

ESTATE NOTICES**FIRST PUBLICATION**

Anderson, Roger D.
Late of Washington
Washington Co., PA
File No. 63-23-1240

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: Melvin J. Anderson, 363 Hawthorne Rd., Claysville, PA 15323
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 30,31,32

Cipriani, Mary T.
Late of Borough of Speers
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: Connie Cipriani, 815 Jane Ave., Charleroi, PA 15022
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 105 Issues 30,31,32

Jarvis, James Howard
a/k/a James H. Jarvis
Late of Claysville, East Finley 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: Jamie Marie Jarvis a/k/a Jamie M. Jarvis, 61 Claysville Taylorstown Ridge Rd., Washington, PA 15301
Attorney: David F. Pollock, Esq., Pollock Morris Belletti & Simms LLC, 54 South Washington St., Waynesburg, PA 15370

WCR Vol 105 Issues 30,31,32

Lauze, Dwana Jo
a/k/a Dee Lauze
a/k/a Dwana J. Lauze
Late of Washington
Washington Co., PA
File No. 63-25-0048

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 A. Lauze, 128 Brehm Rd., Washington, PA 15301
Attorney: MariAnn Hathaway, Esq., 1100 Ashwood Dr., Ste. 1104-B, Canonsburg, PA 15317

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McPherson, Keith J.
a/k/a Keith McPherson
Late of Peters Twp.
Washington Co., PA
File No. 63-24-1475

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: Laura E. Zuloaga, 109 Roscommon Pl., McMurray, PA 15317

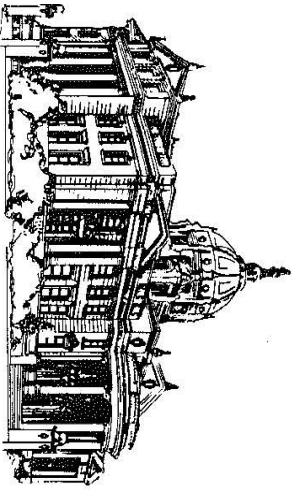
WCR Vol 105 Issues 30,31,32

Noble, Barbara J.
a/k/a Barbara Jo Noble
Late of North Franklin Twp.
Washington Co., PA
File No. 63-25-00091

WASHINGTON COUNTY REPORTS

Vol. 105 No. 30 – FEBRUARY 6, 2025

119 South College Street, Washington, PA 15301



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

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 K. Craig, a/k/a William Kevin Craig, 2207 Open Meadow Circle, Bridgeville, PA 15017
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 30,31,32

Richardson, Daniel C.

Late of Cecil Twp.
Washington Co., PA
File No. 63-25-0082

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 Torles, 940 Cork Dr., Bethel Park, PA 15102
Attorney: John M. Hartzell, Jr., Houston Harbaugh, Three Gateway Center, 401 Liberty Ave., Pittsburgh, PA 15222-1005

WCR Vol 105 Issues 30,31,32

Rodriguez, Myra

Late of Charleroi, Fallowfield Twp.
Washington Co., PA
File No. 63-24-1808

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: Richard A. Rodriguez, 624 Monongahela Ave., Charleroi, PA 15022
Attorney: Colt A. McKelvey, Esq., McKelvey Law Offices, LLC, 1266 Forest Hills Dr., Salix, PA 15952

WCR Vol 105 Issues 30,31,32

Rollie, Ruth A.

a/k/a Ruth Ann Rollie
a/k/a Ruth Rollie
Late of Canonsburg
Washington Co., PA
File No. 6325-0070

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: Marci L. Morgan, 541 Bluegrass Dr., Canonsburg, PA 15317
Attorney: Andrew P. Acosta, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601

WCR Vol 105 Issues 30,31,32

Salamone, Karen S.

Late of Washington
Washington Co., PA
File No. 63240896

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: Tina Salomonsen, 526 S. Main St., Washington, PA 15301
Attorney: Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220

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SECOND PUBLICATION

Brem, Kay F.

Late of McMurray
Washington Co., PA
File No. 63-22-0300

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: Charles John O'Neill, Jr. of Executor Services, 37 McMurray Rd Bldg., 1 Suite 204, Pittsburgh, PA 15241
Attorney: Christine B. Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 29,30,31

Britt, Valerie

Late of Canonsburg
Washington Co., PA
File No. 63-24-1881

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: Adam G. Anderson, Esq., Anderson & Labovitz, 429 Fourth Ave., Ste. 602, Pittsburgh, PA 15219

WCR Vol 105 Issues 29,30,31

Carroll, Karen McKenna

a/k/a Karen M. Carroll
a/k/a Karen Carroll
Late of City of Washington
Washington Co., PA
File No. 63-24-1419

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 A. Carroll, 4 Pacers Ridge Dr., Canonsburg, PA 15317
Attorney: Josh A. Carroll, Esq., 16 W. Cherry Ave., Washington, PA 15301

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Cox, Robin L.

a/k/a Robin Lynn Cox
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: Robert R. Cox, 410 Ridge Ave., Canonsburg, PA 15317
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 29,30,30

Heinrich, James B.

a/k/a James Bernard Heinrich
Late of Washington
Washington Co., PA
File No. 63-24-01885

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: April Ritter, 6 Raven Dr., Canonsburg, PA 15317
Attorney: Gregory Diulus, Esq., 4898 Campbells Run Rd., Ste. 3
Pittsburgh, PA 15205

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Jester, Barry

a/k/a Barry Clifford Jester
a/k/a Barry C. Jester
Late of N. Charleroi, Monongahela Twp.
Washington Co., PA
File No. 63-25-00018

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: Brad A. Jester, 104 Franklin St., P.O. Box 152, Clintonville, PA 16327
Attorney: Thomas R. Coyer, Esq., S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

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

Co-Administrators: Kash B. Main, 107 Highland Ave.#83, Claysville, PA 15323, Drena Joy Nicolella, 417 E. Wheeling St, Washington, PA 15301; Kimberly Sue Huffman, 22 School St. #91, Claysville, PA 15323,
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 29,30,31

McGriff, Myesha Shareese
Late of Coal Center
Washington Co., PA
File No. 63-25-00030

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: Patricia Wilson, 117 Locust Rd., Coal Center, PA 15423
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Queen, Judith Renee
Late of Fredricktown
Washington Co., PA
File No. 63-24-0040

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: Terry M. Queen, 235 Spring Rd., Brownsville, PA 15417
Attorney: Stephen J. Taczak, Esq., Taczak Law Office LLC, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 105 Issues 29,30,31

Saternos, Lisa M.
Late of Finleyville
Washington Co., PA
File No. 63-24-1120

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: Jeremy D. Saternos, 12 Parkvue Dr., Finleyville, PA 15332, David S. Divins, 53 Hidden Valley Dr., Finleyville, PA 15332,
Attorney: Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 105 Issues 29,30,31

Taucher, Francis Eugene
a/k/a Francis E. Taucher
Late of Burgettstown
Washington Co., PA
File No. 63-24-1839

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 A. Ingram a/k/a Michele Anne Ingram, 36 Rodgers Dr., Coraopolis, PA 15108
Attorney: Stephen J. Taczak, Esq., Taczak Law Office LLC, 12 N. Jefferson Ave., Canonsburg, PA 15317

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Tippman, James Joseph
a/k/a James J. Tippman
Late of Canonsburg
Washington Co., PA

File No. 63-24-01144

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: Brandon James Tippman, 163 Kimber Dr., Canonsburg, PA 15317
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Vietmeier, David G.
a/k/a David Greer Vietmeier
a/k/a David Vietmeier
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: Kerry L. Mindach a/k/a Kerry Lynn Mindach c/o
Attorney: Frank Arcuri, Esq., 125 S. College St., Washington, PA 15301

WCR Vol 105 Issues 29,30,30

Wainwright, Ruth A.
a/k/a Ruth Ann Wainwright
a/k/a Ruth A. Zelina Wainwright
Late of Beallsville
Washington Co., PA
File No. 63-25-00034

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: Laura L. Frost a/k/a Laura Lynn Frost, 208 Linton Rd., Fredricktown, PA 15333

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

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THIRD PUBLICATION

Anderson, Jerry E.
a/k/a Jerry Edward Anderson
Late of Smith Twp.
Washington Co., PA
File No. 63-22-0804

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: Ryszelle M. Trulove, 11 Elm St., Burgettstown, PA 15021
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

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Bennett, Donald Eugene
a/k/a Donald E. Bennett
Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-1779

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: Kurt E. Bennett, 1256 Willowbrook Dr., Washington, PA 15301
Attorney: Douglas C. Lovisky, Esq., 1500 W. College Ave., State College, PA 16801

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Bove, Michael R.
Late of Peters Twp.
Washington Co., PA
File No. 63-24-0730

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: Tawnya Lynn Coddington, 6354 Fawn Valley Lane, Finleyville, PA 15332

Attorney: Andrew Kuzma, Esq., 200 N. Second Ave., Elizabeth, PA 15037

WCR Vol 105 Issues 28,29,30

Dawes, George W.

a/k/a George William Dawes
Late of Washington Co., PA
File No. 63-25-0032

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: Preston Rivera aka Preston Eric Rivera, 260 Winona Ave., Washington, PA 15301

Attorney: Albert G. Reese, Jr. Esq., AGR Law P.C., 640 Rodi Rd., 2nd. Floor, Ste. 2, Pittsburgh, Pa 15235

WCR Vol 105 Issues 28,29,30

Garstecki, Margaret

Late of Richeyville
Washington Co., PA
File No. 63-24-1826

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: Paula Neth, 549 National Pike W, Brownsville, PA 15417
Attorney: Mark C. Joseph, Esq., P.O. Box 13512, Pittsburgh, PA 15243

WCR Vol 105 Issues 28,29,30

Gillingham, Richard M.

a/k/a Richard Michael Gillingham

Late of Chartiers Twp.
Washington Co., PA
File No. 63-25-00040

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: Stacey Lynn Chappel, 127 Lyons St., Houston, PA 15342
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 28,29,30

Mirich, Pete

Late of Jefferson Twp.
Washington Co., PA
File No. 63-25-00033

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: Ramon Michael Mirich, 100 Vian Ave., Burgettstown, PA 15021
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 28,29,30

Puskarich, Sr., Derrick J.

Late of Washington
Washington Co., PA
File No. 63-24-0669

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: Diane Puskarich, 708 Banetown Rd., Washington, PA 15301

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

WCR Vol 105 Issues 28,29,30

Ramos, Danny

Late of Finleyville
Washington Co., PA
File No. 63-24-1579

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 W. Kukowski, 3515 Lincoln Ave., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 28,29,30

Rea, Dorris Jeanne

Late of Canton Two,
Washington Co., PA
File No. 63-24-1672

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: Jack R. Rea, 28 Webb Dr., Washington, PA 15301, Rebecca Booher, 1530 Lakeview Dr., Washington, PA 15301,

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

WCR Vol 105 Issues 28,29,30

Smith, David Michael

a/k/a David M. Smith
Late of City of Monongahela
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: Matthew W. Smith, 123 Maple Terrace, Charleroi, PA 15022
Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre, Monessen, PA 15062

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TRUST NOTICE

**NOTICE OF REVOCABLE TRUST
AND DECEASED INDIVIDUAL**

JOSEPH J. DePETRO, JR.,
deceased on November 28, 2024

Late of Avella, Washington County,
Pennsylvania

The Revocable Trust Agreement of Joseph J. DePetro, Jr., was created on September 24, 2018. All persons having claims against the trust are requested to make known the same to the undersigned or their attorney. All persons indebted to the decedent are requested to make payment to the undersigned without delay.

Attorney for the decedent:

Sweat Law Offices
Gary L. Sweat, Esquire
375 Valley Brook Road-Suite 112
McMurray, PA 15317

Trustee:

Joseph J. DePetro, III
21 Washington Pike
Avella, PA 15312

WCR Vol 105 Issues 28,29,30

REAL PROPERTY NOTICE**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: CV-2024-06315

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, vs. M. M., as believed Heir and/or Administrator to the Estate of Paul T. Morse; P. M., Jr., as believed Heir and/or Administrator to the Estate of Paul T. Morse; L. M., as believed Heir and/or Administrator to the Estate of Paul T. Morse; M. M., as believed Heir and/or Administrator to the Estate of Paul T. Morse; Unknown Heirs, and/or Administrators to the Estate of Paul T. Morse, Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Paul T. Morse; Unknown Heirs, and/or Administrators to the Estate of Paul T. Morse

You are hereby notified that Plaintiff, NewRez LLC d/b/a Shellpoint Mortgage Servicing, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. CV-2024-06315, seeking to foreclose the mortgage secured by the real estate located at 424 Main St, New Eagle, PA 15067.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. LAWYER REFERRAL SERVICE
Lawyer Referral Service
Washington County Bar Association
119 South College Street
Washington, PA 15301
(724) 225-6710
Southwestern Pennsylvania Legal Aid Services
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

WCR Vol 105 Issue 30

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 7, 2025, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

CANONSBURG

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**KAYLA N. McCONNELL AND
DAVID T. WEST**

**DOCKET #: 2024-3249
JUDGEMENT: \$152,562.76**

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

Address: 524 TANNEHILL STREET,
CANONSBURG, PA 15317
Tax #: 110-045-00-00-0025-00

Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HAL-
LER, (717) 234-4178

WCR Vol 105 Issues 30,31,32

CECIL

WELLS FARGO BANK, N.A.

vs

AMANDA SERRINO

**DOCKET #: 2024-5557
JUDGEMENT: \$101,392.69**

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

Address: 1110 VALLEYVIEW DRIVE,
LAWRENCE, PA 15055
Tax #: 140-012-09-00-0001-00B

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

HANOVER

**CITIZENS BANK, N.A. F/K/A
RBS CITIZENS, N.A.**

vs

**CHARLES E. RIBEAU,
Personal Representative of the Estate of
SANDRA L. SMITH, Deceased**

**DOCKET #: 2024-5499
JUDGEMENT: \$19,287.10**

In the Commonwealth of Pennsylvania, Washington County, Hanover Township;
Address: 55 McCRACKEN HILL ROAD,
BURGETTSTOWN, PA 15021
Tax #: 340-014-00-00-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

MORRIS

**PNC BANK, NATIONAL
ASSOCIATION**

vs

MARK SARSFIELD

**DOCKET #: 2023-7191
JUDGEMENT: \$238,317.56**

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

Address: 60 SOUTH BRIDGE ROAD,
PROSPERITY, PA 15329
Tax #: 450-002-00-00-0021-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

NORTH FRANKLIN

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

vs

**UNKNOWN HEIRS, Devisees and Per-
sonal Representatives and any of the
Successors in right, title and interest to
CAROL A. SHOMAN,
Deceased Mortgagor and Owner**

**DOCKET #: 2023-2212
JUDGEMENT: \$86,257.44**

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

Address: 85 WILLOWBROOK LANE,
WASHINGTON, PA 15301
Tax #: 510-003-13-02-0013-00

Improvements: Residential Dwelling

Attorney: ALBERTELLI LAW, 856-724-
1888

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SOUTH STRABANE

**WILMINGTON TRUST, NATIONAL
ASSOCIATION**

vs

**MARYANNE MCFARLANE AND
RICHARD R. MCFARLANE**

**DOCKET #: 2023-2167
JUDGEMENT: \$202,027.43**

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

Address: 1660 PIERCE STREET,
WASHINGTON, PA 15301
Tax #: 600-006-04-03-0024-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,

(212) 471-5100

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SOUTH STRABANE (Cont'd)

**FREEDOM MORTGAGE
CORPORATION**

vs

**ALAN J. ROGERS A/K/A
ALAN ROGERS AND
MELISSA D. ROGERS**

**DOCKET #: 2019-6824
JUDGEMENT: \$275,255.79**

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

Address: 49 WOODSIDE DRIVE,
WASHINGTON, PA 15301
Tax #: 600-005-01-04-0007-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

WASHINGTON

**PENNSYLVANIA STATE
EMPLOYEES CREDIT UNION**

vs

**ANDREW M. GAGGIN AND
MARK W. GAGGIN**

**DOCKET #: 2024-5502
JUDGEMENT: \$36,713.52**

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

Address: 629 1/2 BROAD STREET,
WASHINGTON, PA 15301
Tax #: 780-011-00-02-0023-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (216) 739-5629

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