

ESTATE NOTICES**FIRST PUBLICATION****Bucciarelli, Jr., Paul H.**

a/k/a Paul Howard Bucciarelli, Jr.
Late of North Strabane Twp.
Washington Co., PA
File No. 63-24-00157

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: Julie A. Haught, 1501 Tolma Ave., Pittsburgh, PA 15216

Attorney: Charles A. Merchant, Esq., 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234

WCR Vol 104 Issues 31,32,33

Dicks, David L.

a/k/a David Dicks
a/k/a David Lee Dicks
Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0163

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: Dawn R. Dicks c/o
Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 104 Issues 31,32,33

Doleno, Harry G.

a/k/a Harry Gabriel Doleno
Late of Strabane
Washington Co., PA
File No. 63-24-0183

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: Harry G. Doleno, Jr., 2309 Walch St., Monongahela, PA 15063; Anthony Doleno, 243 Creekside Dr., Oakdale, PA 15071

Attorney: James M. Herb, Esq., 464 Perry Highway, Pittsburgh, PA 15229

WCR Vol 104 Issues 31,32,33

Imburgia, Marijane

Late of Washington
Washington Co., PA
File No. 63-24-00116

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

Executor: Lisa Lynn Dorzaio, 6 Matthew Spur Rd., Eighty Four, PA 15330
Attorney: Deborah L. Lesko, Esq., 373 Vanadium Rd., Pittsburgh, PA 15243

WCR Vol 104 Issues 31,32,33

Knox, Herschel D.

a/k/a Herschel Denver Knox, Jr.
Late of Washington
Washington Co., PA
File No. 63-24-00162

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.

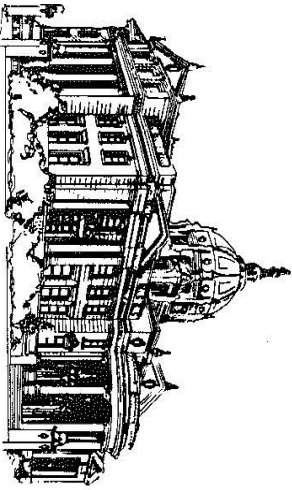
Executor: Teddy Lee Knox, 1 Remington Dr., Washington, PA 15301
Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Flr., Washington, PA 15301

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WASHINGTON COUNTY REPORTS

Vol. 104, No. 31 - FEBRUARY 15, 2024

119 South College Street, Washington, PA 15301



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

Meeks, Dorothy P.
a/k/a Dorothy Lee Meeks
Late of North Franklin Twp.
Washington Co., PA

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

Executrices: Rhonda L. Clark, 980 Scenic Dr., Washington, PA 15301; Debra A. Wilson aka Debra Wilson, 549 Franklin Terrace, Washington, PA 15301; Sandra Lynn McClenathan aka Sandra L. McClenathan, 84 Johnson Rd., Washington, PA 15301

WCR Vol 104 Issues 31,32,33

Miller, William B.
Late of Port Charlotte,
Charlotte County, Florida

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: Tracy Wright, 1025 McElree Rd., Washington, PA 15301
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 31,32,33

Riter, Judy Ann
a/k/a Judy A. Riter
Late of Burgettstown, Hanover
Washington Co., PA
File No. 63-24-0146

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: Brenda Matalik, 1125 Inlet View Dr., North Myrtle Beach, SC 29582
WCR Vol 104 Issues 31,32,33

SECOND PUBLICATION

Bigler, William D.
Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0132

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: Alison Bigler, 501 W. College St., Canonsburg, PA 15317
Attorney: Michele Conti, Esq., Conti Law, 986 Brodhead Rd., Moon Twp., PA 15108

WCR Vol 104 Issues 30,31,32

Demeter, Bernard S.
a/k/a Bernard Stephen Demeter
Late of Carroll Twp.
Washington Co., PA

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

Executrix: Stephanie Eberhardt, 183 Roundabout Trail, Camden-Wyoming, DE 19934
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 30,31,32

Elenitsas, Florence
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: Lisa Russi, 536 Donnan Ave., Washington, PA 15301
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 104 Issues 30,31,32

Kuhn, Louis Paul
a/k/a Louis P. Kuhn
Late of Eighty-Four
Washington Co., PA
File No. 63-24-0125

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: Renee S. Kuhn, 4831 East Glenn St., Tucson, AZ 85712
Attorney: Douglas L. Price, Esq., Price Legal Group, 227 Tech Rd., Pittsburgh, PA 15205

WCR Vol 104 Issues 30,31,32

Kuhn, Margaret M.
Late of Eighty-Four
Washington Co., PA
File No. 63-24-00124

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: Renee S. Kuhn, 4831 East Glenn St., Tucson, AZ 85712
Attorney: Douglas L. Price, Esq., Price Legal Group, 227 Tech Rd., Pittsburgh, PA 15205

WCR Vol 104 Issues 30,31,32

Merashoff, Jr., Robert M.
Late of Amwell Twp.
Washington Co., PA
File No. 63-24-00138

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: Mary Emery Merashoff, 326 Woodridge Dr., Washington, PA 15301

Attorney: Jacob S. Polochak, Esq., Morascyzk & Polochak, 81 Dutilh Rd., Ste. 200, Cranberry Twp., PA 16066

WCR Vol 104 Issues 30,31,32

Oliver, Ernest S.
a/k/a Ernest Shepard Oliver, Jr.
Late of South Strabane
Washington Co., PA
File No. 63-24-0066

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

Personal Representative: Robin C. Murin, 190 Woodcliff Dr., Washington, PA 15301, April H. Oliver, 2058 Elmbrook Ln., Pittsburgh, PA 15243,
Attorney: Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 104 Issues 30,31,32

Rodgers, Gladys F.
a/k/a Gladys Fouse Rodgers
Late of Peters Twp.
Washington Co., PA
File No. 63-24-0059

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: Barbara R. Trahern, 150 Ivy Lane, Venetia, PA 15367

WCR Vol 104 Issues 30,31,32

Schurr, Edna Marie

a/k/a Marie Edna Schurr
a/k/a Marie Edna Pascuzzi
a/k/a Marie Edna Lempp
Late of Mount Pleasant Twp.
Washington Co., PA

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

Executor: Nicholas A. Pascuzzi III, 55 Mulberry Hill Rd., Washington, PA 15301

WCR Vol 104 Issues 30,31,32

Scocco, Domenic Charles

Late of Washington
Washington Co., PA
File No. 63-24-0119

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

Administratrix: Melissa McCoy, 146 Iowa St., Verona, PA 15147
Attorney: Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239

WCR Vol 104 Issues 30,31,32

Stenger, Sarah Ann

a/k/a Sarah A. Stenger
Late of Cross Creek Twp.
Washington Co., PA
File No. 63-22-1295

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: Heidi M. Meyers, 178 Maple Rd., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

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THIRD PUBLICATION

Andrick, Elizabeth M.

a/k/a Elizabeth Andrick
Late of Monongahela
Washington Co., PA
File No. 63-23-01859

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: Terence M. Andrick, 102 Eagle Point Estates, New Eagle, PA 15067
Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

WCR Vol 104 Issues 29,30,31

Berry, Margaret Ross

a/k/a Margaret R. Berry
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: Beverly J. Ross, 64 Robert Lane, Canonsburg, PA 15317
Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 29,30,31

Brown, Patricia D.

a/k/a Patty Brown
a/k/a Patricia Dolores Brown
a/k/a Patty D. Brown
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 Co-Executor or attorney, and all persons indebted to the decedent to make payment to the Co-Executor without delay.

Co-Executor: Kevin Brown a/k/a Kevin P. Brown, 3251 Annandale Dr., Presto, PA 15142, Susan Simms a/k/a Susan Jane Simms, 108 Green St., PO Box 105, Claysville, PA 15323,
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Daugherty, Dorothy Marlene

a/k/a Dorothy M. Daugherty
a/k/a Marlene Daugherty
Late of Washington
Washington Co., PA
File No. 63-24-00097

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: Kyeonna J. Whitlock, 398 Houston St., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Dicks, Judith Ann

a/k/a Judith Dicks
Late of North Franklin Twp.
Washington Co., PA
File No. 63-23-01975

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: Lori Ann Head, 995 Benson Rd., Leland, IL 60531

WCR Vol 104 Issues 29,30,31

Holmes, Sr., Joseph Wylie

a/k/a Joseph W. Holmes
a/k/a Joseph W. Holmes, Sr.
Late of Washington
Washington Co., PA
File No. 63-24-0098

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: Joseph W. Holmes, Jr., 585 Western Ave., Canonsburg, PA 15317
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Lee, Michael Hall

a/k/a Michael H. Lee
Late of Stockdale Borough
Washington Co., PA
File No. 63-24-0042

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 Alice Lee a/k/a Maryalice Lee, 422 Locust St., Stockdale, PA 15483
Attorney: Anthony M. Tedesco, Esq., 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

WCR Vol 104 Issues 29,30,31

Mayton, Emory A.
a/k/a Emory Andrew Mayton
Late of Brownsville
Washington Co., PA
File No. 63-24-0133

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: Emory A. Mayton, Jr., 161 Paul St., Washington, PA 15301

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McKee, Jr., Charles Meade
Late of McDonald
Washington Co., PA
File No. 63-24-0100

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: Mauriann Curtis, 57 Rocky Ridge Rd., Imperial, PA 15126
Attorney: Thomas J. Boris, Esq., Boris & Shields, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 104 Issues 29,30,31

Saldanha, Ramon Albert
Late of Canonsburg
Washington Co., PA
File No. 63-24-0085

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: Schanelle M. Saldanha, 1004 Oak Ridge Dr., Canonsburg, PA 15317

Attorney: Todd A. Fuller, Esq., Brenlove

& Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 104 Issues 29,30,31

Schofield, Margaret Rea
a/k/a Anna Margaret Rea Schofield
Late of Canonsburg
Washington Co., PA
File No. 63-24-00084

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: Connie Rea Crider, 336 Weavertown Rd., Canonsburg, PA 15317
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 104 Issues 29,30,31

Thompson, Karen I.
Late of Washington
Washington Co., PA
File No. 63-23-1162

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: Raeleen Thompson, 395 Wilbert Ave., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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TRUST NOTICE

Decedent's Trust Administration Notice

The following decedent died maintaining a Revocable Living Trust, in which administration proceedings commenced. The named trustee requests that all person (s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Smith, Bodil E. Revocable Trust, deceased September 21, 2023, of Peters Township, Washington County, Pennsylvania. Jeffrey A. Smith, Trustee, c/o Leech Tishman Fuscaldolo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

WCR Vol 104 Issues 29, 30, 31

REAL PROPERTY NOTICE

Legal Notice Public Auction

On Tuesday, March 5, 2024, beginning at 12 o'clock p.m., a public auction of the Property formerly known as the Laboratory School, located at 99 Manse Street, in the Township of South Strabane, Washington County, Pennsylvania, owned by the Trinity Area School District will be conducted. Persons interested in bidding on the property may participate in person, at the Property, or on-line; information as to on-line bidding is available on the School District's website. All bidders are required to pre-register between 11 o'clock a.m. and 12 o'clock p.m. on the date of the auction.

Video footage of the Property's exterior, and photographs of the Property's interior, are also available on the School District's website. Prospective bidders may also tour the building on Wednesday, February 28, 2024, beginning at 9:30 am to 11 am by making prior arrangements by Tuesday, February 27, 2024 with Mr. Taylor Hott, Director of Fiscal Services at 724-223-2000 ext 7117.

The property is being offered in "AS IS" condition and any resultant Agreement of Sale and Deed of Conveyance will include a clause indicating that the Property will automatically revert to the School District if it is ever used to educate any student in grades K through 12.

Bidders are advised that a Buyer's premium of 10% of the anticipated accepted bid price will be in effect. Bidders are also advised that 10% of the bid price, and the Buyer's premium must be paid at the conclusion of the auction, or within 24 hours for on-line bidders, with the balance paid within 60 days, and that any such bid must be officially approved by the Board of School Directors at a public meeting.

The School District reserves the right to reject any and all bids.

Jonathan G. Higie, Esquire
PEACOCK KELLER, LLP
4000 Town Center Blvd., Suite 410
Canonsburg, PA 15317
(724) 222-4520
(724) 222-3318 FAX
www.peacockkeller.com

WCR Vol 104 Issues 30, 31,32

TPR NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: SELENA ROSE DONLEY
(DOB 2/17/23)
CHILD OF KYLE RAY CALDWELL
AND CASEY LEE MCGOWAN
CALDWELL
NO. 63-23-1637

Take notice that a Petition for Involuntary Termination of Parental Rights of Kyle Ray Caldwell and Casey Lee McGowan Caldwell to the above the minor child, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 5 of the Wash-

ington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 29, 2024, at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Nicole Snyder, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Ste. 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 104 Issue 31

NAME CHANGE NOTICE

IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION-LAW No. 2024-490

IN THE MATTER OF Martin Gates PETI-
TION FOR CHANGE OF NAME OF Abigail
J. Plants

NOTICE

Notice is hereby given that on February 2, 2024, the petition of Martin Gates was filed in the above named Court, requesting an order to change the name of **Abigail Jocelynn Plants** to Abigail Jocelynn Gates.

The Court has fixed the day of March 1, 2024 at 9:15 a.m. in courtroom #6 of Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 104 Issue 31

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, MARCH 1, 2024, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news 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

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

MARK E. MILLIGAN

DOCKET#: 2023-1204

JUDGEMENT: \$65,010.51

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

Address: 116 LINCOLN AVENUE,
BENTLEYVILLE, PA 15314

Tax #: 040-052-00-06-0010-00

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

WCR Vol 104 Issues 29,30,31

CANONSBURG

BOROUGH OF CANONSBURG

vs

AARON J. PATRAGAS

DOCKET #: 2022-2678

JUDGEMENT: \$2,854.37

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

ough;

Address: 611 FRANKLIN AVENUE,
CANONSBURG, PA 15317

Tax #: 090-008-00-02-0006-00

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

WCR Vol 104 Issues 29,30,31

CANTON

**NATIONSTAR MORTGAGE, LLC
its successors and assigns**

vs

CHRISTOPHER I. FORCEY

DOCKET #: 2022-7838

JUDGEMENT: \$172,256.01

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 955 BUENA VISTA STREET,
WASHINGTON, PA 15301

Tax #: 120-011-08-05-0010-00

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

WCR Vol 104 Issues 29,30,31

CARROLL**CITIZENS BANK OF
PENNSYLVANIA**

vs

**ANY AND ALL UNKNOWN HEIRS,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title, or Interest from or under
VERNA KOVALAK, Deceased Mort-
gagor and Last Real Owner, ET AL**

DOCKET #: 2015-2479**JUDGEMENT: \$67,883.79**

In the Commonwealth of Pennsylvania,
Washington County, Carroll Township;
Address: 30 PARK MANOR PLACE,
DONORA, PA 15033

Tax #: 245-046-01-03-0028-00

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

WCR Vol 104 Issues 29,30,31**CECIL****WELLS FARGO BANK, N.A.
Vs**

**AMANDA SERRINO, Individually and
As Administratrix of the ESTATE OF
MICHAEL G. SERRINO, DECEASED**

DOCKET #: 2023-5789**JUDGEMENT: \$103,761.58**

In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;
Address: 1110 VALLEYVIEW DRIVE
AKA 109 VALLEYVIEW DRIVE,
LAWRENCE, PA 15055

Tax #: 140-012-09-00-0001-00B

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

WCR Vol 104 Issues 29,30,31**CECIL (Cont'd)****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 104 Issues 29,30,31**CHARTIERS****WELLS FARGO BANK,
NATIONAL ASSOCIATION, ET AL**

vs

**JASON R. WOOD, In His Capacity
as Administrator and Heir of the
ESTATE OF CANDICE WOOD
A/K/A CANDICE N. WOOD, ET AL**

DOCKET #: 2023-3508**JUDGEMENT: \$104,044.13**

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

Address: 492 REGENT STREET,
HOUSTON, PA 15342

Tax #: 170-016-05-01-0007-00

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

WCR Vol 104 Issues 29,30,31**CHARTIERS (Cont'd)****PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

HOPE M. HAYMAN**DOCKET#: 2023-5829****JUDGEMENT: \$54,416.54**

In the Commonwealth of Pennsylvania,
Washington County, Chartiers Township;
Address: 516 RIDGE AVENUE,
CANONSBURG, PA 15317

Tax #: 170-005-01-02-0007-00

Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER
(717) 234-4178

WCR Vol 104 Issues 29,30,31**DONORA****CITIBANK, N.A., ET AL**

vs

**ANGELINA MORGAN, Individually
and in her capacity as Administratrix
of the Estate and Heir of
JAMES M. MORGAN, DECEASED**

DOCKET#: 2023-2823**JUDGEMENT: \$82,168.39**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 520 McCREA AVENUE,
DONORA, PA 15033

Tax #: 240-031-00-03-0012-00

Improvements: Residential Dwelling
Attorney: LEOPOLD & ASSOCIATES
PLLC, (914) 219-5787

WCR Vol 104 Issues 29,30,31**EAST FINLEY****THE HUNTINGTON
NATIONAL BANK**

vs

SEAN A. SOUTHERN**DOCKET#: 2022-2556****JUDGEMENT: \$272,928.58**

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

Address: 328 CHAPEL HILL ROAD,
CLAYSVILLE, PA 15323

Tax #: 270-005-00-00-0003-04

Improvements: Residential Dwelling

Attorney: MANLEY DEAS

KOCHALSKI LLC, (614) 220-5611

WCR Vol 104 Issues 29,30,31**FALLOWFIELD****SERVIS ONE, INC. DBA
BSI FINANCIAL SERVICES**

vs

JESSE ALLEN BASHUR**DOCKET#: 2023-5056****JUDGEMENT: \$154,197.42**

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

Address: 11 SMITH STREET,
CHARLEROI, PA 15022

Tax #: 320-009-01-02-0041-01

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

WCR Vol 104 Issues 29,30,31**MONONGAHELA****DOLLAR BANK, FEDERAL
SAVINGS BANK**

vs

DOLLIE E. WASHABAUGH**DOCKET #: 2023-1807****JUDGEMENT: \$72,385.26**

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

Address: 612 HANCOCK STREET,
MONONGAHELA, PA 15063

Tax #: 440-015-00-01-0008-00

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

WCR Vol 104 Issues 29,30,31

NORTH FRANKLIN

**U.S. BANK NATIONAL
ASSOCIATION
vs
ROBERT C. BARRETT**

DOCKET#: 2022-3365**JUDGEMENT: \$131,350.63**

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

Address: 272 PARK AVENUE,
WASHINGTON, PA 15301

Tax #: 510-003-03-01-0007-00

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

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PETERS

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

vs

**UNKNOWN HEIRS OF
ROBERT D. FULTON AKA
ROBERT DONALD FULTON, ET AL**

DOCKET#: 2022-51**JUDGEMENT: \$219,511.53**

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

Address: 110 FOREST DRIVE,
McMURRAY, PA 15317

Tax #: 540-006-01-04-0021-00

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

WCR Vol 104 Issues 29,30,31

SOUTH STRABANE

**CITIZENS BANK, N.A., S/B/M
TO CITIZENS BANK OF
PENNSYLVANIA
vs
KAREN I. THOMPSON**

DOCKET #: 2023-878**JUDGEMENT: \$35,547.18**

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

Address: 395 WILBERT AVENUE,
WASHINGTON, PA 15301

Tax #: 600-004-01-02-0010-00

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

WCR Vol 104 Issues 29,30,31

SOUTH STRABANE (Cont'd)

**CITIZENS BANK, N.A.
vs
TRAVIS D. MARTIN**

DOCKET #: 2023-5563**JUDGEMENT: \$67,135.25**

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

Address: 20 OAK GROVE ROAD,
WASHINGTON, PA 15301

Tax #: 600-004-15-02-0001-00

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

WCR Vol 104 Issues 29,30,31

WASHINGTON

**WESBANCO BANK, INC.
vs
CHARLES FULLER, Executor of the
ESTATE OF DANIEL E. FULLER,
also known as DANIEL EARL
FULLER, SR.**

DOCKET #: 2023-2207**JUDGEMENT: \$91,918.16**

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

Address: 695 MARYLAND AVENUE,
WASHINGTON, PA 15301

Tax #: 770-034-00-01-0002-00

Improvements: Residential Dwelling
Attorney: MEYER, UNKOVIC &
SCOTT LLP, (412) 456-2885

WCR Vol 104 Issues 29,30,31

WASHINGTON (Cont'd)

**LAKEVIEW LOAN
SERVICING, LLC**

vs

**THE UNKNOWN HEIRS OF NANCY
L. BRADLEY AKA NANCY
BRADLEY, DECEASED, ET AL**

DOCKET #: 2023-3360**JUDGEMENT: \$134,135.86**

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

Address: 1125 SYCAMORE STREET,
WASHINGTON, PA 15301

Tax #: 770-031-00-06-0017-00 & 770-031-
00-06-0016-00 (2)

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

WCR Vol 104 Issues 29,30,31

WASHINGTON (Cont'd)

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, Not Individually but
Solely as Trustee for Finance of
America Structured Securities
Acquisition Trust 2018-HB1**

vs

**LARRY RUSSELL, In His Capacity
as Heir of THELMA RUSSELL
A/K/A THELMA E. RUSSELL,
ET AL**

DOCKET #: 2021-5591**JUDGEMENT: \$73,334.72**

In the Commonwealth of Pennsylvania,
Washington County, City of Washing-
ton;

Address: 53 SHARP AVENUE,
WASHINGTON, PA 15301

Tax #: 760-008-00-02-0007-00

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

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