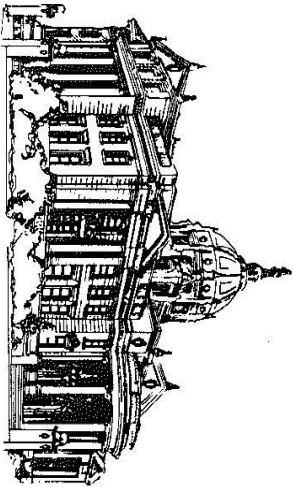


WASHINGTON COUNTY REPORTS

Vol. 103, No. 40 APRIL 20, 2023

119 South College Street, Washington, PA 15301



SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA

ESTATE NOTICES**FIRST PUBLICATION****Altland, Karen**

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: Richard Altland, 17 Field and Stream Rd., Marianna, PA 15345

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

WCR Vol 103 Issues 40,41,42

Devitis, Jr., Joseph John

a/k/a Joseph J. Devitis
Late of Canonsburg 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: Robert P. Veres, 409 Gladden Rd., Canonsburg, PA 15317

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

WCR Vol 103 Issues 40,41,42

Elson, Anita

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

without delay.

Executrix: Stacey Popko, 101 Sundial Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 40,41,42

Livezey, Howard L.

a/k/a Howard Livezey
Late of Canonsburg
Washington Co., PA
File No. 63-23-00596

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: Charles F. Eicholtz, 321 E. Broadacre Rd. NE, Dalton, GA 30721

WCR Vol 103 Issues 40,41,42

Meta, Sylvia May

Late of Peters Twp.
Washington Co., PA
File No. 63-23-0592

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: Christopher Meta, 1501 Oakwood Dr., Pittsburgh, PA 15234

Attorney: Carl M. Hanchak, Esq., 76 Old Clairton Blvd., Pittsburgh, PA 15236

WCR Vol 103 Issues 40,41,42

Miller, Marilyn T.

a/k/a Marilyn Miller
Late of Union Twp.
Washington Co., PA
File No. 63-23-0587

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: Kayla Marie Kowatch, 350 Country Hills Dr., Irwin, PA 15642
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 40,41,42

Pacini, Mary Ann

Late of Finleyville
 Washington Co., PA
 File No. 63-23-0240

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: Diana Schultz, 207 Lutes Rd., Finleyville, PA 15332
Attorney: Joseph S. Bielecki, Esq., 68 South 12th St., Pittsburgh, PA 15203

WCR Vol 103 Issues 40,41,42

Popp, Henry

a/k/a Henry RIL Popp
 Late of Washington
 Washington Co., PA
 File No. 63-23-0453

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: Carol Ashmore, 109 Ashmore Rd., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 40,41,42

Watkins, Fay M.

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

Executrix: Sherri L. Scholl, 606 Walnut St., Donora, PA 15033

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

WCR Vol 103 Issues 40,41,42

SECOND PUBLICATION

Barr, Maryjo

a/k/a Maryjo Niverth Barr
 Late of West Bethlehem Twp.
 Washington Co., PA
 File No. C-63-CV-2023-372

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: Stephen Niverth, P.O. Box 14, 102 Whitehall St., Marianna, PA 15345
Attorney: Lars Lange, 1561 Lone Pine Rd., Marianna, PA 15345

WCR Vol 103 Issues 39,40,41

Barr, Andrew J.

a/k/a Jack Barr
 Late of West Bethlehem Twp.
 Washington Co., PA
 File No. C-63-0C-2023-542

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: Stephen Niverth, P.O. Box 14, 102 Whitehall St., Marianna, PA 15345

Attorney: Lars Lange, 1561 Lone Pine Rd., Marianna, PA 15345

WCR Vol 103 Issues 39,40,41

Berry, Helen V.

Late of Washington
Washington Co., PA
File No. 63-23-0380

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: Sharon Knizer, 178 Horne Run Rd., Amity, PA 15311

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

WCR Vol 103 Issues 39,40,41

Blazevich, Mary Joan

Late of West Middletown
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: Nancy Hutchison aka Nancy Ann Hutchison, 42 W. Main St., West Middletown, PA 15379

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

WCR Vol 103 Issues 39,40,41

Burris, Lucille

Late of Hanover Twp.
Washington Co., PA
File No. 63-23-00468

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: Carol A. Cox, 3394 State Route 18, Hookstown, PA 15050

Attorney: Kurt J. Winter, Esq., 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 103 Issues 39,40,41

Cox, Mary Elizabeth

Late of Hanover Twp.
Washington Co., PA
File No. 63-23-0535

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

Executor: David L. Cox, 3394 State Route 18, Hookstown, PA 15050

Attorney: Kurt J. Winter, Esq., 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 103 Issues 39,40,41

Cox, Bernadine M.

Late of Centerville
Washington Co., PA
File No. 63-23-00406

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: Cary Harris, 116 S. Malden Rd., Brownsville, PA 15417

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

WCR Vol 103 Issues 39,40,41

George, Ann B.

Late of North Strabane Twp.
Washington Co., PA

The Register of Wills has granted Letters

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

Executrix: Susan Loeser, 204 Greenwood Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 39,40,41

Gilmore, George E.

Late of Washington
Washington Co., PA

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

Executor: Michelle Lynn Gilmore aka Michelle Cappetta, 1354 Prospect Rd., Pittsburgh, PA 15227

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

WCR Vol 103 Issues 39,40,41

Harrison, Harold Ray

a/k/a Harold Harrison
Late of North Strabane Twp.
Washington Co., PA
File No. 63-23-0479

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 Langmann, Jr., 107 Commodore Dr., McDonald, PA 15057

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste.

112, McMurray, PA 15317

WCR Vol 103 Issues 39,40,41

Johnson, Kathryn Louise

a/k/a Kathryn L. Johnson
Late of South Strabane Twp.
Washington Co., PA
File No. 63-21-0420

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 Sue Quinn, 775 Michigan Ave., 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 Issues 39,40,41

Johnson, Sharon Kay

a/k/a Sharon K. Johnson
Late of North Franklin Twp.
Washington Co., PA
File No. 63-23-0494

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: Lucas A. Johnson, 749 Michigan Ave., 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 Issues 39,40,41

Lobodinsky, Francis L.

Late of Bentleyville Borough
Washington Co., PA

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

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

Administratrix: Mary Ann Lobodinsky, 60 Ames Rd., Bentleyville, PA 15314

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

WCR Vol 103 Issues 39,40,41

Lucas, Peter Steve

Late of Canonsburg
Washington Co., PA

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

Executrix: Helene I. Raymond c/o

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

WCR Vol 103 Issues 39,40,41

Martin, Estella M.

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

Administrator: David D. Martin, 213

Moore Rd., West Alexander, PA 15376

WCR Vol 103 Issues 39,40,41

Rebel, Robert P.

Late of N. Charleroi
Washington Co., PA
File No. 63-23-0403

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-Administrators

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

Co-Administrators: James Rebel and Kathleen Rebel, 153 Sunridge Dr., Pittsburgh, PA 15234

Attorney: Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 39,40,41

Snee, Julia T.

a/k/a Julia Theresa Snee
Late of Finleyville
Washington Co., PA
File No. 63-23-0480

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 L. Snee, 93 Courtney Hill Rd., Finleyville, PA 15332

Attorney: Benjamin W. Urso, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 39,40,41

Stough, Linda L.

a/k/a Linda Lee Stough a/k/a Linda Miles
Late of Washington, Amwell Twp.
Washington Co., PA
File No. 63-23-0500

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: William G. Stough, 114 Paul St., Washington, PA 15301

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 39,40,41

Teagarden, Kathryn D.

a/k/a Kathryn Teagarden
Late of Hopewell Twp.
Washington Co., PA
File No. 63-23-0490

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: Brian H. Teagarden, 4051 Jefferson Ave., Washington, PA 15301

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

WCR Vol 103 Issues 39,40,41

Thomas, Janet L.

Late of Smith Twp.
Washington Co., PA
File No. 63-23-0379

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: Michele Rupani, 306 State Line Rd., Burgettstown, PA 15021

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

WCR Vol 103 Issues 39,40,41

Vega, Janet Rae

Late of Smith Twp.
Washington Co., PA
File No. 63-22-00045

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: Gerald G. Vega, 381 Florence Rd., New Cumberland, WV 26047

Attorney: Kurt J. Winter, Esq., 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 103 Issues 39,40,41

Visnich, Theodore

Late of Smith Twp.
Washington Co., PA
File No. 63-19-1019

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: Diana L. Haley, 56 Second St., P.O. Box 92, Slovan, PA 15078

Attorney: Kurt J. Winter, Esq., 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 103 Issues 39,40,41

Vitori, Julia M.

Late of Borough of Donora
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: Edwin A. Younkin, II, 860 Thompson Ave., Donora, PA 15033

Attorney: Melenzyer & Agrafiotis LLC, 411 Washington Ave., Charleroi, PA 15022

WCR Vol 103 Issues 39,40,41

Wible, Carol Ann

a/k/a Carol Ann Wietrzykowski
Late of Gastonville
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

decendent to make payment to the Administratrix without delay.

Administratrix: Stacey Lynne Joll, 201 Torrance Rd., Elizabeth, PA 15037

Attorney: Daniel F. Bekavac, Jr., Esq., 400 Market St., Elizabeth, PA 15037

WCR Vol 103 Issues 39,40,41

THIRD PUBLICATION

Barney, Olive Estelle

a/k/a Olive E. Barney
Late of Scenery Hill
Washington Co., PA
File No. 63-23-0508

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: Cynthia J. Yanchek, 132 Urquhart Rd., Scenery Hill, PA 15360
Attorney: Orlando R. Sodini, Esq., 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

WCR Vol 103 Issues 38,39,40

DiMario, Benedetto

a/k/a Benedetto F. DiMario
Late of Borough of Canonsburg
Washington Co., PA
File No. 63-23-0507

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: Nicola D. DiMario, 612 Euclid Ave., Canonsburg, PA 15317

Attorney: Michael J. Henny, Esq., 2828 Golf Tower, 707 Grant St., Pittsburgh, PA 15219

WCR Vol 103 Issues 38,39,40

Folkens, James

a/k/a Jim Folkens
Late of Township of South Strabane
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: Sara A. Godley c/o

Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., Washington, PA 15301

WCR Vol 103 Issues 38,39,40

Holmes, Janet L.

a/k/a Janet Louise Stimmel Holmes
Late of Independence Twp.
Washington Co., PA
File No. 63-23-0470

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

Co-Executor: Scott Brown, 1349 Country Club Rd., Monongahela, PA 15063, Jeffrey Brown, 214 Diane Dr., Monongahela, PA 15063,

Attorney: Keith E. Hodgens, II, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 38,39,40

Hoosac, Elizabeth June

Late of New Eagle
Washington Co., PA
File No. 63-23-0527

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.

dent to make payment to the Executor without delay.

Executor: Desiree Hoosac, 430 4th Ave., New Eagle, PA 15067

Attorney: Eric J. Randolph, Esq., 1870A Homeville Rd., P.O. Box 335, West Mifflin, PA 15122

WCR Vol 103 Issues 38,39,40

Kinskey, Lawrence C.

Late of City of Washington
Washington Co., PA
File No. 63-23-0281

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

Executrix: Kathy Wozniak, 241 West Hallam Ave., Washington, PA 15301

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 38,39,40

Lee, Frances L.

a/k/a Frances Louise Lee
a/k/a Frances Lee
Late of Washington
Washington Co., PA
File No. 63-23-0324

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: Lonnie Nowlin, 112 Burton Ave., Washington, PA 15301

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

WCR Vol 103 Issues 38,39,40

Lutes, Jr., Everett W.

a/k/a Everett William Lutes, Jr.
Late of Peters Twp.
Washington Co., PA
File No. 63-23-0325

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

Co-Executor: Daniel M. Lutes, 446 McCombs Rd., Venetia, PA 15367, Leonard D. Lutes, 3307 Sedgewick Ave., Copley, OH 44321,

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

WCR Vol 103 Issues 38,39,40

Moore, Barbara A.

Late of Eighty Four, Somerset Twp.
Washington Co., PA
File No. 63-23-0277

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: Thaddeus Magyar, 1370 Paxton Farm Rd., Washington, PA 15301

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 38,39,40

Scott, Suzanne

a/k/a Suzanne K. Scott
Late of McDonald
Washington Co., PA
File No. 63-23-0398

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: Matthew Douglas Scott, 4412 Thornhurst Dr., Olnex, MD 20832

Attorney: Peter A. Smith, Esq., 103 Scarborough Lane, McMurray, PA 15317

WCR Vol 103 Issues 38,39,40

Stawiarski-Bilicki, Tanya S.

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: Cheryl L. Sullivan, 1001 Sheriffs Court, McMurray, PA 15317

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

WCR Vol 103 Issues 38,39,40

REAL PROPERTY NOTICE

IN THE COURT OF COMMON PLEAS
WASHINGTON COUNTY,
PENNSYLVANIA

PNC Bank, National Association
Plaintiff,
vs.

Linda L. Mattozzi; Ronald M. Deak;
Cameron M. Deak; Colby R. Deak

Defendants. CIVIL DIVISION

Docket No.: C-63-CV-2022-4089

AMENDED NOTICE OF SHERIFF'S
SALE
OF REAL PROPERTY PURSUANT TO
PENNSYLVANIA RULE OF CIVIL
PROCEDURE 3129

TO: Ronald M. Deak
618 Venetia Road
Venetia, PA 15367

&

Cameron M. Deak
618 Venetia Road
Venetia, PA 15367

&

Colby R. Deak
618 Venetia Road
Venetia, PA 15367

TAKE NOTICE:

That the Sheriff's Sale of Real Property (Real Estate) will be offered for public auction online at <https://washington.pa.realforeclose.com> on June 2, 2023 at 10:00AM prevailing local time.

THE PROPERTY TO BE SOLD is delineated in detail in a legal description consisting of a statement of the measured boundaries of the property, together with a brief mention of the buildings and any other major improvements erected on the land.

The LOCATION of your property to be sold is:

618 Venetia Road, Venetia, PA 15367

The JUDGMENT under or pursuant to which your property is being sold is docketed to:

No. C-63-CV-2022-4089

THE NAME(S) OF THE OWNER(S) OR REPUTED OWNER(S) OF THIS PROPERTY ARE:

Linda L. Mattozzi; Ronald M. Deak;
Cameron M. Deak; Colby R. Deak

A SCHEDULE OF DISTRIBUTION, being a list of the persons and/or governmental or corporate entities or agencies being entitled to receive part of the proceeds of the sale received and to be disbursed by the Sheriff (for example to banks that hold mortgages and municipalities that are owed taxes), will be filed by the Sheriff thirty (30) days after the sale, and distribution of the proceeds of sale in accordance with this schedule will, in fact, be made unless someone objects by filing exceptions to it, within ten (10) days of the date it is filed. Information about the Schedule of Distribution may be obtained from the Sheriff of the Court of Common Pleas of Washington County, in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301.

THIS PAPER IS A NOTICE OF THE TIME AND PLACE OF THE SALE OF YOUR PROPERTY.

It has been issued because there is a Judgment against you. It may cause your property to be held, to be sold or taken to pay the Judgment. You may have legal rights to prevent your property from being taken. A lawyer can advise you more specifically of these rights. If you wish to exercise your rights, you must act promptly.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET FREE LEGAL ADVICE.

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

THE LEGAL RIGHTS YOU MAY HAVE ARE:

1. You may file a petition with the Court of Common Pleas of Washington County to open the Judgment if you have a meritorious defense against the person or company that has entered judgment against you. You may also file a petition with the same Court if you are aware of a legal defect in the obligation or the procedure used against you.
2. After the Sheriff's Sale, you may file a petition with the Court of Common Pleas of Washington County to set aside the sale for a grossly inadequate price or for other proper cause. This petition must be filed before the Sheriff's Deed is delivered.
3. A petition or petitions raising the legal issues or rights mentioned in the preceding paragraphs must be presented to the Court of Common Pleas of Washington County. The petition must be served on the attorney for the creditor or on the creditor before presentation to the Court and a proposed order or rule must be attached to the petition. If a specific return date is desired, such date must be obtained from the Court Administrator's

Office, Washington County Courthouse,
100 West Beau Street, Suite 205, Washington, PA 15301, before presentation of the petition to the Court.

Dated: 4/6/23

Kimberly J. Hong, Esquire (74950)
Michael E. Carleton, Esquire (203009)
Meredith H. Wooters, Esquire (307207)
Matthew P. Curry, Esquire (322229)
Alyk L. Oflazian, Esquire (312912)
Cristina L. Connor, Esquire (318389)
Katherine M. Wolf, Esquire (314307)
Manley Deas Kochalski LLC
P. O. Box 165028
Columbus, OH 43216-5028
Telephone: 614-220-5611
Fax: 614-220-5613
Email: kjhong@manleydeas.com
Attorney for Plaintiff

WCR Vol 103 Issue 40

MISCELLANEOUS NOTICE

IN RE: Robert A. Cowden, Jr.
Bankruptcy Case No. 21-21902-JAD
Adversary Case No. 23-02035-JAD
Real Property: 571 Highland Ridge Road,
Marianna, Washington County, Pennsylvania
Initial Offer: \$140,000.00
Date of Sale: 05/24/2023 @ 10:00 a.m.
Answers Due: 05/04/23
Contact: Donald R. Calaiaro, Esquire
412-232-0930
Higher and better offers will be considered at hearing from Qualified Bidders
For more information:
www.pawb.uscourts.gov/easi.htm

WCR Vol 103 Issue 40

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, MAY 5, 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)

BENTLEYVILLE

BURGETTSTOWN

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs
CHARLES HORVWALT

vs
**JESSICA M. KOONSE AND KEVIN
W. KOONSE**

**DOCKET #: 2022-758
JUDGEMENT: \$148,147.78**

**DOCKET #: 2022-7662
JUDGEMENT: \$88,030.87**

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

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

Address: 108 WARREN STREET,
BENTLEYVILLE, PA 15314
Tax #: 040-027-00-00-0016-00

Address: 41 DINSMORE AVENUE,
BURGETTSTOWN, PA 15021
Tax #: 070-025-00-01-0008-00 & 070-025-00-01-0010-00 (2)

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

WCR Vol 103 Issues 38,39,40

WCR Vol 103 Issues 38,39,40

CANONSBURG

**WELLS FARGO USA HOLDINGS
INC. SUCCESSOR BY MERGER TO
WELLS FARGO FINANCIAL PENN-
SYLVANIA INC.**

vs

BENEDETTO DIMARIO

DOCKET #: 2017-907

JUDGEMENT: \$45,424.44

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

Address: 612 EUCLID AVENUE, CAN-
ONSBURG, PA 15317

Tax #: 090-016-00-01-0005-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CANONSBURG (Cont'd)

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

CHRISTOPHER WHITE

DOCKET #: 2021-7398

JUDGEMENT: \$151,965.15

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

Address: 501 CHARTIERS AVENUE,
CANONSBURG, PA

Tax #: 090-015-00-03-0001-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CANTON

**MILL CITY MORTGAGE LOAN
TRUST 2018-1, WILMINGTON SAV-
INGS FUND SOCIETY, FSB, AS
TRUSTEE**

vs

**BRENDA DENISE LEAVINES, as Ad-
ministratrix of the ESTATE OF HAR-
OLD E. POLAND, JR., DECEASED**

DOCKET #: 2022-4364

JUDGEMENT: \$61,197.63

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

Address: 1426 SPENCER STREET,
WASHINGTON, PA 15301

Tax #: 120-013-01-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CECIL

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

vs

**CAROLYN M. WASUCHNO,
BARBARA A. BOLLA, MELISSA M.
GASIOR, AND JENNIFER L.
WILLIAMS, ET AL**

DOCKET #: 2022-2284

JUDGEMENT: \$41,569.13

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

Address: 140 LOCUST STREET assessed
as 140 LOCUST STREET MUSE,
MUSE, PA 15350

Tax #: 140-009-02-03-0035-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CECIL (Cont'd)**WELLS FARGO BANK, N.A.****vs**

**JUSTIN E. PROTIN, INDIVIDUALLY
and as Administrator of the Estate of
MARGARET ANN MAGUIRE a/k/a
MARGARET A. MAGUIRE, DE-
CEASED**

DOCKET #: 2022-7799**JUDGEMENT: \$162,294.77**

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

Address: 1007 SIR ROBERT DRIVE,
McDONALD, PA 15057

Tax #: 140-006-16-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CHARLEROI (Cont'd)**MIDFIRST BANK****vs**

**DENITRA L. TAYLOR, as Adminis-
tratrix of the Estate of WILLIAM P.
THOMAS, AKA WILLIAM PATRICK
THOMAS, AKA BILL THOMAS**

DOCKET #: 2022-6631**JUDGEMENT: \$71,248.19**

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

Address: 402 MEADOW AVENUE,
CHARLEROI, PA 15022

Tax #: 160-017-00-03-0029-03

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CHARLEROI

**COMMUNITY LOAN SERVICING,
LLC f/k/a BAYVIEW LOAN
SERVICING, LLC**

vs**SHELLY MARIE CRAMER****DOCKET #: 2022-1241****JUDGEMENT: \$60,397.77**

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

Address: 321 MEADOW AVENUE,
CHARLEROI, PA 15022

Tax #: 160-023-00-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CHARTIERS**PENNYMAC LOAN SERVICES, LLC****vs**

**DENNIS E. JENKINS AND
KIMBERLY S. JENKINS**

DOCKET #: 2022-7128**JUDGEMENT: \$91,777.20**

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

Address: 405 CHERRY AVENUE, HOU-
STON, PA 15342

Tax #: 170-006-04-14-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

EAST BETHLEHEM

PLANET HOME LENDING, LLC

vs

JOSHUA SCOTT WRIGHT

DOCKET #: 2022-4552

JUDGEMENT: \$142,404.02

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

Address: 193 FRONT STREET, MILLS-
BORO, PA 15348

Tax #: 260-006-00-02-0018-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)
579-7700

WCR Vol 103 Issues 38,39,40

MCDONALD

UNION HOME MORTGAGE CORP.

vs

CHARLES KOZAKIEWICZ

DOCKET #: 2022-4795

JUDGEMENT: \$128,234.91

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

Address: 204 FANNIE STREET,
MCDONALD, PA 15057

Tax #: 470-013-00-04-0001-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

EAST BETHLEHEM (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**BRYAN MUSCAVITCH, as Adminis-
trator of the Estate of MARY ELLEN
MUSCAVITCH, AKA MARY MUS-
CAVITCH, AKA MARY E. MUSCA-
VITCH**

DOCKET #: 2022-6434

JUDGEMENT: \$51,599.38

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

Address: 2121 SANDY PLAINS ROAD,
CLARKSVILLE, PA 15322

Tax #: 260-004-00-00-0017-02

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

MONONGAHELA

**KEYBANK, NA, s/b/m First Niagara
Bank, NA**

vs

**DEAN LUSK, as Believed Heir and/or
Administrator to the Estate of Maureen
J. Lusk AKA Maureen Lusk, ET AL**

DOCKET #: 2022-5195

JUDGEMENT: \$33,298.74

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

Address: 523 PLEASANT STREET, MO-
NONGAHELA, PA 15063

Tax #: 430-013-00-02-0018-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

MONONGAHELA (Cont'd)**FREEDOM MORTGAGE
CORPORATION****vs****FRANK D. GIBBONS****DOCKET #: 2022-6823****JUDGEMENT: \$101,080.84**

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

Address: 424 OTIS STREET, MONON-
GAHELA, PA 15063

Tax #: 440-026-00-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

NORTH FRANKLIN**ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS INC.****vs****J. CAMERON CARMICHAEL****DOCKET #: 2022-5585****JUDGEMENT: \$103,026.36**

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

Address: 151 IOLA AVENUE, WASH-
INGTON, PA 15301

Tax #: 510-003-04-03-0005-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

NORTH BETHLEHEM**BANK OF AMERICA, N.A.****vs****NICHOLE McNURLIN****DOCKET #: 2022-2865****JUDGEMENT: \$66,541.89**

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

Address: 116 KUSCH ROAD, SCEN-
ERY HILL, PA 15360

Tax #: 490-016-00-00-0009-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

NORTH STRABANE**PNC BANK, NATIONAL
ASSOCIATION****vs****MICHAEL A. KAIRUSH AND
SUZANNE MARIE SERRINO****DOCKET #: 2022-6847****JUDGEMENT: \$24,800.71**

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

Address: 198 LATIMER AVENUE, AKA
100 LATIMER AVENUE, STRABANE,
PA 15363

Tax #: 520-015-02-11-0027-01

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

PETERS

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**LINDA L. MATTOZZI, RONALD M.
DEAK, CAMERON M. DEAK &
COLBY R. DEAK**

**DOCKET #: 2022-4089
JUDGEMENT: \$75,554.16**

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

Address: 618 VENETIA ROAD, VENE-
TIA, PA 15367

Tax #: 540-004-00-00-0029-00 & 540-
004-00-00-0026-01 (2)

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611
WCR Vol 103 Issues 38,39,40

SOUTH FRANKLIN

**WELLS FARGO BANK, National As-
sociation, as Trustee for MASTR Asset
Backed Securities Trust 2005-OPT1,
Mortgage Pass-Through Certificates,
Series 2005-OPT1**

vs

**JOSEPH A. SEKORA AND TRACI
RENEE SEKORA**

**DOCKET #: 2022-6806
JUDGEMENT: \$126,544.81**

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

Address: 355 MOORE ROAD, WASH-
INGTON, PA 15301
Tax #: 590-012-00-00-0021-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111
WCR Vol 103 Issues 38,39,40

UNION

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**AMY L. WARD, RICHARD LEE
WARD, JR. AKA RICHARD L.
WARD**

**DOCKET #: 2020-446
JUDGEMENT: \$15,165.53**

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

Address: 42 KENNEDY ROAD, NEW
EAGLE, PA 15067

Tax #: 640-014-02-00-0010-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 38,39,40

WEST BETHLEHEM

**TRINITY FINANCIAL
SERVICES LLC**

vs

**JASON DEBNAR AND
WENDY DEBNAR**

**DOCKET #: 2021-4844
JUDGEMENT: \$34,096.59**

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

Address: 1790 MAIN STREET, MARI-
ANNA, PA 15345
Tax #: 660-001-00-01-0009-00 & 660-001-
-00-01-0010-00 (2)

Improvements: Residential Dwelling

Attorney: LEOPOLD & ASSOCIATES
PLLC, (914) 219-5787
WCR Vol 103 Issues 38,39,40