

ESTATE NOTICES**FIRST PUBLICATION****Bails, Joan T.**

Late of Union Twp.
Washington Co., PA
File No. 63-23-1484

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: Kimberly A. Schindler aka Kimberly Ann Schindler, 511 Railroad St., Houston, PA 15342

Attorney: Thomas J. Boris, Esq., Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 104 Issues 13,14,15

Brown, Frances P.

Late of Smith Twp.
Washington Co., PA
File No. 63-23-1544

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 H. Brown, Jr., 1316 West Michigan Ave., Phoenix, AZ 85023
Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 13,14,15

DeCarlo, Joseph Carl

a/k/a Joseph C. DeCarlo
Late of Eighty Four
Washington Co., PA
File No. 63-23-0056

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: Amanda Lynn Montini,
759 Linden Rd., Eighty Four, PA 15330
Attorney: Emmanuel S. Anthou, Esq., 165
McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 13,14,15

Downey, Nelson E.

Late of Claysville
Washington Co., PA
File No. 63-23-01439

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 A. Downey, 10
Longview Dr., Avella, PA 15312

WCR Vol 104 Issues 13,14,15

Hamilton, Lisa Carol

Late of Washington
Washington Co., PA

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

Administrator: April Waltz, 811 G Main
St., Wheeling, WV 26003
Attorney: William H. Knestrick, Esq.,
Neighborhood Attorneys, LLC, 8 East
Pine Ave., Washington, PA 15301

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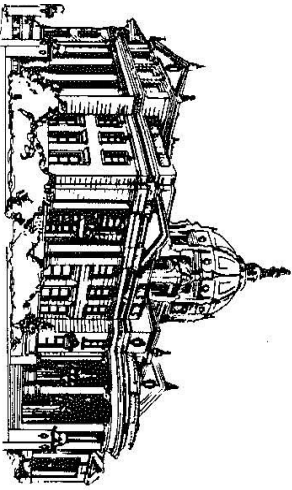
Harrison, Marilyn S.

a/k/a Marilyn Eleanor Harrison
Late of Peters Twp.

WASHINGTON COUNTY REPORTS

Vol. 104, No.13 — OCTOBER 12, 2023

119 South College Street, Washington, PA 15301



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

Washington Co., PA
File No. 63-23-1543

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 S. Harrison, 6215 Othello Circle, Roanoke, VA 24018
Attorney: William E. Goehring, Esq., 1207 Beechwood Blvd., Pittsburgh, PA 15206

WCR Vol 104 Issues 13,14,15

Johnston, Harry R.

a/k/a Harry R. Johnston, Jr.,
a/k/a Harry Ryan Johnston
Late of Canton Twp.
Washington Co., PA
File No. 63-23-1570

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: George V. Welty c/o
Attorney: Douglas J. Welty, Esq., 244 West Main St., Ligonier, PA 15658

WCR Vol 104 Issues 13,14,15

Kubincanek, Martin Andrew

Late of Daisytown
Washington Co., PA
File No. 63-23-0999

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: Lawrence Kubincanek, 139 Blanche St., Fredricktown, PA 15333

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 13,14,15

Michaux, Mark

Late of Donora
Washington Co., PA
File No. 63-23-1088

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: Michelle Michaux, 5720 SW 54 Court, Davie, FL 33314
Attorney: Michele Conti, 986 Broadhead St., Moon Twp., PA 15108

WCR Vol 104 Issues 13,14,15

Morrison, Angeline M.

Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-23-1526

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: Mary Lefebvre, 203 First St., Box 344, Midway, PA 15060
Attorney: Loretta Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 13,14,15

Nath, Kathy Lynn

a/k/a Kathy L. Nath
Late of Brownsville
Washington Co., PA
File No. 63-23-1508

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: William L. Nath, 621 Chestnut St., Bridgeville, PA 15017

WCR Vol 104 Issues 13,14,15

Ross, Mary I.

a/k/a Mary Imogene Ross
Late of N. Strabane Twp.
Washington Co., PA
File No. 63-23-1564

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: Karen D'Alessandro, 857 Linden Rd., Eighty Four, PA 15330
Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

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Schmura, Dolores G.

Late of Washington
Washington Co., PA

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

Administrator: Paul J. Schmura, Jr., 2321 Flint Dr., Washington, PA 15301
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

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SECOND PUBLICATION

Bielawski, John C.

Late of Roscoe

Washington Co., PA
File No. 63-23-0998

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

WCR Vol 104 Issues 12,13,14

Bogar, William Michael

a/k/a William Bogar Sr.
Late of Avella
Washington Co., PA
File No. 63-23-0942

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 & Attorney: William M. Bogar Jr., 81 Highland Ave., Avella, PA 15312

WCR Vol 104 Issues 12,13,14

Costa, Michael

Late of California 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Mary C. Costa, 314 Virginia St. #2, El Segundo, CA 90245; Michael R. Costa, 392 Malden Rd., Coal Center, PA 15423

Attorney: Richard C. Mudrick, 300 Fal-

lowfield Ave., Charleroi, PA 15022

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Engle, John H.

a/k/a John Hugh Engle
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Robert L. Engle & John H. Engle c/o

Attorney: Watson Mundorff, LLP,
720 Vanderbilt Rd., Connellsville, PA
15425-6218

WCR Vol 104 Issues 12,13,14

Gilmartin-Young, Kelly Ann

Late of Washington Co., PA

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

Administrator & Attorney: Brian F. Levine, Esq., Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

WCR Vol 104 Issues 12,13,14

Healey, Rebecca

Late of Monongahela
Washington Co., PA
File No. 63-23-1441

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: Sally Fowkes, 198 7th

Ave., New Eagle, PA 15067

Attorney: Melinda Deal Dellarose, Esq.,
99 E. Main St., Greensburg, PA 15401

WCR Vol 104 Issues 12,13,14

Lewicki, Jr., Joseph W.

a/k/a Joseph William Lewicki, Jr.
a/k/a Joseph Lewicki, Jr.
Late of Canonsburg
Washington Co., PA
File No. 63-23-1482

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: Jason Lewicki, 84 Chubbic Rd.,
Canonsburg, PA 15317
Attorney: Emmanuel S. Anthon, Esq., 165
McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 12,13,14

Lyle, Eugene E.

a/k/a Eugene Earnest Lyle
Late of Canton Twp.
Washington Co., PA
File No. 63-23-1533

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: Eugene W. Lyle, 33 Bodine
Ln., Honesdale, PA 18431-4047
Attorney: J. Lynn DeHaven, Esq., Gold-
farb, Posner, Beck, DeHaven & Drewitz,
62 E. Wheeling St., Ste. 101, Washington,
PA 15301

WCR Vol 104 Issues 12,13,14

Miller, Paul D.

a/k/a Paul David Miller
Late of Canton Twp.
Washington Co., PA

File No. 63-23-1552

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

Executrix: Joyce Ann Miller, 33 Nutter
Rd., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq.,
Speakman, Riethmuller & Allison, 6
South Main St., Ste. 614, Washington, PA
15301

WCR Vol 104 Issues 12,13,14

Trovato, Joseph

Late of Canonsburg
Washington Co., PA
File No. 63-23-1465

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 J. Trovato, Jr. 292 Center
Church Rd., McMurray, PA 15317
Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 111 W. McMurray
Rd., McMurray, PA 15317

WCR Vol 104 Issues 12,13,14

Zupancic, Dolores M.

a/k/a Dolores Mae Zupancic
Late of McDonald
Washington Co., PA
File No. 63-23-1451

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: Linda Cherokee, John
Cherokee, 115 Smithfield St., Canonsburg,
PA 15317

Attorney: James P. Liekar, Esq., 38 W.
Pike St., Canonsburg, PA 15317

WCR Vol 104 Issues 12,13,14

THIRD PUBLICATION

Barnhart, Christine

Late of Cecil
Washington Co., PA
File No. 63-23-1466

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: Laurie Ann Slovik, 9 Roseann
St., McDonald, PA 15057
Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 111 W. McMurray
Road, McMurray, PA 15317

WCR Vol 104 Issues 11,12,13

Bowman, Jr., John James

Late of North Strabane Twp.
Washington Co., PA
File No. 63-23-1509

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: Nichole Merz, 2192 Bat-
tenkill Ln., Gibsonia, PA 16044
Attorney: David J. Delfiandra, Esq.,
LeechTishman, 525 William Penn Place,
28th Fl., Pittsburgh, PA 15219

WCR Vol 104 Issues 11,12,13

Cipranic, Richard L.

Late of Hanover Twp.
Washington Co., PA
File No. 63-23-1363

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: Bianca M. Cipranic a/k/a Bianca Marie Coble, 1535 Baldwick Rd., Pittsburgh, PA 15205
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 11,12,13

Dunbar, Ronald E.
a/k/a Ronald Eugene Dunbar
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 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: Tami Bradley, 297 Dusty Trail, Claysville, PA 15323
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 11,12,13

Dyga, Joseph B.
a/k/a Joseph Bernard Dyga
Late of Nottingham Twp.
Washington Co., PA
File No. 63-23-1494

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: Laurie Mansell Reich, 118 Woodpecker Dr., Kittanning, PA 16201
Attorney: Heidi Rai Stewart, Esq., Houston Harbaugh, P.C., 3 Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 104 Issues 11,12,13

Ely, Debra L.

Late of Buffalo Township
Washington Co., PA
File No. 63-23-01447

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: Drew L. Ely a/k/a Drew Lawrence Ely, 2976 Taft St., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 11,12,13

Glass, Merry J.
Late of Canonsburg
Washington Co., PA
File No. 63-23-1443

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: Amy Rajakovic, 808 Malvern Rd., Pittsburgh, PA 15202
Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 104 Issues 11,12,13

Hall, Carolyn Knestrick
a/k/a Carolyn Gregory Hall
a/k/a Carolyn K. Hall
Late of Chapel Hill, North Carolina
Washington Co., PA
File No. 63-23-0408

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: Susan Gregory Hall, 840 Phillips Rd., Boydton, VA 23917
Attorney: Jennifer Bittel Derby, Esq.,

Tucker Arensberg, PC, 1500 One PPG Place, Pittsburgh, PA 15222
WCR Vol 104 Issues 11,12,13

Hughes, Sr., John Neil
a/k/a John Neil Hughes
Late of Hanover Twp.
Washington Co., PA
File No. 63-23-01505

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 Neil Hughes, Jr. c/o Attorney: Ruschell & Assoc., LLC, P.O. Box 577, Midway, PA 15060
WCR Vol 104 Issues 11,12,13

Jessop, Jr., William P.
a/k/a William Price Jessop, Jr.
Late of Scenery Hill
Washington Co., PA
File No. 63-23-01415

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: Christine E. Rybarski, 144 Letherman Bridge Rd., Scenery Hill, PA 15360
Attorney: Susan Foster Blank, Esq., 1634 East National Pike, Scenery Hill, PA 15360

WCR Vol 104 Issues 11,12,13

Markwell, Juliana
Late of North Strabane
Washington Co., PA
File No. 63-22-1599

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: Robert Scott Markwell c/o Attorney: Tracy L. Zihmer, Esq., Zihmer

Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317
WCR Vol 104 Issues 11,12,13

Mueller, Ralph F.
Late of Finleyville
Washington Co., PA
File No. 63-23-1334

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: Ralph F. Mueller, III, 5023 Norman Ave., Finleyville, PA 15332
Attorney: John P. Montoya, Esq., Lange Legal Group, LLC, 2212 Murray Ave., Pittsburgh, PA 15217

WCR Vol 104 Issues 11,12,13

Thornburg, Joyce H.
a/k/a Joyce Henderson Thornburg
Late of Buffalo Twp.
Washington Co., PA
File No. 63-23-1523

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: Kelly Lee Carmichael, 4751 Prescot Dr., Bethel Park, PA 15102
Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 104 Issues 11,12,13

Trovato, Anna Marie
Late of Canonsburg
Washington Co., PA
File No. 63-23-1464

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 J. Trovato, Jr., 292 Center Church Rd., McMurray, PA 15317
 Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Road, McMurray, PA 15317

WCR Vol 104 Issues 11,12,13

Tustin, Ronald W.

Late of Claysville
 Washington Co., PA
 File No. 63-23-1425

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: Michelle Rae Goode c/o
 Attorney: L. Dawn Haber, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 104 Issues 11,12,13

TRUST NOTICE

Notice of Revocable Trust Pursuant to 20 Pa.C.S. §7755(c)

Notice is hereby given of the administration of the Revocable Intervivos Trust of Alfreda F. Dobos. Alfreda F. Dobbs, Settlor of the Trust, of Canonsburg, County of Washington, Commonwealth of Pennsylvania, died on July 22, 2023. Notice is hereby given to all persons indebted to Alfreda F. Dobos to make immediate payment, and to those having claims against the same to present them to Carol A. Riske, Trustee, c/o John W. Giltinan, Esq. P.C. Atty., 603 Stanwix Street, Suite 1679, Pittsburgh, PA 15222, duly authenticated for settlement.

WCR Vol 104 Issues 11,12, 13

The RICHARD D. BISHOP and NANCY D. BISHOP REVOCABLE LIVING TRUST DATED MAY 18, 2006, late of Amwell Township, Washington County, Pennsylvania.

Notice is hereby given to all persons having claims against the same to present them for payment, duly authenticated; and to those indebted hereto, to make immediate payment to:

Richard K. Bishop, Trustee
 1170 Amity Ridge Rd.
 Amity, PA 15311

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

WCR Vol 104 Issues 12,13,14

REAL PROPERTY NOTICES

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
 CIVIL DIVISION
 No. 2023-5249

JOHN E. ROZZO, Plaintiff,
 v.
 JAMES HOLDEN, a/k/a JAMES C. HOLDEN, HIS HEIRS, SUCCESSORS, AND ASSIGNS
 Defendant, and
 WASHINGTON COUNTY TAX CLAIM BUREAU
 Defendant.

NOTICE TO DEFEND

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 on the Complaint. 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 OR CANNOT AFFORD ONE, GO TO OR 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 S. College Street
 Washington, PA 15301
 Telephone Number (724) 225-6710
 IF YOU CANNOT AFFORD A**

LAWYER, CONTACT-
Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
Telephone Number (724) 225-6170
WCR Vol 104 Issue 13

CIVIL ACTION
 COURT OF COMMON PLEAS
 WASHINGTON COUNTY, PA
 CIVIL ACTION-LAW
 NO. 2021-5591
 NOTICE OF ACTION IN MORTGAGE
 FORECLOSURE

WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, Plaintiff

v.
 LARRY RUSSELL, IN HIS CAPACITY AS HEIR OF THELMA RUSSELL A/K/A THELMA E. RUSSELL; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THELMA RUSSELL A/K/A THELMA E. RUSSELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD RUSSELL, DECEASED HEIR OF THELMA RUSSELL A/K/A THELMA E. RUSSELL Defendant(s), 53 SHARP AVENUE, WASHINGTON, PA 15301

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE FOR FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST 2018-HB1, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. 2021-5591, seeking to foreclose the mortgage secured on your property located, 53 SHARP AVENUE, WASHINGTON, PA 15301.

NOTICE
 YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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, 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 THE 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, PA 15301
 (724) 225-6710

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
 A Florida professional limited liability company
 ATTORNEYS FOR PLAINTIFF
 Jonathan M. Etkowicz, Esq. ID No. 208786
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906.

WCR Vol 104 Issue 13

IN THE COURT OF COMMON PLEAS,
 WASHINGTON COUNTY,
 PENNSYLVANIA
 CIVIL DIVISION No. 2023-1698
 Tax Parcel No. 340-014-00-00-0002-01

JAMI HOVANEC, Plaintiff,
 vs.

DANIEL R. MILLER, Defendant.

PUBLIC NOTICE TO DANIEL R. MILLER

NOTICE TO DEFEND

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 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.

Lawyer Referral Service
 119 South College Street
 Washington, PA 15301
 724.225.6710

IF YOU CANNOT AFFORD 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.

Southwestern Pennsylvania
 Legal Aid Society
 10 West Cherry Avenue
 Washington, PA 15301
 724.225.6170

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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, NOVEMBER 3, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our 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)

CANTON

HSBC BANK USA, NATIONAL ASSOCIATION, ET AL

vs

MICHAEL G. WRIGHT, JOY L. WRIGHT AND AMBER WRIGHT

DOCKET #: 2022-7434

JUDGEMENT: \$32,333.95

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

Address: 783 FINDLAY STREET, WASHINGTON, PA 15301

Tax #: 120-011-09-01-0020-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY, (856) 810-5815

WCR Vol 104 Issues 12, 13,14

CARROLL

PNC BANK, NATIONAL ASSOCIATION

vs

FAYE L. IREY AKA FAYE IREY; THE UNITED STATES OF AMERICA, ET AL

DOCKET #: 2020-31

JUDGEMENT: \$83,874.14

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

Address: 129 ROSEWOOD DRIVE, MONGAHELA, PA 15063

Tax #: 130-006-00-00-0082-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

CECIL

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs

LAWRENCE STEVENS, Solely in His Capacity as Heir of RAINA M. THOMAS, DECEASED, ET AL

DOCKET #: 2023-1680

JUDGEMENT: \$59,530.57

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

Address: 11 WEST END DRIVE, McDONALD, PA 15057

Tax #: 140-002-01-01-0014-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

CHARLEROI

PENNSYLVANIA EQUITY RESOURCES INC.

vs

MATTHEW J. PAINTER AND AMANDA M. PAINTER

DOCKET #: 2023-1636

JUDGEMENT: \$86,876.52

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

Address: 437 SHADY AVENUE, CHARLEROI, PA 15022

Tax #: 160-017-00-01-0002-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

DONEGAL

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

vs

KIRK M. LAMAY, Solely in his capacity as Administrator of the Estate of BRANDON M. LAMAY A/K/A BRANDON MICHAEL LAMAY, ET AL

DOCKET #: 2022-6561

JUDGEMENT: \$90,035.50

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

Address: 600 OLD NATIONAL PIKE, WEST ALEXANDER, PA 15376

Tax #: 230-004-00-00-0038-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

FALLOWFIELD

PNC BANK, NATIONAL ASSOCIATION

vs

GEORGE W. COOK IV A/K/A GEORGE COOK A/K/A GEORGE W COOK

DOCKET #: 2022-2021

JUDGEMENT: \$43,161.83

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

Address: 36 LAVONNE AVENUE, CHARLEROI, PA 15022

Tax #: 320-008-03-02-0013-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

JEFFERSON

WELLS FARGO BANK, N.A.

vs

JACLYN ELICH

DOCKET #: 2015-6912

JUDGEMENT: \$118,291.17

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

Address: 21 ELICH ROAD, BURGETTSTOWN, PA 15021

Tax #: 380-004-00-00-0003-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

NORTH STRABANE

DEUTSCHE BANK NATIONAL TRUST COMPANY, As Trustee for Morgan Stanley ABS Capital I Inc. Trust 2003-NC8

vs

KAREN ANN KLETCH, In Her Capacity as Administratrix and Heir of The Estate of VINCENT PAUL KLETCH A/K/A VINCENT KLETCH, ET AL

DOCKET #: 2023-815
JUDGEMENT: \$76,626.20

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

Address: 294 CHUBBIC ROAD, CAN-
ONSBURG, PA 15317
Tax #: 520-014-03-00-0003-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

NORTH STRABANE (Cont'd)

PENNYMAC LOAN SERVICES LLC

vs

MICHAEL P. BOYLE

DOCKET #: 2023-1925
JUDGEMENT: \$166,343.00

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

Address: 113 ARNOLD AVENUE,
STRABANE, PA 15363
Tax #: 520-015-02-17-0006-01

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

WASHINGTON

NATIONSTAR MORTGAGE, LLC

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

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