

ESTATE NOTICES**FIRST PUBLICATION**

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

Administrator: Darla McBride, 164 Gorby Rd., Washington, PA 15301
Attorney: Michael J. Mocniak, Esq., 163 East Hillsboro Rd., Washington, PA 15301

WCR Vol 103.104 Issues 52.1,2

Fitch, Sherman R.
Late of New Eagle
Washington Co., PA
File No. OC-2023-01049

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

Executor: Scott McIlvaine, 898 Duvall Rd., Charleroi, PA 15022
Attorney: Edward F. Twomey, Esq., The Lynch Law Group, 501 Smith Dr., Ste. 3, Cranberry Twp., PA 16066

WCR Vol 103.104 Issues 52.1,2

Mitchell, Florence Catherine
Late of Washington
Washington Co., PA
File No. 63-23-1072

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 S. Mitchell, 611 American St., California, PA 15419
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 103.104 Issues 52.1,2

Newland, Larry W.
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 Administrator & Attorney or attorney, and all persons indebted to the decedent to make payment to the Administrator & Attorney without delay.

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

WCR Vol 103.104 Issues 52.1,2

Roach, Mary Onopiuk
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: Agnes Joy Bail, 672 E. National Pike, Washington, PA 15301; Lynn Brogley, 26 DeGarmo Lane, Claysville, PA 15323,
Attorney: Michael J. Mocniak, Esq., 163 East Hillsboro Rd., Washington, PA 15301

WCR Vol 103.104 Issues 52.1,2

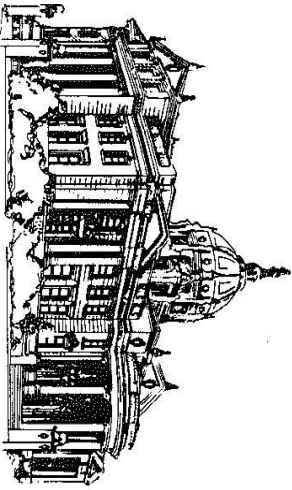
Russi Sr., Robert L.
Late of Union Twp.
Washington Co., PA

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

WASHINGTON COUNTY REPORTS

Vol. 103, No. 52 JULY 13, 2023

119 South College Street, Washington, PA 15301



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

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: Cody T. Russi, 794 Bentleyville Rd., Charleroi, PA 15022

WCR Vol 103,104 Issues 52,1,2

Singer, Bill M.

a/k/a Billy McCoy Singer, Jr.

a/k/a Bill M. Singer, Jr.

Late of Amwell Twp.

Washington Co., PA

File No. 63-23-1083

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

Administrator C.T.A.: David M. Singer, 122 Locust Lane, Follansbee, WV 26037

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

WCR Vol 103,104 Issues 52,1,2

Wier, Clifford L.

Late of Avella

Washington Co., PA

File No. 63-2022-0073

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: Kenneth M. Wier, 5 Deer Lane, Avella, PA 15312

Attorney: Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 103,104 Issues 52,1,2

SECOND PUBLICATION

Altland Jr., Richard E.

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

Administrator: Brittany N. Altland, 17 Field & Stream Rd., Marianna, PA 15345

Attorney: Timothy N. Logan, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

WCR Vol 103, 104 Issues 51,52,1

Ditta, Karen L.

Late of Canonsburg

Washington Co., PA

File No. 63-22-1556

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: Christopher J. Ditta & Frank T. Ditta, 623 Euclid Ave., Canonsburg, PA 15317

Attorney: Christopher P. Deegan, Esq., Seaman Law Offices, 600 Town Center Blvd., Ste. 124, Canonsburg, PA 15317

WCR Vol 103, 104 Issues 51,52,1

Gillespie, Jr., Donald Lloyd

Late of Monongahela

Washington Co., PA

File No. 63-23-0467

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: Stephanie Ann Pryor, 1111 W. 46th St., #58, Kansas City, MO 64112

Attorney: Todd T. Turin, Esq., Turin & DeMatt, P.C., 115 North Main St., Greensburg, PA 15601

WCR Vol 103,104 Issues 51,52,1

Leonard, Thomas William

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

Executor: Gaylord Leonard, 8208

Langbrook Rd., Springfield, VA 22152

WCR Vol 103, 104 Issues 51,52,1

Metrovich, Catherine M.

a/k/a Catherine Mary Metrovich

Late of Robinson Twp.

Washington Co., PA

File No. 63-23-01020

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: Mary E. McElgunn a/k/a Mary Elizabeth McElgunn, 42052 Loganberry Ridge N., Novi, MI 48375

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

WCR Vol 103,104 Issues 51,52,1

Pilla, Joseph Thomas

a/k/a Joseph Pilla Jr.

Late of Canonsburg

Washington Co., PA

File No. 63-23-0857

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

Executor: Charlotte K. Dent, 1272 Meadowbrook Dr., Canonsburg, PA 15317

WCR Vol 103,104 Issues 51,52,1

Poland, Sr., William Lawrence

a/k/a William L. Poland

a/ka William L. Poland, Sr.

Late of Buffalo Twp.

Washington Co., PA

File No. 63-23-1009

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: Gayle L. Poland, 291 Reese Rd., Washington, PA 15301

Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 103,104 Issues 51,52,1

Satina, Mildred

a/k/a Midge Satina

Late of Bentleyville

Washington Co., PA

File No. 63-23-1030

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 & Attorney or attorney, and all persons indebted to the decedent to make payment to the Executor & Attorney without delay.

Executor & Attorney: Donald Mark Satina, Esq., 902 Broadway Ave., McKees Rocks, PA 15136

WCR Vol 103,104 Issues 51,52,1

THIRD PUBLICATION**Danyo, Virginia R.**

Late of Township of Cecil
Washington Co., PA
File No. 63-23-0946

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 C. Danyo, 516 Muse-Bishop Rd., Cecil, PA 15057

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

_____ WCR Vol 103 Issues 50,51,52

Davis, Betty Carole

a/k/a Carole Davis
a/k/a B. Carole Davis
Late of Washington
Washington Co., PA
File No. 6323-0887

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: Jeanine Polandick c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

_____ WCR Vol 103 Issues 50,51,52

Hofrichter, Beverlyann Rita

a/k/a Beverlyann Hofrichter
Late of Peters 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: Lora L. Pavkovich c/o

Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

_____ WCR Vol 103 Issues 50,51,52

Laschinsky, John F.

Late of Marianna
Washington Co., PA

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

Administrator: Richard A. Laschinsky c/o

Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

_____ WCR Vol 103 Issues 50,51,52

Livanos, George L.

a/k/a George L. Livanos, Fr.
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: Dianthe Livanos c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

_____ WCR Vol 103 Issues 50,51,52

McDonald, Dorothy Gray

a/k/a Dorothy Ann McDonald
Late of Finleyville

Washington Co., PA
File No. 63-23-1017

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: Dwight D. Ferguson, 308 Oaklawn Dr., Pittsburgh, PA 15241

Attorney: Karen E. Bononi, Esq., Cafardi Ferguson Wyrick + Weis, 2605 Nicholson Rd., Ste. 2201, Sewickley, PA 15143

_____ WCR Vol 103 Issues 50,51,52

Moore, Louis J.

Late of Washington Co., PA
File No. 63-23-0967

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: Karen Carson c/o

Attorney: David P. Hvizdos, Esq., 505 Valleybrook Rd., Ste. 206, McMurray, PA 15317

_____ WCR Vol 103 Issues 50, 51,52

Tracanna, Dolores B.

Late of Washington
Washington Co., PA
File No. 63-23-1022

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 R. Guzzo, 1608 Saint Andrews Dr., Washington, PA 15301

_____ WCR Vol 103 Issues 50,51,52

Veres, Mark

Late of Nottingham Twp.
Washington Co., PA
File No. 63-23-0959

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: Scott Veres, 160 Coal Bluff Rd., Finleyville, PA 15332

Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

_____ WCR Vol 103 Issues 50,51,52

NAME CHANGE NOTICES

Notice is hereby given that on the date of July 6, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-3760 by the Petitioner **Courtney Koontz** for a change of name to Courtney Pivovarnik

The Court has fixed the date of August 25, 2023 and time of 9:30 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 103 Issue 52

Change of Name Notice

Notice is hereby given that on the date of 6-21-2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-3540 by the Petitioner **Jaycen Joseph Hancock** for a change of name to Zofia Faye Hancock

The Court has fixed the date of Aug 22, 2023 and time of 9 a.m. in Courtroom #1 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 103 Issue 52

MORTGAGE FORECLOSURE

COURT OF COMMON PLEAS
WASHINGTON COUNTY

No. 2022-6778

CIVIL ACTION MORTGAGE FORECLOSURE

HSBC Bank USA, National Association as Trustee for Ellington Loan Acquisition Trust 2007-2, Mortgage Pass-Through Certificates, Series 2007-2
c/o Nationstar Mortgage LLC d/b/a Mr. Cooper

8950 Cypress Waters Boulevard
Coppell, TX 75019,
Plaintiff,

Vs.

Unknown heirs, successors, assigns and all person, firms, or associations claiming right, title or interest from or under Helen C Davis, deceased mortgagor and owner c/o Luann David
Defendant.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service,
119 South College Street
Washington, PA 15301
(724) 225-6710

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

WCR Vol 103 Issue 52

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, AUGUST 4, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on Washington County Sheriff website and watch for news release for more information.

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

CANONSBURG

**SPECIALIZED LOAN
SERVICING LLC**

vs

**JOE DANIEL MITCHEM AND
MARION L. MITCHEM**

**DOCKET #: 2023-822
JUDGEMENT: \$83,575.04**

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

Address: 161 OAK SPRING ROAD,
CANONSBURG, PA 15317
Tax #: 100-021-00-02-0010-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC, (855) 225-6906

WCR Vol 103,104 Issues 51,52,1

CANONSBURG (Cont'd)

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs

DAWN D. GALLIMORE

**DOCKET #: 2022-6316
JUDGEMENT: \$160,876.33**

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

Address: 261 HOOKS LANE, CANONSBURG, PA 15317

Tax #: 095-001-11-00-0016-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

CANONSBURG (Cont'd)

BOROUGH OF CANONSBURG

vs

MATTHEW L. DEITHORN

**DOCKET #: 2014-7532
JUDGEMENT: \$3,432.67**

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

Address: 219 VINE STREET, CANONSBURG, PA 15317

Tax #: 110-039-00-02-0027-00

Improvements: Residential Dwelling

Attorney: GOEHRING, RUTTER &
BOEHM, (412) 835-7317

WCR Vol 103,104 Issues 51,52,1

CANTON

**SPECIALIZED LOAN
SERVICING LLC**

vs

MORGAN ALEXANDRA DOAK

**DOCKET #: 2022-5341
JUDGEMENT: \$37,871.00**

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

Address: 72 PENNSYLVANIA AVE-
NUE, WASHINGTON, PA 15301
Tax #: 120-011-15-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

CANTON (Cont'd)

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

**JEFFREY ALDERSON, Known Heir
of KATHLEEN ALDERSON,
DECEASED, ET AL**

**DOCKET #: 2022-6496
JUDGEMENT: \$96,401.40**

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

Address: 1751 THE CIRCLE, WASH-
INGTON, PA 15301
Tax #: 120-012-05-04-0016-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

CECIL

AMERIHOM MORTGAGE COMPANY, LLC

vs

NICOLE ELIZABETH CAPES

**DOCKET #: 2022-6430
JUDGEMENT: \$163,551.14**

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

Address: 466 MUSE BISHOP ROAD,
McDONALD, PA 15057
Tax #: 140-006-00-00-0059-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

CHARTIERS

CITIZENS BANK, N.A. S/B/M CITI- ZENS BANK OF PENNSYLVANIA

vs

DANIEL W. LEEZER

**DOCKET #: 2022-7952
JUDGEMENT: \$10,434.48**

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

Address: 155 BELMONT AVENUE,
MEADOWLANDS, PA 15347
Tax #: 170-017-05-02-0005-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

DONORA

PNC BANK, NATIONAL ASSOCIA- TION, Successor by Merger to NA- TIONAL CITY BANK

vs

**ALL KNOWN AND UNKNOWN
HEIRS OF STEPHEN F. GULA AND
ESTATE OF DARLENE E. GULA
AKA DARLENE E.T. GULA AKA
DARLENE E. THOMPSON-GULA**

**DOCKET #: 2022-6155
JUDGEMENT: \$20,206.79**

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

Address: 15 WATKINS AVENUE, DO-
NORA, PA 15033
Tax #: 240-032-00-04-0026-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

EAST BETHLEHEM

FIRST NATIONAL BANK OF PENNSYLVANIA

vs

**THE UNKNOWN EXECUTOR OF
THE ESTATE OF PHILLIP L. RED-
MAN AND ALL OTHER PERSONS,
FIRMS OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST
FROM OR UNDER**

PHILLIP L. REDMAN, DECEASED

**DOCKET #: 2023-1009
JUDGEMENT: \$19,508.31**

In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;

Address: 47 CLARK STREET,
CLARKSVILLE, PA 15322
Tax #: 260-004-02-07-0019-00

Improvements: Residential Dwelling

Attorney: DAVID W. RAPHAEL, ES-
QUIRE, (412) 465-9718

WCR Vol 103.104 Issues 51,52,1

EAST BETHLEHEM (Cont'd)

SELENE FINANCE LP

vs

CANDICE WILLIAMS

**DOCKET #: 2023-1501
JUDGEMENT: \$40,799.27**

In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;

Address: 316 NEWTON AVE A/K/A
316 NEWTOWN AVE A/K/A 316 NEW
TOWN RD, FREDERICKTOWN, PA
15333
Tax #: 260-010-00-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

JEFFERSON

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

TERESA M. BERNOLA

**DOCKET #: 2020-2114
JUDGEMENT: \$92,122.96**

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

Address: 75 MENEELY ROAD, BUR-
GETTSTOWN, PA 15021
Tax #: 380-011-00-00-0011-03

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521
WCR Vol 103.104 Issues 51,52,1

MCDONALD

MADISON REVOLVING TRUST 2017

vs

BETH HOLLY CANNON

**DOCKET #: 2017-4387
JUDGEMENT: \$51,265.32**

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

Address: 142 NORTH STREET, McDON-
ALD PA 15057
Tax #: 470-015-00-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

MONONGAHELA

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

vs

KATE M. RUNAC

**DOCKET #: 2023-1859
JUDGEMENT: \$58,398.69**

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

Address: 902 SHERIDAN STREET, MO-
NONGAHELA, PA 15063
Tax #: 440-023-00-00-0002-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1

MONONGAHELA (Cont'd)

KEYBANK, NA, S/B/M FIRST NIAGARA BANK, NA

vs

**LARRY MARTIN, JR., In His Capacity
as Heir of ROSEMARIE LANGAN,
DECEASED, ET AL**

**DOCKET #: 2022-7173
JUDGEMENT: \$65,098.89**

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

Address: 500 CHESS STREET, MONONGAHELA, PA 15063
Tax #: 440-008-00-01-0004-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

NORTH & SOUTH FRANKLIN

HSBC BANK USA, NATIONAL ASSOCIATION, ET AL

vs

WILLIAM J. MATSON, Individually and in His Capacity as Executor and Heir of the Estate of BONNIE JO MATSON A/K/A BONNIE J. MATSON A/K/A BONNIE MATSON F/K/A BONNIE J. WHIPKEY

DOCKET #: 2022-6183
JUDGEMENT: \$157,151.61

In the Commonwealth of Pennsylvania,
Washington County, partly in North Franklin Township and partly in South Franklin Township;

Address: 1095 SCENIC DRIVE, WASHINGTON, PA 15301
Tax #: 590-015-00-00-0005-00 (SF) & 510-004-00-00-0030-00 (NF)

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

NORTH STRABANE

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2006-RP1

vs

**JAMES E. DEAN
A/K/A JAMES DEAN**

DOCKET #: 2023-1041

JUDGEMENT: \$143,071.38

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

Address: 186 VIEW AVE A/K/A 499 VIEW AVE, STRABANE, PA 15363
Tax #: 520-015-02-07-0009-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, (855) 225-6906

WCR Vol 103,104 Issues 51,52,1

NORTH STRABANE (Cont'd)

DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL

vs

MELISSA R. ALMO

DOCKET #: 2020-5064
JUDGEMENT: \$142,539.16

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

Address: 120 MITCHELL DRIVE, CANONSBURG, PA 15317
Tax #: 520-013-07-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

SMITH

SANTANDER BANK, N.A.

vs

**TIMMY MESSNER
AND PATRICIA MESSNER**

DOCKET #: 2017-5634
JUDGEMENT: \$104,836.74

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

Address: 138 BULGER CANDOR ROAD, BULGER, PA 15019
Tax #: 570-006-00-00-0031-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

SMITH (Cont'd)

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**KELLY LYN BOWDERS,
known Heir of JERALD RODGERS,
DECEASED, ET AL**

DOCKET #: 2022-6700
JUDGEMENT: \$52,224.68

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

Address: 120 ELEANOR STREET, LANGELOTH, PA 15054
Tax #: 570-019-04-03-0010-00 & 570-019-04-03-0009-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

SMITH (Cont'd)

U.S. BANK NATIONAL ASSOCIATION, ET AL

vs

MICHAEL GAVATORTA, In His Capacity as Heir to the ESTATE OF RUTH A. GAVATORTA, DECEASED, ET AL

DOCKET #: 2022-8155
JUDGEMENT: \$23,599.18

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

Address: 13 KEYSTONE STREET, BURGETTSTOWN, PA 15021
Tax #: 570-022-01-02-0010-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

SOUTH FRANKLIN

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

vs

**CATHY F. GILES AND
TERRY L. GILES**

DOCKET #: 2018-5628
JUDGEMENT: \$138,632.47

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

Address: 1425 BEDILLION ROAD, WASHINGTON, PA 15301
Tax #: 590-003-00-00-0013-03

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

UNION

PENNYMAC LOAN SERVICES, LLC

vs

DAWN KARL

DOCKET #: 2022-567
JUDGEMENT: \$150,711.81

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

Address: 5025 GARY AVENUE, FINLEYVILLE, PA 15332
Tax #: 640-004-02-03-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

WEST PIKE RUN

**FIRST FEDERAL SAVINGS
AND LOAN ASSOCIATION OF
GREENE COUNTY, as existing
under the laws of the United States**

vs

DENNIS J. KUROWSKI, II

DOCKET #: 2023-2100
JUDGEMENT: \$69,443.07

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

Address: 217 WHITEHALL ROAD, DAISYTOWN, PA 15427
Tax #: 700-011-00-00-0010-00

Improvements: Residential Dwelling

Attorney: PEACOCK KELLER LLP,
(724) 222-4520

WCR Vol 103,104 Issues 51,52,1