

MOTIONS COURT SCHEDULE

CR#/Suite#	COMPLETE info at www.washingtoncourts.us/101/Judges
Gilman, Gary (PJ) CR#7/1001	Tu & Th 9:15a. Copy of motion due before 12p the business day prior to scheduled presentation. Motions in person, may be remote upon approval. NO MOTIONS 8/6-8/20
DiSalle, John CR#2/2002	Motions handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that motion is being filed and if contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA's Office for acknowledgment of objection or consent. Advance copy of Orphan's Court motions shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valarie CR#1/2001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Jun, Aug, Oct, Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo
Lucas, Michael CR#6/1006	M 1:15p and Tu, W & Th 8:45a; also Fr 8:45a when Civil Judge of the Term, 1st-15th of each month. Motions in person, with sign up by Noon the business day prior to presentation. NO MOTIONS 8/22-8/29
Neuman, Brandon CR#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with sign up by Noon the business day prior to presentation; sign up in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us. NO MOTIONS 8/13-15
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Judge of the Term, Criminal: Jul, Sep, Nov. Motions in person, with sign up by Noon the business day prior to presentation. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald .
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with sign up for Tues. motions by Noon the Friday prior and sign up for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge . NO MOTIONS 8/8

COUR

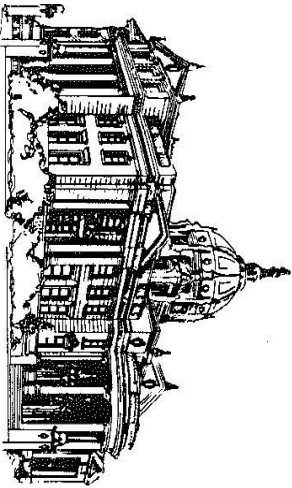
Sheriff Sale Dates.....Last Date to File w/Prothonotary
 NO SALE IN AUGUST
 Sept 6, 2024 June 28, 2024
 Oct 4, 2024..... July 26, 2024

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WASHINGTON COUNTY REPORTS

Vol. 105 No. 4 – AUGUST 8, 2024

119 South College Street, Washington, PA 15301



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

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Obiter Dictum

From the ABA Journal Daily Newsletter: [1] A federal judge in Texas has blocked an agricultural department disaster relief program from giving preferences to minority and female farmers, siding with a group of plaintiffs who allege that the program illegally discriminates against white male farmers. In an order recently filed in the Northern District of Texas, Judge Matthew Kacsmaryk found that the program probably violated the plaintiff's equal protection rights under the Constitution, and enjoined the Department of Agriculture from providing relief to farmers based on its "socially disadvantaged farmer or rancher" designation, which he said funneled a greater share of aid to farmers identifying as black, American Indian, Latino, Asian and Pacific Islanders, as well as women. The injunction comes after a pair of judges in June 2021 blocked the Biden Administration program that provided debt relief to farmers of color. Congress subsequently altered the program after those court orders, granting relief based on economic need instead of race. [2] The U.S. Supreme Court recently ruled that former presidents are immune from prosecution for official actions undertaken while in the White House but do not have immunity for unofficial acts. The 6-3 ruling along ideological lines means that Donald Trump's federal trial could proceed in the District of Columbia, but only after additional delay. The Justices sent the case back to the lower court to determine which acts alleged in the indictment are official. That makes it highly unlikely that the former president will go on trial on charges of allegedly trying to subvert the 2020 election before voters can cast ballots in this year's presidential contest. [3] A federal appeals court has ruled that Minnesota's ban preventing residents ages 18 to 20 from carrying handguns in public is unconstitutional, upholding a district court decision that held that the 2nd Amendment right to bear arms should apply to all adults in the state. The decision by the U.S. Court of Appeals for the 8th Circuit could soon allow Minnesota residents to apply to carry handguns in public once they turn 18, removing an age restriction the state imposed in 2003. In its opinion, the three-judge panel referred to a Supreme Court decision from June 2022, holding that law-abiding Americans have the right to carry a handgun outside of their home for self-defense. "Minnesota has not met its burden to proffer sufficient evidence to rebut the presumption that 18- to 20-year-olds seeking to carry handguns in public for self-defense are protected by the right to keep and bear arms."

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

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ESTATE NOTICES

FIRST PUBLICATION

Ankrom, Mildred Jane
 a/k/a Mildred J. Ankrom
 Late of Robinson Twp.
 Washington Co., PA
 File No. 63-24-1097

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: Milford Ankrom, 596 Backbone Rd., Clinton, PA 15026
 Attorney: Gregory P. Diulus, Esq., 4896 Campbells Run Rd., Ste. 3, Pittsburgh, PA 15205

WCR Vol 105 Issues 4.5.6

Beddow, Joan F.

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

Executrix: Linda J. Kolano a/k/a Linda June Kolano, 190 Lacock St., Washington, PA 15301
 Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-DeLach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 4.5.6

Bird, Bonnie Jean

Late of South Strabane Twp.
 Washington Co., PA
 File No. 63-24-0859

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: Christy M. Bird, 67 Wotring Rd., Washington, PA 15301
 Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 105 Issues 4.5.6

Bruce, James M.

Late of McDonald Boro
 Washington Co., PA
 File No. 63-24-1005

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: Heather Jericho, 1223 Harris Ave., Pittsburgh, PA 15205
 Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 105 Issues 4.5.6

Caddies, Jr., David J.

a/k/a David John Caddies, Jr.
 Late of Borough of Bentleyville
 Washington Co., PA
 File No. 63-24-0973

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: Sarah J. Caddies, 107 Patio Drive, Canonsburg, PA 15317
 Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 105 Issues 4.5.6

Crouse, Payton Lea

Late of North Franklin
Washington Co., PA
File No. 63-24-1115

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: Jesse Crouse and Amber Crouse, 1225 Mounts Rd., Washington, PA 15301

Attorney: Benjamin E. Cohen, Esq., Harry S. Cohen & Assoc., P.C., Two Chat-ham Center, Ste. 985, Pittsburgh, PA 15219

WCR Vol 105 Issues 4,5,6

Cummings, Donald McKinley

Late of Summerville,
Dorchester County, SC
File No. 63-24-1090

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 B. Cummings, 125 Wil-lowbend Lane, Summerville, SC 29485
Attorney: Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Rd., Pleasant Hills, PA 15025

WCR Vol 105 Issues 4,5,6

Fullen, Barbara A.

a/k/a Barbara Ann Fullen
Late of Somerset Twp.
Washington Co., PA
File No. 63-24-0617

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

without delay.

Executor: Jeffrey Lynn Patterson, PO Box 124, Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 4,5,6

Gladys, Robert Walter

a/k/a Robert W. Gladys
Late of Claysville 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Tracy Gladys, 2052 Pleasant Grove Rd., Claysville, PA 15323
Attorney: Jeffrey P. Derrico, Esq., Green-lee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Grosso, Sr., Jerry A.

Late of Strabane
Washington Co., PA
File No. 63-24-1098

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: Jerry A. Grosso, Jr., 106 Shawnee Trail, Venetia, PA 15367
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 4,5,6

Harrison, Nina M.

a/k/a Nina Harrison a/k/a Nina Patterson
Late of North Franklin Twp.
Washington Co., PA
File No. 63-24-1032

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: Sherry Dunn, 4707 Devonshire Dr., Wichita Falls TX 76302
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Hastie, Francis Richard

a/k/a Francis Richard Hastie III
Late of Canonsburg
Washington Co., PA
File No. 63-24-0796

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: Mark George Hastie, 459 Jefferson Dr., Pittsburgh, PA 15228
Attorney: Nicole L. Phatak, Esq., 301 Grant St., 14th Floor, Pittsburgh, PA 15219

WCR Vol 105 Issues 4,5,6

Hntik, Frank J.

Late of Monongahela
Washington Co., PA
File No. 63-24-1082

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: Mickelina S. Smith, 1303 4th St., Monongahela, PA 15063
Attorney: D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236

WCR Vol 105 Issues 4,5,6

Hollandsworth, Robert D.

Late of Ellsworth Borough
Washington Co., PA

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

Executor: Samuel R. Hollandsworth c/o Attorney: John M. Petrisek, Esq., 998 Main St., Bentleysville, PA 15314

WCR Vol 105 Issues 4,5,6

Maxwell, Jacqueline C.

Late of Peters Twp.
Washington Co., PA
File No. 63-24-1040

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

Executor: Edward B. Maxwell, Jr., 976 Old Ash Rd., Volant, PA 16156
Attorney: Ted Tishman, Esq., 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

WCR Vol 105 Issues 4,5,6

Naser, Mary Marie

a/k/a Marie Naser
a/k/a Mary Marie Hatfield
a/k/a Marie Hatfield
Late of North Franklin Twp.
Washington Co., PA
File No. 63-23-0034

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: Donna Cillo c/o Attorney: Anthony Cillo, Esq., Dentons

Cohen & Grigsby, P.C., 625 Liberty Ave.,
7th Floor, Pittsburgh, PA 15222-3152

WCR Vol 105 Issues 4,5,6

Pemberton, Richard D.

a/k/a Richard David Pemberton
Late of Venetia
Washington Co., PA
File No. 63-24-1109

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: Keith A. Harriett, a/k/a Keith Alan Harriett, 3478 Frye Avenue, Finleyville, PA 15332
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Polan, Joshua David

a/k/a Josh Polan a/k/a Joshua Polan
Late of North Franklin Twp.
Washington Co., PA
File No. 63-23-1873

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: Ginger Lynnette Polan, 1115 Red Tail Hollow, Washington PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Puel, Ruth

Late of Canton Twp.
Washington Co., PA
File No. 63-24-0590

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: River Communities Fiduciary Services Inc., 2097 Duss Ave., Ambridge, PA 15003

Attorney: Genevieve G. Redd, Esq., Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

WCR Vol 105 Issues 4,5,6

Rankin, Shirley L.

Late of South Strabane Twp.
Washington Co., PA

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

Executor: Gary D. Rankin, 367 Rankin Rd., Washington, PA 15301
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 4,5,6

Rendulic, Catherine C.

a/k/a Katherine C. Rendulic
Late of West Bethlehem Twp.
Washington Co., PA

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

Co-Executrices: Roxanne Marie Canonge and Joan C. Wyne c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 4,5,6

Salomon, Barbara G.

Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-24-0729

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: Ronald W. Salomon, 54 Cherry Valley Rd., McDonald, PA 15057
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 105 Issues 4,5,6

Shahan, Shirley

Late of Amwell 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: Danny Allen Shahan, 1001 Locust Ave., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Walkush, Adeline

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: Jonathan Daniel Walkush, 3546 Campus St., Pittsburgh, PA 15212

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

WCR Vol 105 Issues 4,5,6

Wozniak, Kathryn L.

Late of Washington
Washington Co., PA
File No. 63-24-1111

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

Administrator: Richard Charles Gontas, 42 Prigg Rd., Washington, PA 15301
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Young, Richard D.

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

Administratrix: Paula J. Wood c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 4,5,6

SECOND PUBLICATION

Chadwick, Hazel Elaine

a/k/a Elaine Chadwick
Late of Canton Twp.
Washington Co., PA
File No. OC-2024-00675

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,

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

Executor: Janet A. Bailey, 1042 Wayne St., Washington, PA 15301
Attorney: Emily E. Skrzysowski, Esq., 703 Kingswood Lane, McDonald, PA 15057

WCR Vol 105 Issues 3,4,5

Crookshank, William A.

Late of Canonsburg
Washington Co., PA
File No. 63-24-1055

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: Daniel E. Crookshank, 317 Buffalo Ridge Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 3,4,5

Opeka, Dale R.

Late of Washington
Washington Co., PA
File No. 63-24-0799

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: Corrine E. Opeka c/o
Attorney: C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152

WCR Vol 105 Issues 3,4,5

Springfield, Jr., Harry Gilbert

Late of Canonsburg
Washington Co., PA
File No. 63-24-1051

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: Harry G. Springfield,
20 Munnell St., Canonsburg, PA 15317
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 3,4,5

Swan, Joseph C.

a/k/a Joe Swan
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Nicole Conley c/o
Attorney: Michael T. Collis, Esq., Murray, Stone & Wilson PLLC, 310 Grant St., Ste. 1123, Pittsburgh, PA 15219

WCR Vol 105 Issues 2,3,4

Vunjak, Emily

Late of East Bethlehem Twp.
Washington Co., PA
File No. 63-24-0843

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-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Melanie Ann Vunjak,
81 Bridge Ave., Clarksville PA 15322,
Lynda Susan Clites, 4411 Cumberland Highway, Meyersdale PA 15552
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 3,4,5

THIRD PUBLICATION

Ambrose, Helen

a/k/a Helen A. Ambrose
Late of Canonsburg
Washington Co., PA
File No. 63-24-0857

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: Janice M. McDonald, 148 DiCio St., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 2,3,4

Cerenzia, Joseph

a/k/a Joseph A. Cerenzia
a/k/a Joseph Anthony Cerenzia
Late of Canonsburg
Washington Co., PA
File No. 63-24-1031

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: Lisa M. Cerenzia, 254 Village Dr., Canonsburg, PA 15317
Attorney: Sarah M. Benedetti, Esq., Ter-shel & Assoc., 55 South Main St., Washington, PA 15301

WCR Vol 105 Issues 2,3,4

Edgar, Nora I.

a/k/a Nora Irene Edgar
Late of Washington
Washington Co., PA
File No. 63-24-1048

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: Clementine C. Mayne, 119 Christman Ave., Washington, PA 15301

WCR Vol 105 Issues 2,3,4

Habarka, Linda J.

a/k/a Linda Jo Habarka
Late of South Franklin Twp.
Washington Co., PA
File No. 63-24-0885

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 Breckons, Jr., 8 DeGar-mo Lane, Claysville, PA 15323
Attorney: Dennis M. Makel, Esq., Makel & Assoc., LLC, 98 E. Maiden St., Washington, PA 15301

WCR Vol 105 Issues 2,3,4

Harris, Barbara

a/k/a Barbara Lee Harris
Late of Canton Twp.
Washington Co., PA
File No. 63-24-1065

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

Executor: Michael Ralph Harris a/k/a Michael R. Harris, 2639 Diane 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 2,3,4

Horner, Herbert P.

a/k/a Herbert Alan Paul Horner
Late of Charleroi
Washington Co., PA
File No. 63-24-1075

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: Nichole J. Briggs, 331 Pennsylvania Ave., Charleroi, PA 15022
Attorney: Benjamin W. Urso, Esq., 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 2,3,4

Johnston, Dana L.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-1010

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: Jennifer L. Johnston, 105 Cameron Rd., Washington, PA 15301
Attorney: Addison L. Walter, Esq., Sutter Williams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

WCR Vol 105 Issues 2,3,4

Korowicki, Margaret M.

a/k/a Margaret Mary Korowicki
Late of City of Washington
Washington Co., PA
File No. 63-24-01049

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: Lisa K. Manning, 710 McKinley Ave., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 2,3,4

Lowry, Amy Renee

Late of Roscoe
Washington Co., PA
File No. 63-24-0536

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: Cheyenne Lowry c/o
Attorney: James T. Davis, Esq., Davis & Davis, 107 E. Main St., Uniontown, PA 15401

WCR Vol 105 Issues 2,3,4

Podboy, Carmella Nancy

a/k/a C. Nancy Podboy
Late of City of Washington
Washington Co., PA
File No. 63-24-1004

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: Allen K. Fish and William C. Fish c/o
Attorney: Lane M. Turturice, Esq., Turturice & Associates, LLC, 70 E. Wheeling St., Washington, PA 15301

WCR Vol 105 Issues 2,3,4

Schmidt, Pamela A.

Late of Donegal Twp.
Washington Co., PA
File No. 63-24-0120

The Register of Wills has granted Letters

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

Administrator: David Kownacki, 144 Ealy Rd., West Alexander, PA 15376
Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 105 Issues 2,3,4

Williams, Patricia A.

a/k/a Patricia Ann Williams
Late of Houston
Washington Co., PA
File No. 63-24-1034

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

Executrix: Judith L. Konecny, 1265 Indian Crest Dr., Indian Springs, AL 35124
Attorney: James P. Liekar, Esq., 38 West Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 2,3,4

Zelenski, Dean

Late of Charleroi
Washington Co., PA
File No. 63-24-1047

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

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

WCR Vol 105 Issues 2,3,4

REAL PROPERTY NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA

NOTICE OF COMPLAINT IN ACTION
TO QUIET TITLE
CIVIL DIVISION
NO.: 2024-138

MATTHEW STANISIC, Plaintiff,
vs.

UNKNOWN HEIRS, EXECUTORS
AND/OR ADMINISTRATORS OF THE
ESTATE OF WILLIAM STANLEY,
DECEASED, UNKNOWN HEIRS,
EXECUTORS AND/OR
ADMINISTRATORS OF THE ESTATE
OF WILLIAM ROBERT STANLEY,
DECEASED

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants.

NOTICE

To: Unknown Heirs, Executors and/or Administrators of the Estate of William Stanley, Deceased, and Unknown Heirs, Executors and/or Administrators Of the Estate of William Robert Stanley, Deceased

There has been an action to Quiet Title for property located at 167 Oak Spring Road, Canonsburg, PA 15317. The parcel number for the property in question is 100-021-00-02-0007-00.

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.

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
Telephone Number:
(724) 225-6710

Southwestern Pennsylvania
Legal Aid Society
16 Cherry Avenue
Washington, PA 15301
(724) 225-6170

WCR Vol 105 Issues 4,5,6

COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY

NO: C-63-CV-2023-2759

DLJ Mortgage Capital, Inc. PLAINTIFF
VS.

Rebecca Rivera, known Heir of Tobin Hrutkay, deceased and Jovannah Keller, known Heir of Tobin Hrutkay, deceased and Carson Hrutkay, known Heir of Tobin Hrutkay, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Tobin Hrutkay, deceased DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Tobin Hrutkay, deceased
471 Third Street
Washington, PA 15301

Your house (real estate) at:
**471 Third Street,
Washington, PA 15301**
770-005-00-02-0010-00

is scheduled to be sold at Sheriff's Sale at

<https://washington.pa.realforeclosure.com> on September 6, 2024 at 10:00AM to enforce the court judgment of \$94,789.39 obtained by DLJ Mortgage Capital, Inc. against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to DLJ Mortgage Capital, Inc. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

WCR Vol 105 Issues 4,5,6

COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY

NO: C-63-CV-2023-1049

U.S. BANK NATIONAL ASSOCIATION, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 PLAINTIFF
VS.

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associa-

tions Claiming Right, Title or Interest from or under William T. Chalfont, deceased
284 Scott Lane
Venetia, PA 15367

Your house (real estate) at:
284 Scott Lane, Venetia, PA 15367
540-002-00-00-0040-34C

is scheduled to be sold at Sheriff's Sale at <https://washington.pa.realforeclose.com> on September 6, 2024 at 10:00AM to enforce the court judgment of \$117,068.45 obtained by U.S. BANK NATIONAL ASSOCIATION, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to U.S. BANK NATIONAL ASSOCIATION, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

WCR Vol 105 Issues 4,5,6

COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY
NO: 2023-4463

Metropolitan Life Insurance Company
PLAINTIFF
VS.

Jacquelyn Hayes, known Heir of Denise Marie Hayes a/k/a Denise M. Hayes, de-

ceased and John Morris, known Heir of Denise Marie Hayes a/k/a Denise M. Hayes, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Denise Marie Hayes a/k/a Denise M. Hayes, Deceased DEFENDANTS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Denise Marie Hayes a/k/a Denise M. Hayes, deceased
595 Amity Ridge Road
Amity, PA 15311

Your house (real estate) at:
**595 Amity Ridge Road,
Amity, PA 15311**
0200270100000900

is scheduled to be sold at Sheriff's Sale at <https://washington.pa.realforeclose.com> on September 6, 2024 at 10:00AM to enforce the court judgment of \$96,414.28 obtained by Metropolitan Life Insurance Company against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Metropolitan Life Insurance Company the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

WCR Vol 105 Issues 4,5,6

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA,
CIVIL DIVISION

EQUITY TRUST COMPANY CUSTODIAN FBO KEVIN KANN 200388950 IRA, Plaintiff, vs. CICERO HINES (DECEASED), ALL KNOWN HEIRS OF CICERO HINES (DECEASED), ALL UNKNOWN HEIRS OF CICERO HINES (DECEASED), AND ALL CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CICERO HINES (DECEASED), Defendants. Case No. 2024-04336.

Quiet Title Action involving those certain parcels of real property situated in the Township of Jefferson, County of Washington, Commonwealth of Pennsylvania, and known as Parcel No. 380-003-01-01-0001-00; Parcel No. 380-003-01-01-0002-00; Parcel No. 380-003-01-01-0003-00; Parcel No. 380-003-01-01-0005-00; Parcel No. 380-003-01-01-0007-00; Parcel No. 380-003-01-01-0009-00; Parcel No. 380-003-01-01-0011-00; Parcel No. 380-003-01-01-0014-00; Parcel No. 380-003-01-01-0003-18; Parcel No. 380-003-01-02-0007-00 and Parcel No. 380-003-01-02-0008-00.

TO: DEFENDANTS

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and filing your defenses or objections in writing with this 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 plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH IN-

FORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE

The Washington County Bar Association

119 South College Street,

Washington, PA 15301

724.225.6710 phone

724.225.8345 fax

wcba@washcobar.org

www.washcobar.org

Southwestern Pennsylvania

Legal Aid Society

10 West Cherry Avenue

Washington, PA 15301

(724) 225-6170

Plaintiff's Attorney: Frank Kosir, Jr.,
Meyer Unkovic & Scott LLP, 535 Smith-
field Street, Suite 1300, Pittsburgh, PA
15222, 412-456-2825.

WCR Vol 105 Issues 4.5.6

NAME CHANGE NOTICE

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2024-3553

In re: Petition of **Hope Marie Neil-Crawford**, a minor, by the Petitioner, Lori Neil natural parent or guardian, for change of name to Hope Marie Neil.

To all person interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of September 13, 2024 and time of 9:15 in Courtroom 6 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 105 Issue 4

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, SEPTEMBER 6, 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 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 **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 descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

AMWELL

**METROPOLITAN LIFE
INSURANCE COMPANY**

vs

**JACQUELYN HAYES, known Heir of
DENISE MARIE HAYES a/k/a DENISE M. HAYES, DECEASED, ET AL**

**DOCKET #: 2023-4463
JUDGEMENT: \$96,414.28**

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

Address: 595 AMITY RIDGE ROAD,
AMITY, PA 15311

Tax #: 020-027-01-00-0009-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3.4.5

AMWELL (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**

vs

JAN M. AVOLIA

**DOCKET #: 2023-6650
JUDGEMENT: \$283,807.18**

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

Address: 636 EAST NATIONAL PIKE,
WASHINGTON, PA 15301

Tax #: 020-002-00-00-0008-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3.4.5

BENTLEYVILLE

**U.S. BANK NATIONAL ASSOCIATION, as Trustee for Conesco Finance
Home Loan Grantor Trust 2002-C**

vs

**CYNTHIA M. JOHNSTON and
CHARLES M. JOHNSTON, JR. a/k/a
CHARLES M JOHNSTON JR**

**DOCKET #: 2019-2412
JUDGEMENT: \$77,460.41**

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

Address: 113 PITTSBURGH ROAD,
BENTLEYVILLE, PA 15314

Tax #: 040-060-00-02-0020-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3.4.5

CANTON

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**TERRY WRUBLESKI AND
TREASA WRUBLESKI****DOCKET #: 2023-1126
JUDGEMENT: \$40,823.12**In the Commonwealth of Pennsylvania,
Washington County, Canton Township;Address: 5 WILLIAM STREET, WASH-
INGTON, PA 15301

Tax #: 120-011-11-08-0003-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 105 Issues 3,4,5**CANTON (Cont'd)****PNC BANK, NATIONAL
ASSOCIATION**

vs

**DEBRA SPANGLER, as believed Heir
and/or Administrator to the Estate of
ROBERT SPANGLER, AKA ROB-
ERT L. SPANGLER, ET AL****DOCKET #: 2021-7667
JUDGEMENT: \$74,292.00**In the Commonwealth of Pennsylvania,
Washington County, Canton Township;Address: 80 CALDWELL AVENUE,
WASHINGTON, PA 15301Tax #: 120-011-07-02-0061-00 & 120-
011-07-02-0060-00 (2)

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611WCR Vol 105 Issues 3,4,5**CANTON (Cont'd)****NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**MATHEW J. OLSON, as Co-
Administrator of the Estate of ROGER
K. OLSON A/K/A ROGER KEITH
OLSON, DECEASED, ET AL****DOCKET #: 2024-728
JUDGEMENT: \$60,482.47**In the Commonwealth of Pennsylvania,
Washington County, Canton Township;Address: 78 HAWKINS STREET,
WASHINGTON, PA 15301

Tax #: 120-011-11-02-0013-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521WCR Vol 105 Issues 3,4,5**CECIL-CANONSBURG****SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**

vs

**JAMES B. HORNE AND
KATHLEEN V. HORNE****DOCKET #: 2023-7699
JUDGEMENT: \$138,865.04**In the Commonwealth of Pennsylvania,
Washington County, Cecil Township and
Canonsburg Borough;Address:
1314 STATE ROUTE 980,
CANONSBURG, PA 15317
619 EUCLID AVENUE,
CANONSBURG, PA 15317
621 EUCLID AVENUE,
CANONSBURG, PA 15317Tax #:
140-015-02-00-0008-00,
090-008-00-01-0007-00 &
090-008-00-01-0008-00 (3)

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660WCR Vol 105 Issues 3,4,5**DONORA****U.S. BANK TRUST NATIONAL AS-
SOCIATION, ET AL**

vs

**JANET BULKO, Individually, and In
Her Capacity as Administratrix and
Heir of the Estate of CLARA L.
BULKO A/K/A CLARA V. BULKO,
ET AL****DOCKET #: 2023-909
JUDGEMENT: \$71,520.30**In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;Address: 767 McKEAN AVENUE, DO-
NORA, PA 15033

Tax #: 240-013-00-03-0015-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC, (855) 225-6906WCR Vol 105 Issues 3,4,5**EAST BETHLEHEM****U.S. BANK NATIONAL
ASSOCIATION, ET AL**

vs

**BRIAN J. REHMAN AND
JAMIE L. REHMAN a/k/a ABBEY****DOCKET #: 2024-962
JUDGEMENT: \$39,416.32**In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;Address: 8 ZISKIND ROAD, FREDER-
ICKTOWN, PA 15333

Tax #: 260-001-01-00-0047-00

Improvements: Residential Dwelling

Attorney: VITTI LAW GROUP, INC.,
(412) 281-1725WCR Vol 105 Issues 3,4,5**EAST BETHLEHEM (Cont'd)****NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**KENNETH S. WHITLOCK, As Ad-
ministrator of the Estate of MARGA-
RET J. HIBBS A/K/A MARGARET
JEAN HIBBS, DECEASED****DOCKET #: 2023-5911
JUDGEMENT: \$39,420.27**In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;Address: 752 CRAWFORD ROAD,
FREDERICKTOWN, PA 15333

Tax #: 260-002-01-03-0006-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521WCR Vol 105 Issues 3,4,5**EAST PIKE RUN****NATIONSTAR MORTGAGE, LLC**

vs

RENEE L. HUBER**DOCKET #: 2023-7569
JUDGEMENT: \$54,495.74**In the Commonwealth of Pennsylvania,
Washington County, East Pike Run
Township;Address: 960 PIKE RUN DRIVE, COAL
CENTER, PA 15423Tax #: 080-037-00-01-0033-00 & 080-
037-00-01-0031-00 (2)

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 105 Issues 3,4,5**FALLOWFIELD****FEDERAL HOME LOAN
MORTGAGE CORPORATION**

vs

**DEBORAH PAINTER, In Her
Capacity as Administratrix and Heir to
the ESTATE OF KENNETH
PAINTER, DECEASED****DOCKET #: 2023-1020
JUDGEMENT: \$33,424.94**In the Commonwealth of Pennsylvania,
Washington County, Fallowfield Town-
ship;Address: 52 VAN VOORHIS LANE,
VAN VOORHIS, PA 15366Tax #: 320-005-01-04-0020-00 & 320-
005-01-04-0019-00 (2)

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646WCR Vol 105 Issues 3,4,5**HOUSTON****U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL**

vs

**DWIGHT CARR, MELINDA WIL-
LIAMS, TAMMY MYERS, ET AL****DOCKET #: 2023-6793**

JUDGEMENT: \$92,378.63

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

Address: 102 SOUTH CHERRY AVE-
NUE, HOUSTON, PA 15342
Tax #: 360-007-00-03-0001-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

INDEPENDENCE

**U.S. BANK NATIONAL
ASSOCIATION**

vs

**RONDA BOGO aka RHONDA BOGO,
RICHARD J BOGO aka RICHARD J.
BOGO aka RICHARD BOGO AND
LANA BOGO aka LANA LEE BOGO
aka LANA L. BOGO**

DOCKET #: 2022-6919

JUDGEMENT: \$56,903.48

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

Address: 219 INDEPENDENCE ROAD
f/k/a 212 INDEPENDENCE ROAD,
AVELLA, PA 15312

Tax #: 370-003-05-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

LONG BRANCH

**LEGACY MORTGAGE ASSET
TRUST 2020-GS2**

vs

GERTRUDE CURZON

DOCKET #: 2024-1669

JUDGEMENT: \$69,048.70

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

Address: 69 HONOR STREET, COAL
CENTER, PA 15423

Tax #: 390-002-00-00-0015-01

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,

(215) 627-1322

WCR Vol 105 Issues 3,4,5

MONONGAHELA

**SPECIALIZED LOAN
SERVICING LLC**

vs

**ADAM J. WALTER AND
STACIE A. MENDES**

DOCKET #: 2023-5447

JUDGEMENT: \$92,981.84

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

Address: 802 HOWARD STREET, MO-
NONGAHELA, PA 15063

Tax #: 440-016-00-01-0014-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

MONONGAHELA (Cont'd)

**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A., as Trustee
for Mortgage Assets
Management Series I Trust**

vs

**SCOTT HENSON, Known Surviving
Heir of George J. Henson, ET AL**

DOCKET #: 2023-2141

JUDGEMENT: \$141,825.06

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

Address: 900 LINCOLN STREET, MO-
NONGAHELA, PA 15063

Tax #: 440-019-00-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

MONONGAHELA (Cont'd)

**LEGACY MORTGAGE
ASSET TRUST 2021-GS1**

vs

**EDWARD J. ROSENSTEEL, As
Administrator of the Estate of**

**ELIZABETH MARY ROSENSTEEL
a/k/a ELIZABETH M. ROSENSTEEL,
DECEASED**

DOCKET #: 2024-1945

JUDGEMENT: \$22,473.49

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

Address: 913 LAWRENCE STREET,
MONONGAHELA, PA 15063

Tax #: 440-024-00-00-0021-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521

WCR Vol 105 Issues 3,4,5

MOUNT PLEASANT

**KEYBANK N.A. S/B/M FIRST
NIAGARA BANK, N.A.**

vs

**LANE M. TURTURICE, ESQUIRE, In
His Capacity as Executor of the
ESTATE OF KEVIN M. HOLT**

DOCKET #: 2024-557

JUDGEMENT: \$17,963.69

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

Address: 190 DOGWOOD STREET,
WESTLAND, PA 15378

Tax #: 460-009-01-02-0012-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

MOUNT PLEASANT (Cont'd)

**FEDERAL HOME LOAN MORT-
GAGE CORPORATION, ET AL**

vs

**KIMBERLY ANN TOURNAY AND
WILLIAM E. TOURNAY**

DOCKET #: 2024-2500

JUDGEMENT: \$51,909.15

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

Address: 142 MAIN STREET, HICKO-

RY, PA 15340

Tax #: 460-008-01-00-0031-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521

WCR Vol 105 Issues 3,4,5

NORTH FRANKLIN

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

vs

**ALISON J. GREGG a/k/a ALLISON J.
GREGG and EMILY McCONNELL,
Administratrix of the Estate of Robert
J. Gregg, Deceased**

DOCKET #: 2024-1543

JUDGEMENT: \$117,643.53

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

Address: 1059 SOUTH MAIN STREET,
WASHINGTON, PA 15301

Tax #: 510-003-10-00-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

NORTH STRABANE

PENNYMAC LOAN SERVICES LLC

vs

**MATTHEW C. COX AND ERIN R.
COX**

DOCKET #: 2023-5838

JUDGEMENT: \$208,272.89

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

Address: 613 DEERWATCH DRIVE aka
613 DEERWATCH COURT, CAN-
ONSBURG, PA 15317

Tax #: 520-011-04-04-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

PETERS

NATIONSTAR MORTGAGE, LLC

vs

**MAURICIO ANTONIO VIAUD AND
LORENA LYNNE VIAUD****DOCKET #: 2023-3667
JUDGEMENT: \$236,050.84**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;Address: 174 IRON RUN ROAD, BETH-
EL PARK, PA 15102

Tax #: 540-002-28-00-0002-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322WCR Vol 105 Issues 3,4,5**PETERS (Cont'd)****FIRST FEDERAL SAVINGS AND
LOAN ASSOCIATION OF GREENE
COUNTY, as existing under the laws of
The United States**

vs

**GLENN A. KIRK IV AND THE UNIT-
ED STATES OF AMERICA, ET AL****DOCKET #: 2014-4209
JUDGEMENT: \$51,886.61**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;Address: 965 VENETIA ROAD, VENE-
TIA, PA 15367

Tax #: 540-004-01-02-0007-00

Improvements: Residential Dwelling

Attorney: PEACOCK KELLER LLP,
(724) 222-4520WCR Vol 105 Issues 3,4,5**PETERS (Cont'd)****U.S. BANK NATIONAL
ASSOCIATION, ET AL**

vs

**BRIAN CHALFONT, known Heir of
WILLIAM T. CHALFONT,
DECEASED, ET AL****DOCKET #: 2023-1049
JUDGEMENT: \$117,068.45**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;Address: 284 SCOTT LANE, VENETIA,
PA 15367

Tax #: 540-002-00-00-0040-34C

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 105 Issues 3,4,5**PETERS (Cont'd)****STRUCTURAL STEEL AND PLATE
FABRICATION COMPANY**

vs

HENRY F. TEICHMANN, INC.**DOCKET #: 2024-553
JUDGEMENT: \$373,968.41**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;Address: 3009 WASHINGTON
ROAD, McMURRAY, PA 15317

3015 WASHINGTON

ROAD, McMURRAY, PA 15317

Tax #: 540-003-05-01-0023-00, 540-003-
05-01-0026-00, 540-003-05-01-0028-00,
540-003-05-01-0030-00, 540-003-05-01-
0031-00 (5)

Improvements: Residential Dwelling

Attorney: FLAHERTY FARDO ROGEL
& AMICK, LLC, 412-802-6666WCR Vol 105 Issues 3,4,5**PETERS (Cont'd)****DLJ MORTGAGE CAPITAL, INC.**

vs

**MICHELLE LEANNE SANDUSKY,
As Administrator of the Estate of
JAMES D. OGLESBEE A/K/A JAMES
DWAYNE OGLESBEE, DECEASED****DOCKET #: 2024-2499
JUDGEMENT: \$432,260.50**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;Address: 1003 BEACON WAY, PITTS-
BURGH, PA 15241

Tax #: 540-003-08-01-0026-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521WCR Vol 105 Issues 3,4,5**SMITH****VANDERBILT MORTGAGE
AND FINANCE INC.**

vs

**SHAWN E. MUNDELL AND
MICHELLE A. MUNDELL****DOCKET #: 2023-6647
JUDGEMENT: \$101,994.37**In the Commonwealth of Pennsylvania,
Washington County, Smith Township;Address: 20 EVERGREEN DRIVE,
BURGETTSTOWN, PA 15021

Tax #: 570-011-00-00-0002-01

Improvements: Residential Dwelling

Attorney: WEBER GALLAGHER SIMP-
SON STAPLETON FIRES & NEWBY
LLP, (215) 972-7900WCR Vol 105 Issues 3,4,5**SMITH (Cont'd)****DLJ MORTGAGE CAPITAL INC.**

vs

**EDWARD C. TASZ
AND HOLLY M. TASZ****DOCKET #: 2023-7230
JUDGEMENT: \$154,119.64**In the Commonwealth of Pennsylvania,
Washington County, Smith Township;Address: 12 FIRST AVENUE, BUR-
GETTSTOWN, PA 15021

Tax #: 570-013-01-04-0018-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521WCR Vol 105 Issues 3,4,5**SOUTH STRABANE****DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL**

vs

**JENNIFER L. PARKER
AND SEAN L. RIGGLE****DOCKET #: 2023-3613
JUDGEMENT: \$115,698.38**In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;Address: 825 DAVIS SCHOOL ROAD,
WASHINGTON, PA 15301

Tax #: 600-007-03-01-0002-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,

(215) 572-8111

WCR Vol 105 Issues 3,4,5**UNION****U.S. BANK TRUST
NATIONAL ASSOCIATION**

vs

MARGARET L. FARKAS**DOCKET #: 2023-6633
JUDGEMENT: \$167,341.29**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 7119 GAYLE DRIVE,
FINLEYVILLE, PA 15332

Tax #: 640-003-04-01-0009-02

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111WCR Vol 105 Issues 3,4,5**UNION (Cont'd)****THE HUNTINGTON
NATIONAL BANK**

vs

RICHARD E. BELUSCAK**DOCKET #: 2024-409
JUDGEMENT: \$54,016.81**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 9 SHORT STREET, ELRAMA,
PA 15038Tax #: 640-007-04-01-0005-01 & 640-
007-04-01-0006-01 (2)

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, LLC, (215) 790-1010WCR Vol 105 Issues 3,4,5**WASHINGTON****DLJ MORTGAGE CAPITAL INC.**

vs

**REBECCA RIVERA, known
Heir of TOBIN HRUTKAY,
DECEASED, ET AL****DOCKET #: 2023-2759
JUDGEMENT: \$94,789.39**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;

Address: 471 THIRD STREET, WASH-

INGTON, PA 15301
 Tax #: 770-005-00-02-0010-00
 Improvements: Residential Dwelling
 Attorney: LOGS LEGAL GROUP LLP,
 (610) 278-6800

WCR Vol 105 Issues 3,4,5

WASHINGTON (Cont'd)

WASHINGTON SCHOOL DISTRICT
 vs
GUY A. MIRISCIOTTA
AND TERESA J. MIRISCIOTTA

DOCKET #: 2018-3232
JUDGEMENT: \$2,258.60

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

Address: 20 CUMBERLAND AVENUE,
 WASHINGTON, PA 15301
 Tax #: 780-009-00-01-0010-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 3,4,5

WASHINGTON (Cont'd)

WASHINGTON SCHOOL DISTRICT
 vs
WILLIAM T. WOODS
AND SAMANTHA JO WOODS

DOCKET #: 2017-3259
JUDGEMENT: \$1,788.28

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

Address: 1060 SUMMERLEA AVENUE,
 WASHINGTON, PA 15301
 Tax #: 770-025-00-01-0004-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 3,4,5

WASHINGTON (Cont'd)

WASHINGTON SCHOOL DISTRICT
 vs
DAVID A. GRUDI
AND DANIEL E. GRUDI

DOCKET #: 2009-1898
JUDGEMENT: \$23,398.98

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

Address: 630 GLENN STREET, WASH-
 INGTON, PA 15301

Tax #: 770-023-00-04-0001-00, 770-023-
 00-04-0002-00, 770-023-00-04-0003-00
 (3)

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 3,4,5

WASHINGTON (Cont'd)

WASHINGTON SCHOOL DISTRICT
 vs
JACKIE DeCOSTA

DOCKET #: 2018-4158
JUDGEMENT: \$2,065.71

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

Address: 426 E PROSPECT AVENUE,
 WASHINGTON, PA 15301

Tax #: 750-022-00-01-0005-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 3,4,5

WASHINGTON (Cont'd)

MCLP ASSET COMPANY, INC.

vs

ESTATE OF LESLIE CHERYL
PATTERSON MIMS,
DECEASED, ET AL

DOCKET #: 2024-2495
JUDGEMENT: \$74,589.78

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

Address: 255 DUNCAN AVENUE,
 WASHINGTON, PA 15301

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

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5



DiBella Weinheimer

Geer McAllister Best Coco Lloyd Whalen



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