**

a/k/a Barbara B. Holt  
aka Barbara Ward Holt  
Late of Eighty Four  
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 Brundage, 223 Oakridge Dr., Stafford, VA 22556  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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**Hutton, Dorothy M.**

a/k/a Dorothy Mae Hutton  
Late of Venetia  
Washington Co., PA  
File No. 63-25-0140

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: Robert W. Hutton aka Robert William Hutton, 330 Gilkenson Rd., Eighty Four, PA 15330; Jacqueline J. Phillips, 5953 Pudding Stone Lane, Bethel Park, PA 15102,  
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

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**Kish, Antonette L.**

Late of Midway Borough  
Washington Co., PA  
File No. 63-25-0117

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: Randall Kish, 305 Eaton St., Box 272, Midway, PA 15060  
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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**Serbak, Carol**

a/k/a Carol Ann Serbak  
Late of Canonsburg  
Washington Co., PA  
File No. 63-25-0161

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

Executors: Shawn Robert Serbak and Shelley Ann Brose c/o  
Attorney: Kristen Anders Bojarski, Esq., Bojarski Family Law, 1131 Boyce Rd., Ste. C, Pittsburgh, PA 15241

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**Smith, Michael J.**

a/k/a Michael John Smith  
Late of West Alexander  
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: Joelle E. Smith aka Joelle E. Vanskiver, 1211 Pearl St., Martins Ferry, OH 43935  
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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**Trovato, Virginia Lang**

a/k/a Virginia L. Trovato  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-25-0130

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: Pamela T. Clark c/o  
Attorney: P. Bowman Root IV, Esq., Sherrard, German and Kelly, P.C., 535 Smithfield St., Ste. 300, Pittsburgh, PA 15222

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**Vehar, Timothy M.**

a/k/a Timothy Martin Vehar  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Josh Vehar aka Josh Jacob Vehar, 101 Ryeland Court, Bridgeville, PA 15017

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

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**Waddell, Kathleen R.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-24-1654

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: Mehmet C. Demirci a/k/a Mehmet Can Demirci, 5011 Hollydale Dr., Pittsburgh, PA 15241  
Attorney: Robert K. Schweitzer, Esq., 954 Greentree Rd., Pittsburgh, PA 15220

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**Weirich, Helen Priscilla**

aka Helen F. Dodge  
aka Priscilla F. Weirich  
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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Marian R. Sanders aka Marian Rebecca Sanders, 222 Bridle Lane, Washington, PA 15301; David S. Posner, Esq. aka David Smith Posner, 62 E. Wheeling St., Ste. 101, Washington, PA 15301,  
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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**THIRD PUBLICATION****Alderson, III, James W.**

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: James M. Alderson, 25 Alderson Lane, Canonsburg, PA 15317  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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**Alexander, Arlene M.**

a/k/a Arlene Alexander  
a/k/a Arlene Mae Alexander  
a/ka Arlene Mae Parkinson  
Late of Hickory  
Washington Co., PA  
File No. 63-25-0192

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: Timothy A. Alexander, a/k/a Timothy Adam Alexander, 152 McCarrell Rd., Hickory, PA 15340  
Attorney: Dorothy A Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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**Burns, Henrietta M.**

a/k/a Hedy Burns  
Late of Muse  
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. Burns aka Shirley Ann Burns, 7 Grant Alley, McDonald, PA 15057

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**Edwards, Joan Marie**

a/k/a Joan M. Edwards  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Robilee S. Edwards, 4134 State Route 51 N., Rostraver Twp., PA 15012  
Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

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**Kreig, James Benjamin**

Late of Avella  
Washington Co., PA  
File No. 63-25-0180

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: Renea Kreig a/k/a Renea Lynn Kreig, 711 Hickory Grade Rd., Bridgeville, PA 15017  
Attorney: Paul J. Giuffre, Esq., 221 Commercial Ave., Ste. 200, Pittsburgh, PA 15215

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**Luzier, Emily Joyce**

a/k/a E. Joyce Luzier  
a/k/a Joyce Luzier  
Late of Venetia  
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: Pamela L. Minjock aka Pamela Lynn Minjock aka Pam Minjock, 843 Beabout Rd., Venetia, PA 15367

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**Miller, Barbara P.**

a/k/a Bobbie Miller  
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: Sheryl L. Merkle c/o  
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**Sheldon, Jeffrey Adelbert**

Late of McMurray  
Washington Co., PA  
File No. 63-25-00133

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: Lori Ann Sheldon, 305 Taylor Dr., Canonsburg, PA 15317  
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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**Yuhas, Elizabeth A.**

a/k/a Elizabeth Yuhas  
a/k/a Elizabeth Ann Yuhas  
Late of Hickory

Washington Co., PA  
File No. 63-25-0119

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

Executrix: Kimberly A. Federoff aka Kimberly A. Yuhas-Federoff c/o  
Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

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**CORPORATION NOTICES****ARTICLES OF INCORPORATION  
AND FICTITIOUS NAME  
REGISTRATION**

NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 20th day of February, 2025 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, Act 177. The name of the Corporation is **LMS Reserve LLC**.

NOTICE IS FURTHER GIVEN that LMS Reserve LLC has filed with the Department of State of the Commonwealth of Pennsylvania for the registration of a fictitious name, "**Last Man Standing Est. 2025**," on the 28<sup>th</sup> day of February, 2025 under which the business will be conducted.

All persons interested in said business are: Christopher Watson, 909 Manifold Rd Washington PA 15301-9689

WCR Vol 105 Issue 34

**FICTITIOUS NAME  
REGISTRATION  
BAILEY'S TREE SERVICE**

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 12, 2025, for the conduct of a business in Washington County, Pennsylvania.

The assumed or fictitious name, style or designation:

**BAILEY'S TREE SERVICE**

The address of the principal place of business:

899 Bentleyville Rd., Charleroi, PA 15022.

The name(s) and/or address(es) of all persons owning or interested in said business: Robert Bailey, 899 Bentleyville Rd., Charleroi, PA 15022.

Robert Bailey  
899 Bentleyville Rd.  
Charleroi, PA 15022

WCR Vol 105 Issue 34

**Fictitious Name Registration**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on October 11, 2024, for **Gentle Glow Cleaning Service** with a principal place of business located at 360 Hancock St., Washington, PA 15301 in Washington County. The individual interested in this business is Sean Dungee located at 412 Giffen Ave., Canonsburg, PA 15317. This is filed in compliance with 54 Pa.C.S. 311.

WCR Vol 105 Issue 34

**Fictitious Name Registration**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 16, 2024, for **Faith and Friends Pgh** with a principal place of business located at 2017 Dan-

try Dr., Canonsburg, PA 15317 in Washington County. The individual interested in this business is Judy Hannan, also located at 2017 Dantry Dr., Canonsburg, PA 15317. This is filed in compliance with 54 Pa.C.S. 311.

WCR Vol 105 Issue 34

**Fictitious Name Registration**

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on December 20, 2024, for **HHC HR Solutions** with a principal place of business located at 422 Longleaf Dr., Venetia, PA 15367 in Washington County. The individual interested in this business is Timothy A Helzlsouer, also located at 422 Longleaf Dr., Venetia, PA 15367. This is filed in compliance with 54 Pa.C.S. 311.

WCR Vol 105 Issue 34

**REAL PROPERTY NOTICE**

Washington County  
Court of Common Pleas  
Number: CV-2024-06488

Notice of Action in Mortgage Foreclosure Carrington Mortgage Services LLC, Plaintiff v. Adam Snatchko, Sr., Known Surviving Heir of Linda Lee Snatchko and Unknown Surviving Heirs of Linda Lee Snatchko, Defendants

**TO: Unknown Surviving Heirs of Linda Lee Snatchko.** Premises subject to foreclosure: 502 Giffin Ave, Canonsburg, Pennsylvania 15317. NOTICE: If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. You should take this notice to your lawyer at once. If you do not have a lawyer, go to or telephone the office set forth below. This office can

provide you with information about hiring a lawyer. If you cannot afford to hire a lawyer, this office may be able to provide you with information about agencies that may offer legal services to eligible persons at a reduced fee or no fee. **Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Ave, Washington, Pennsylvania 15301, (724) 225-6170.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

WCR Vol 105 Issue 34

**NAME CHANGE NOTICE**

**Change of Name Notice**

Notice is hereby given that on the date of January 14, 2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-141 by the petitioner, **Emma Marie Eslep**, for a change of name to Emma Marie Rollage.

The court has fixed the date of April 4, 2025 and time of 9:00 a.m. in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 105 Issue 34

**BANKRUPTCY SALE NOTICE**

Bankruptcy Sale  
March 26, 2025

Janet Mankey  
Case No. 24-21620 GLT  
Property to be Sold:

Real property located at 202 Clubhouse Dr., Washington PA 15301

Initial offer: \$100,000 with no seller assist

For additional information:

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

WCR Vol 105 Issue 34

**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

**MONONGAHELA**

**MIDFIRST BANK**

vs

**ROBERT L. KEPICS**

**DOCKET #: 2024-1739  
JUDGEMENT: \$8,581.65**

In the Commonwealth of Pennsylvania,  
Washington County, City of Monongahe-  
la;

Address: 206 2ND AVENUE AKA 206  
SECOND AVENUE, MONONGAHELA,  
PA 19106  
Tax #: 430-020-00-01-0008-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322  
WCR Vol 105 Issues 34,35,36

**NORTH STRABANE**

**M&T BANK**

vs

**CHRISTOPHER IORDACHE AKA  
CHRISTOPHER NICHOLAS  
IORDACHE AND  
AUBREY A. ONORATO AKA  
AUBREY ANN ONORATO**

**DOCKET #: 2024-7565  
JUDGEMENT: \$299,777.71**

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

Address: 118 AMBERWOODS DRIVE,  
CANONSBURG, PA 15317  
Tax #: 520-001-20-00-0003-00

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