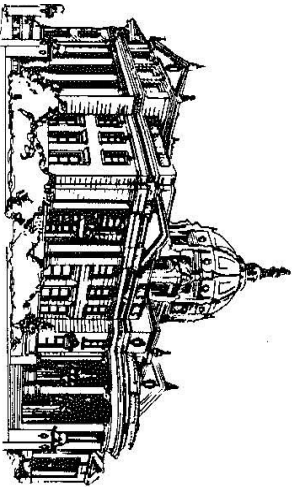


WASHINGTON COUNTY REPORTS

Vol. 105 No. 5—AUGUST 15, 2024

119 South College Street, Washington, PA 15301



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

ESTATE NOTICES**FIRST PUBLICATION****Chropek, David Paul**

Late of Canton Twp.
Washington Co., PA
File No. 63-24-0909

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: Tracy Lynn Chropek, 314 Linda Lane, Houston, PA 15342
Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 105 Issues 5,6,7

Harris, Ronald R.

Late of Canton Twp.
Washington Co., PA
File No. 63-24-1110

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

Executor: Michael Ralph Harris c/o Michael R. Harris, 2639 Diane Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 5,6,7

Majka, Karen

a/k/a Karen A. Majka
Late of Charleroi
Washington Co., PA
File No. 6324-1118

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: Elizabeth Allison c/o Attorney: Mark Gubinsky, Esq., The Gubinsky Law Firm, P.C., 1195 Washington Pike, Ste. 325, Bridgeville, PA 15017

WCR Vol 105 Issues 5,6,7

Maloni, Sarah A.

Late of Chartiers Twp.
Washington Co., PA
File No. 63-24-1072

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

Administrator: Angela Lemons a/k/a Angela Louise Lemons, 1060 Royal Dr., Canonsburg, PA 15317
Attorney: Thomas A. Will, Esq., Thomas A. Will & Associates, 6000 Town Center Blvd., Ste. 106, Canonsburg, PA 15317

WCR Vol 105 Issues 5,6,7

Parnell, Laurie Jean

a/k/a Laurie J. Parnell
Late of Monongahela
Washington Co., PA
File No. 63-24-1050

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: Andrew J. Gunia, 1154

WASHINGTON (Cont'd)**WASHINGTON SCHOOL DISTRICT**

vs

**DAVID A. GRUDI
AND DANIEL E. GRUDI**

DOCKET #: 2009-1898

JUDGEMENT: \$23,398.98

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

Address: 630 GLENN STREET, WASHINGTON, PA 15301

Tax #: 770-023-00-04-0001-00, 770-023-00-04-0002-00, 770-023-00-04-0003-00 (3)

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

WCR Vol 105 Issues 3,4,5

WASHINGTON (Cont'd)**WASHINGTON SCHOOL DISTRICT**

vs

JACKIE DeCOSTA

DOCKET #: 2018-4158

JUDGEMENT: \$2,065.71

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

Address: 426 E PROSPECT AVENUE, WASHINGTON, PA 15301

Tax #: 750-022-00-01-0005-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

WCR Vol 105 Issues 3,4,5

WASHINGTON (Cont'd)**MCLP ASSET COMPANY, INC.**

vs

**ESTATE OF LESLIE CHERYL
PATTERSON MIMS,
DECEASED, ET AL**

DOCKET #: 2024-2495

JUDGEMENT: \$74,589.78

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

Address: 255 DUNCAN AVENUE,

WASHINGTON, PA 15301

Tax #: 720-010-00-01-0008-00

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A.
dba PADGETT LAW GROUP, (850) 422-2520

WCR Vol 105 Issues 3,4,5

SOUTH STRABANE**DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL****vs****JENNIFER L. PARKER
AND SEAN L. RIGGLE****DOCKET #: 2023-3613****JUDGEMENT: \$115,698.38**In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;Address: 825 DAVIS SCHOOL ROAD,
WASHINGTON, PA 15301
Tax #: 600-007-03-01-0002-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111WCR Vol 105 Issues 3,4,5**UNION****U.S. BANK TRUST
NATIONAL ASSOCIATION****vs****MARGARET L. FARKAS****DOCKET #: 2023-6633****JUDGEMENT: \$167,341.29**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 7119 GAYLE DRIVE,
FINLEYVILLE, PA 15332
Tax #: 640-003-04-01-0009-02

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111WCR Vol 105 Issues 3,4,5**UNION (Cont'd)****THE HUNTINGTON
NATIONAL BANK****vs****RICHARD E. BELUSCAK****DOCKET #: 2024-409****JUDGEMENT: \$54,016.81**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 9 SHORT STREET, ELRAMA,
PA 15038Tax #: 640-007-04-01-0005-01 & 640-
007-04-01-0006-01 (2)

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, LLC, (215) 790-1010WCR Vol 105 Issues 3,4,5**WASHINGTON****DLJ MORTGAGE CAPITAL INC.****vs****REBECCA RIVERA, known
Heir of TOBIN HRUTKAY,
DECEASED, ET AL****DOCKET #: 2023-2759****JUDGEMENT: \$94,789.39**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 471 THIRD STREET, WASH-
INGTON, PA 15301

Tax #: 770-005-00-02-0010-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 105 Issues 3,4,5**WASHINGTON (Cont'd)****WASHINGTON SCHOOL DISTRICT****vs****WILLIAM T. WOODS
AND SAMANTHA JO WOODS****DOCKET #: 2017-3259****JUDGEMENT: \$1,788.28**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 1060 SUMMERLEA AVENUE,
WASHINGTON, PA 15301

Tax #: 770-025-00-01-0004-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-
ATES, LTD, (866) 720-9748WCR Vol 105 Issues 3,4,5Highfield Court, Bethel Park, PA 15102
Attorney: Seth Penner, Esq., Covelli Pis-
cione Law Offices, P.C., 357 Regis Ave.,
Ste. 1, Pittsburgh, PA 15236-1416WCR Vol 105 Issues 5,6,7**Powell, Jo Ann**Late of Canonsburg
Washington Co., PA
File No. 63-24-1125The 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 attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executor
without delay.Executor: Eric C. Powell, 520 Hutchinson
Ave., Canonsburg, PA 15317
Attorney: Dorothy A. Milovac, Esq., Pea-
cock Keller, LLP, 95 West Beau St., Ste.
600, Washington, PA 15301WCR Vol 105 Issues 5,6,7**Puryear, Julian Eugene**Late of Langeloth
Washington Co., PA
File No. 63-24-1155The 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 Admin-
istrator without delay.Administrator: Jennifer Lynn Ziegler c/o
Attorney: Gianni Floro, Esq., 935 Beaver
Grade Rd., Ste. 6, Moon Twp., PA 15108WCR Vol 105 Issues 5,6,7**Schriskey, Robert J.**a/k/a Robert Schriskey
Late of Washington
Washington Co., PAThe 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 makeknown the same to the Executor or attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executor
without delay.Executor: James Maloy aka James Russell
Maloy aka James R. Maloy, 380 Highland
Ridge Rd., Claysville, PA 15323
Attorney: Thomas O. Vreeland, Esq., Bas-
si, Vreeland & Assoc., P.C., 62 E. Wheel-
ing St., Washington, PA 15301WCR Vol 105 Issues 5,6,7**SECOND PUBLICATION****Ankrom, Mildred Jane**a/k/a Mildred J. Ankrom
Late of Robinson Twp.
Washington Co., PA
File No. 63-24-1097The 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 attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executor
without delay.Executor: Milford Ankrom, 596 Backbone
Rd., Clinton, PA 15026
Attorney: Gregory P. Diulus, Esq., 4896
Campbells Run Rd., Ste. 3, Pittsburgh, PA
15205WCR Vol 105 Issues 4,5,6**Beddow, Joan F.**a/k/a Joan Frazee Beddow
Late of Washington
Washington Co., PAThe 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 attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executrix
without delay.Executrix: Linda J. Kolano a/k/a Linda
June Kolano, 190 Lacock St., Washing-
ton, PA 15301
Attorney: Kathleen Smith-Delach, Esq.,

Phillips, Phillips & Smith-DeLach, P.C.,
29 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Bird, Bonnie Jean

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0859

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: Christy M. Bird, 67 Wotring Rd., Washington, PA 15301
Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Bruce, James M.

Late of McDonald Boro
Washington Co., PA
File No. 63-24-1005

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: Heather Jericho, 1223 Harris Ave., Pittsburgh, PA 15205
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 105 Issues 4,5,6

Caddies, Jr., David J.

a/k/a David John Caddies, Jr.
Late of Borough of Bentleyville
Washington Co., PA
File No. 63-24-0973

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.

dent to make payment to the Executrix without delay.

Executrix: Sarah J. Caddies, 107 Patio Drive, Canonsburg, PA 15317
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Crouse, Payton Lea

Late of North Franklin
Washington Co., PA
File No. 63-24-1115

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: Jesse Crouse and Amber Crouse, 1225 Mounts Rd., Washington, PA 15301

Attorney: Benjamin E. Cohen, Esq., Harry S. Cohen & Assoc., P.C., Two Chatham Center, Ste. 985, Pittsburgh, PA 15219

WCR Vol 105 Issues 4,5,6

Cummings, Donald McKinley

Late of Summerville,
Dorchester County, SC
File No. 63-24-1090

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 B. Cummings, 125 Willowbend Lane, Summerville, SC 29485
Attorney: Howard F. Murphy, Esq., Law Office of Howard F. Murphy, 426 Wray Large Rd., Pleasant Hills, PA 15025

WCR Vol 105 Issues 4,5,6

Fullen, Barbara A.

a/k/a Barbara Ann Fullen
Late of Somerset Twp.
Washington Co., PA
File No. 63-24-0617

PETERS (Cont'd)

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

**BRIAN CHALFONT, known Heir of
WILLIAM T. CHALFONT,
DECEASED, ET AL**

**DOCKET #: 2023-1049
JUDGEMENT: \$117,068.45**

In the Commonwealth of Pennsylvania,
Washington County, Peters Township;
Address: 284 SCOTT LANE, VENETIA,
PA 15367
Tax #: 540-002-00-00-0040-34C

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

WCR Vol 105 Issues 3,4,5

PETERS (Cont'd)

**STRUCTURAL STEEL AND PLATE
FABRICATION COMPANY**
vs

HENRY F. TEICHMANN, INC.

**DOCKET #: 2024-553
JUDGEMENT: \$373,968.41**

In the Commonwealth of Pennsylvania,
Washington County, Peters Township;
Address: 3009 WASHINGTON
ROAD, McMURRAY, PA 15317
3015 WASHINGTON
ROAD, McMURRAY, PA 15317
Tax #: 540-003-05-01-0023-00, 540-003-05-01-0026-00, 540-003-05-01-0028-00, 540-003-05-01-0030-00, 540-003-05-01-0031-00 (5)

Improvements: Residential Dwelling
Attorney: FLAHERTY FARDO ROGEL
& AMICK, LLC, 412-802-6666

WCR Vol 105 Issues 3,4,5

PETERS (Cont'd)

DLJ MORTGAGE CAPITAL, INC.
vs
**MICHELLE LEANNE SANDUSKY,
As Administrator of the Estate of
JAMES D. OGLESBEE A/K/A JAMES
DWAYNE OGLESBEE, DECEASED**

**DOCKET #: 2024-2499
JUDGEMENT: \$432,260.50**

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

Address: 1003 BEACON WAY, PITTSBURGH, PA 15241
Tax #: 540-003-08-01-0026-00

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

WCR Vol 105 Issues 3,4,5

SMITH

**VANDERBILT MORTGAGE
AND FINANCE INC.**
vs

**SHAWN E. MUNDELL AND
MICHELLE A. MUNDELL**

**DOCKET #: 2023-6647
JUDGEMENT: \$101,994.37**

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

Address: 20 EVERGREEN DRIVE,
BURGETTSTOWN, PA 15021
Tax #: 570-011-00-00-0002-01

Improvements: Residential Dwelling

Attorney: WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP, (215) 972-7900

WCR Vol 105 Issues 3,4,5

SMITH (Cont'd)

DLJ MORTGAGE CAPITAL INC.
vs
**EDWARD C. TASZ
AND HOLLY M. TASZ**

**DOCKET #: 2023-7230
JUDGEMENT: \$154,119.64**

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

Address: 12 FIRST AVENUE, BURGETTSTOWN, PA 15021
Tax #: 570-013-01-04-0018-00

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

WCR Vol 105 Issues 3,4,5

MOUNT PLEASANT

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

vs

**LANE M. TURTURICE, ESQUIRE, In
His Capacity as Executor of the
ESTATE OF KEVIN M. HOLT**

DOCKET #: 2024-557

JUDGEMENT: \$17,963.69

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant
Township;

Address: 190 DOGWOOD STREET,
WESTLAND, PA 15378

Tax #: 460-009-01-02-0012-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

NORTH FRANKLIN

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

vs

**ALISON J. GREGG a/k/a ALLISON J.
GREGG and EMILY McCONNELL,
Administratrix of the Estate of Robert
J. Gregg, Deceased**

DOCKET #: 2024-1543

JUDGEMENT: \$117,643.53

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

Address: 1059 SOUTH MAIN STREET,
WASHINGTON, PA 15301

Tax #: 510-003-10-00-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

NORTH STRABANE

PENNYMAC LOAN SERVICES LLC

vs

**MATTHEW C. COX AND ERIN R.
COX**

DOCKET #: 2023-5838

JUDGEMENT: \$208,272.89

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

Address: 613 DEERWATCH DRIVE aka
613 DEERWATCH COURT, CAN-
ONSBURG, PA 15317

Tax #: 520-011-04-04-0004-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

PETERS

NATIONSTAR MORTGAGE, LLC

vs

**MAURICIO ANTONIO VIAUD AND
LORENA LYNNE VIAUD**

DOCKET #: 2023-3667

JUDGEMENT: \$236,050.84

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

Address: 174 IRON RUN ROAD, BETH-
EL PARK, PA 15102

Tax #: 540-002-28-00-0002-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

PETERS (Cont'd)

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

vs

**GLENN A. KIRK IV AND THE UNIT-
ED STATES OF AMERICA, ET AL**

DOCKET #: 2014-4209

JUDGEMENT: \$51,886.61

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

Address: 965 VENETIA ROAD, VENE-
TIA, PA 15367

Tax #: 540-004-01-02-0007-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

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 attor-
ney, and all persons indebted to the deced-
ent to make payment to the Executor
without delay.

Executor: Jeffrey Lynn Patterson, PO Box
124, Canonsburg, PA 15317

Attorney: Emmanuel S. Anthou, Esq.,
Anthou Legal Services, LLC, 165
McClelland Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 4,5,6

Gladys, Robert Walter

a/k/a Robert W. Gladys

Late of Claysville 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 Admin-
istratrix without delay.

Administratrix: Tracy Gladys, 2052 Pleas-
ant Grove Rd., Claysville, PA 15323

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

WCR Vol 105 Issues 4,5,6

Grosso, Sr., Jerry A.

Late of Strabane

Washington Co., PA

File No. 63-24-1098

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 Admin-
istrator without delay.

Administrator: Jerry A. Grosso, Jr., 106

Shawnee Trail, Venetia, PA 15367

Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 111 W. McMurray
Rd., McMurray, PA 15317

WCR Vol 105 Issues 4,5,6

Harrison, Nina M.

a/k/a Nina Harrison a/k/a Nina Patterson

Late of North Franklin Twp.

Washington Co., PA

File No. 63-24-1032

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 Admin-
istratrix without delay.

Administratrix: Sherry Dunn, 4707 Dev-
onshire Dr., Wichita Falls TX 76302

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

WCR Vol 105 Issues 4,5,6

Hastie, Francis Richard

a/k/a Francis Richard Hastie III

Late of Canonsburg

Washington Co., PA

File No. 63-24-0796

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 Admin-
istrator without delay.

Administrator: Mark George Hastie, 459
Jefferson Dr., Pittsburgh, PA 15228

Attorney: Nicole L. Phatak, Esq., 301
Grant St., 14th Floor, Pittsburgh, PA
15219

WCR Vol 105 Issues 4,5,6

Hntik, Frank J.

Late of Monongahela

Washington Co., PA

File No. 63-24-1082

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 attor-
ney, and all persons indebted to the deced-
ent to make payment to the Executor
without delay.

Executor: Mickelina S. Smith, 1303 4th St., Monongahela, PA 15063
 Attorney: D. Scott Lautner, Esq., Law Offices of D. Scott Lautner, P.C., 68 Old Clairton Rd., Pittsburgh, PA 15236

WCR Vol 105 Issues 4,5,6

Hollandsworth, Robert D.
 Late of Ellsworth 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: Samuel R. Hollandsworth c/o
 Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 4,5,6

Maxwell, Jacqueline C.
 Late of Peters Twp.
 Washington Co., PA
 File No. 63-24-1040

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: Edward B. Maxwell, Jr., 976 Old Ash Rd., Volant, PA 16156
 Attorney: Ted Tishman, Esq., 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

WCR Vol 105 Issues 4,5,6

Naser, Mary Marie
 a/k/a Marie Naser
 a/k/a Mary Marie Hatfield
 a/k/a Marie Hatfield
 Late of North Franklin Twp.
 Washington Co., PA
 File No. 63-23-0034

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: Donna Cillo c/o
 Attorney: Anthony Cillo, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152

WCR Vol 105 Issues 4,5,6

Pemberton, Richard D.
 a/k/a Richard David Pemberton
 Late of Venetia
 Washington Co., PA
 File No. 63-24-1109

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: Keith A. Harriett, a/k/a Keith Alan Harriett, 3478 Frye Avenue, Finleyville, PA 15332
 Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Polan, Joshua David
 a/k/a Josh Polan a/k/a Joshua Polan
 Late of North Franklin Twp.
 Washington Co., PA
 File No. 63-23-1873

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: Ginger Lynnette Polan, 1115 Red Tail Hollow, Washington PA 15301

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

WCR Vol 105 Issues 4,5,6

**BOGO aka RICHARD BOGO AND
 LANA BOGO aka LANA LEE BOGO
 aka LANA L. BOGO**

**DOCKET #: 2022-6919
 JUDGEMENT: \$56,903.48**

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

Address: 219 INDEPENDENCE ROAD
 f/k/a 212 INDEPENDENCE ROAD,
 AVELLA, PA 15312
 Tax #: 370-003-05-02-0004-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856)
 810-5815

WCR Vol 105 Issues 3,4,5

LONG BRANCH

**LEGACY MORTGAGE ASSET
 TRUST 2020-GS2
 vs
 GERTRUDE CURZON**

**DOCKET #: 2024-1669
 JUDGEMENT: \$69,048.70**

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

Address: 69 HONOR STREET, COAL
 CENTER, PA 15423
 Tax #: 390-002-00-00-0015-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

MONONGAHELA

**SPECIALIZED LOAN
 SERVICING LLC
 vs
 ADAM J. WALTER AND
 STACIE A. MENDES**

**DOCKET #: 2023-5447
 JUDGEMENT: \$92,981.84**

In the Commonwealth of Pennsylvania,
 Washington County, City of Monongahe-
la;

Address: 802 HOWARD STREET, MO-

NONGAHELA, PA 15063
 Tax #: 440-016-00-01-0014-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

MONONGAHELA (Cont'd)

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

**vs
 SCOTT HENSON, Known Surviving
 Heir of George J. Henson, ET AL**

**DOCKET #: 2023-2141
 JUDGEMENT: \$141,825.06**

In the Commonwealth of Pennsylvania,
 Washington County, City of Monongahe-
la;

Address: 900 LINCOLN STREET, MO-
 NONGAHELA, PA 15063
 Tax #: 440-019-00-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

MONONGAHELA (Cont'd)

**LEGACY MORTGAGE
 ASSET TRUST 2021-GS1
 vs**

**EDWARD J. ROSENSTEEL, As
 Administrator of the Estate of
 ELIZABETH MARY ROSENSTEEL
 a/k/a ELIZABETH M. ROSENSTEEL,
 DECEASED**

**DOCKET #: 2024-1945
 JUDGEMENT: \$22,473.49**

In the Commonwealth of Pennsylvania,
 Washington County, City of Monongahe-
la;

Address: 913 LAWRENCE STREET,
 MONONGAHELA, PA 15063
 Tax #: 440-024-00-00-0021-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

Tax #: 260-001-01-00-0047-00

Improvements: Residential Dwelling

Attorney: VITTI LAW GROUP, INC.,
(412) 281-1725

WCR Vol 105 Issues 3,4,5

EAST BETHLEHEM (Cont'd)

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

KENNETH S. WHITLOCK, As Administrator of the Estate of MARGARET J. HIBBS A/K/A MARGARET JEAN HIBBS, DECEASED

**DOCKET #: 2023-5911
JUDGEMENT: \$39,420.27**

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

Address: 752 CRAWFORD ROAD,
FREDERICKTOWN, PA 15333
Tax #: 260-002-01-03-0006-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

EAST PIKE RUN

NATIONSTAR MORTGAGE, LLC

vs

RENEE L. HUBER

**DOCKET #: 2023-7569
JUDGEMENT: \$54,495.74**

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

Address: 960 PIKE RUN DRIVE, COAL
CENTER, PA 15423
Tax #: 080-037-00-01-0033-00 & 080-
037-00-01-0031-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

FALLOWFIELD

FEDERAL HOME LOAN MORTGAGE CORPORATION

vs

DEBORAH PAINTER, In Her Capacity as Administratrix and Heir to the ESTATE OF KENNETH PAINTER, DECEASED

**DOCKET #: 2023-1020
JUDGEMENT: \$33,424.94**

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

Address: 52 VAN VOORHIS LANE,
VAN VOORHIS, PA 15366
Tax #: 320-005-01-04-0020-00 & 320-
005-01-04-0019-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

HOUSTON

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

vs

**DWIGHT CARR, MELINDA WIL-
LIAMS, TAMMY MYERS, ET AL**

**DOCKET #: 2023-6793
JUDGEMENT: \$92,378.63**

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

Address: 102 SOUTH CHERRY AVE-
NUE, HOUSTON, PA 15342
Tax #: 360-007-00-03-0001-01

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A.
dba PADGETT LAW GROUP, (850) 422
-2520

WCR Vol 105 Issues 3,4,5

INDEPENDENCE

U.S. BANK NATIONAL ASSOCIATION

vs

**RONDA BOGO aka RHONDA BOGO,
RICHARD J BOGO aka RICHARD J.**

Puel, Ruth

Late of Canton Twp.
Washington Co., PA
File No. 63-24-0590

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: River Communities Fiduciary Services Inc., 2097 Duss Ave., Ambridge, PA 15003
Attorney: Genevieve G. Redd, Esq.,
Leech Tishman Fuscaldo & Lampl, LLC,
525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

WCR Vol 105 Issues 4,5,6

Rankin, Shirley L.

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

Executor: Gary D. Rankin, 367 Rankin Rd., Washington, PA 15301
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144,
111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 4,5,6

Rendulic, Catherine C.

a/k/a Katherine C. Rendulic
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 Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-

Executrices without delay.

Co-Executrices: Roxanne Marie Canonge
and Joan C. Wyne c/o
Attorney: John M. Petrisek, Esq., 998
Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 4,5,6

Salomon, Barbara G.

Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-24-0729

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: Ronald W. Salomon, 54
Cherry Valley Rd., McDonald, PA 15057
Attorney: Loretta B. Kendall, Esq., 364 E.
Lincoln Ave., McDonald, PA 15057

WCR Vol 105 Issues 4,5,6

Shahan, Shirley

Late of Amwell 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: Danny Allen Shahan, 1001 Locust Ave., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner,
Jones & Fitch, 6 South Main St., Ste. 600,
Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Walkush, Adeline

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 Executor or attorney.

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

Executor: Jonathan Daniel Walkush, 3546 Campus St., Pittsburgh, PA 15212
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 4,5,6

Wozniak, Kathryn L.

Late of Washington
Washington Co., PA
File No. 63-24-1111

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 Charles Gontas, 42 Prigg Rd., Washington, PA 15301
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 4,5,6

Young, Richard D.

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

Administratrix: Paula J. Wood c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 105 Issues 4,5,6

THIRD PUBLICATION

Chadwick, Hazel Elaine

a/k/a Elaine Chadwick
Late of Canton Twp.
Washington Co., PA
File No. OC-2024-00675

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: Janet A. Bailey, 1042 Wayne St., Washington, PA 15301
Attorney: Emily E. Skrzysowski, Esq., 703 Kingswood Lane, McDonald, PA 15057

WCR Vol 105 Issues 3,4,5

Crookshank, William A.

Late of Canonsburg
Washington Co., PA
File No. 63-24-1055

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: Daniel E. Crookshank, 317 Buffalo Ridge Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 3,4,5

Opeka, Dale R.

Late of Washington
Washington Co., PA
File No. 63-24-0799

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: Corrine E. Opeka c/o
Attorney: C. Eric Pfeil, Esq., Dentons Cohen & Grigsby, P.C., 625 Liberty Ave., 7th Floor, Pittsburgh, PA 15222-3152

WCR Vol 105 Issues 3,4,5

CANTON

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**TERRY WRUBLESKI AND
TREASA WRUBLESKI**

**DOCKET #: 2023-1126
JUDGEMENT: \$40,823.12**

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

Address: 5 WILLIAM STREET, WASHINGTON, PA 15301

Tax #: 120-011-11-08-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

CANTON (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**DEBRA SPANGLER, as believed Heir
and/or Administrator to the Estate of
ROBERT SPANGLER, AKA ROBERT L. SPANGLER, ET AL**

**DOCKET #: 2021-7667
JUDGEMENT: \$74,292.00**

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

Address: 80 CALDWELL AVENUE,
WASHINGTON, PA 15301

Tax #: 120-011-07-02-0061-00 & 120-011-07-02-0060-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

CANTON (Cont'd)

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

vs

**MATHEW J. OLSON, as Co-
Administrator of the Estate of ROGER
K. OLSON A/K/A ROGER KEITH
OLSON, DECEASED, ET AL**

**DOCKET #: 2024-728
JUDGEMENT: \$60,482.47**

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

Address: 78 HAWKINS STREET,
WASHINGTON, PA 15301

Tax #: 120-011-11-02-0013-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

DONORA

**U.S. BANK TRUST NATIONAL AS-
SOCIATION, ET AL**

vs

**JANET BULKO, Individually, and In
Her Capacity as Administratrix and
Heir of the Estate of CLARA L.
BULKO A/K/A CLARA V. BULKO,
ET AL**

**DOCKET #: 2023-909
JUDGEMENT: \$71,520.30**

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

Address: 767 McKEAN AVENUE, DONORA, PA 15033

Tax #: 240-013-00-03-0015-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

EAST BETHLEHEM

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

vs

**BRIAN J. REHMAN AND
JAMIE L. REHMAN a/k/a ABBEY**

**DOCKET #: 2024-962
JUDGEMENT: \$39,416.32**

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

Address: 8 ZISKIND ROAD, FREDERICKTOWN, PA 15333

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, SEPTEMBER 6, 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 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)

AMWELL

METROPOLITAN LIFE INSURANCE COMPANY

vs

**JACQUELYN HAYES, known Heir of
DENISE MARIE HAYES a/k/a DEN-
ISE M. HAYES, DECEASED, ET AL**

**DOCKET #: 2023-4463
JUDGEMENT: \$96,414.28**

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

Address: 595 AMITY RIDGE ROAD,
AMITY, PA 15311

Tax #: 020-027-01-00-0009-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

AMWELL (Cont'd)

THE HUNTINGTON NATIONAL BANK

vs

JAN M. AVOLIA

**DOCKET #: 2023-6650
JUDGEMENT: \$283,807.18**

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

Address: 636 EAST NATIONAL PIKE,
WASHINGTON, PA 15301

Tax #: 020-002-00-00-0008-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

BENTLEYVILLE

U.S. BANK NATIONAL ASSOCIA- TION, as Trustee for Conesco Finance Home Loan Grantor Trust 2002-C

vs

**CYNTHIA M. JOHNSTON and
CHARLES M. JOHNSTON, JR. a/k/a
CHARLES M JOHNSTON JR**

**DOCKET #: 2019-2412
JUDGEMENT: \$77,460.41**

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

Address: 113 PITTSBURGH ROAD,
BENTLEYVILLE, PA 15314

Tax #: 040-060-00-02-0020-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 3,4,5

Springfield, Jr., Harry Gilbert

Late of Canonsburg
Washington Co., PA
File No. 63-24-1051

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: Harry G. Springfield,
20 Munnell St., Canonsburg, PA 15317
Attorney: James P. Lieker, Esq., 38 W.
Pike St., Canonsburg, PA 15317

WCR Vol 105 Issues 3,4,5

Swan, Joseph C.

a/k/a Joe Swan
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Nicole Conley c/o
Attorney: Michael T. Collis, Esq., Mur-
ray, Stone & Wilson PLLC, 310 Grant St.,
Ste. 1123, Pittsburgh, PA 15219

WCR Vol 105 Issues 2,3,4

Vunjak, Emily

Late of East Bethlehem Twp.
Washington Co., PA
File No. 63-24-0843

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

Co-Executrices: Melanie Ann Vunjak,
81 Bridge Ave., Clarksville PA 15322,
Lynda Susan Clites, 4411 Cumberland

Highway, Meyersdale PA 15552
Attorney: Eva H. Ahern, Esq., Peacock
Keller, LLP, 95 West Beau St., Ste. 600,
Washington, PA 15301

WCR Vol 105 Issues 3,4,5

REAL PROPERTY NOTICES

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY PENNSYLVANIA

NOTICE OF COMPLAINT IN ACTION TO QUIET TITLE CIVIL DIVISION NO.: 2024-138

MATTHEW STANISIC, Plaintiff,
vs.

UNKNOWN HEIRS, EXECUTORS
AND/OR ADMINISTRATORS OF THE
ESTATE OF WILLIAM STANLEY,
DECEASED, UNKNOWN HEIRS,
EXECUTORS AND/OR
ADMINISTRATORS OF THE ESTATE
OF WILLIAM ROBERT STANLEY,
DECEASED

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants.

NOTICE

To: Unknown Heirs, Executors and/or Administrators of the Estate of William Stanley, Deceased, and Unknown Heirs, Executors and/or Administrators Of the Estate of William Robert Stanley, Deceased

There has been an action to Quiet Title for property located at 167 Oak Spring Road, Canonsburg, PA 15317. The parcel number for the property in question is 100-021-00-02-0007-00.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
Telephone Number:
(724) 225-6710

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

WCR Vol 105 Issues 4,5,6

**COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY**

NO: C-63-CV-2023-2759

DLJ Mortgage Capital, Inc. PLAINTIFF
VS.

Rebecca Rivera, known Heir of Tobin Hrutkay, deceased and Jovannah Keller, known Heir of Tobin Hrutkay, deceased and Carson Hrutkay, known Heir of Tobin Hrutkay, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Tobin Hrutkay, deceased DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Tobin Hrutkay, deceased
471 Third Street

Washington, PA 15301

Your house (real estate) at:
**471 Third Street,
Washington, PA 15301**
770-005-00-02-0010-00

is scheduled to be sold at Sheriff's Sale at <https://washington.pa.realforeclosure.com> on September 6, 2024 at 10:00AM to enforce the court judgment of \$94,789.39 obtained by DLJ Mortgage Capital, Inc. against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to DLJ Mortgage Capital, Inc. the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

WCR Vol 105 Issues 4,5,6

**COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY**
NO: C-63-CV-2023-1049

U.S. BANK NATIONAL ASSOCIATION, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 PLAINTIFF
VS.

Brian Chalfont, known Heir of William T. Chalfont, deceased and Brent Chalfont, known Heir of William T. Chalfont, deceased and Brooke Schultz, known Heir of William T. Chalfont, deceased and Brittney Chalfont, known Heir of William T. Chalfont, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Wil-

There has been an action to Quiet Title for property located at 1823 Morey Road, Fredericktown, PA 15333. The parcel number for the property in question is 220-005-00-00-0005-00.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
Telephone Number: (724) 225-6710

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

WCR Vol 105 Issue 5

**IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA**
CIVIL ACTION No.: 2023-6669

Nationstar Mortgage LLC, Plaintiff,
vs.

Unknown heirs, successors, assigns and all persons, firms, or associations claim-

ing right, title or interest from or under Mary M. Sullenberger and Martin Sullenberger, deceased owners and mortgagors, 115 Center Street, Millsboro, PA 15348, Defendants.

NOTICE TO DEFEND

YOU HAVE BEEN SUED in court. IF YOU WISH TO DEFEND against the claims set forth in the following pages, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are WARNED that IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. YOU MAY LOSE MONEY OR PROPERTY or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

If you do not know a lawyer, contact:

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

If you cannot afford a lawyer, contact:

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

Albertelli Law
Mehmet Basoglu, Esq., ID 329635
Roger Fay, Esquire, ID No. 315987
14000 Commerce Parkway, Suite H
Mount Laurel, NJ 08054
(856) 724-1888
Attorneys for Plaintiff
File No. 231725-1

WCR Vol 105 Issue 5

ty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

WCR Vol 105 Issues 4,5,6

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA,
CIVIL DIVISION

EQUITY TRUST COMPANY CUSTODIAN FBO KEVIN KANN 200388950 IRA, Plaintiff, vs. CICERO HINES (DECEASED), ALL KNOWN HEIRS OF CICERO HINES (DECEASED), ALL UNKNOWN HEIRS OF CICERO HINES (DECEASED), AND ALL CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CICERO HINES (DECEASED), Defendants. Case No. 2024-04336.

Quiet Title Action involving those certain parcels of real property situated in the Township of Jefferson, County of Washington, Commonwealth of Pennsylvania, and known as Parcel No. 380-003-01-01-0001-00; Parcel No. 380-003-01-01-0002-00; Parcel No. 380-003-01-01-0003-00; Parcel No. 380-003-01-01-0005-00; Parcel No. 380-003-01-01-0007-00; Parcel No. 380-003-01-01-0009-00; Parcel No. 380-003-01-01-0011-00; Parcel No. 380-003-01-01-0014-00; Parcel No. 380-003-01-01-0003-18; Parcel No. 380-003-01-02-0007-00 and Parcel No. 380-003-01-02-0008-00.

TO: DEFENDANTS

NOTICE

You have been sued in court. If you wish to defend, you must enter a written appearance personally or by attorney and filing your defenses or objections in writing with this court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO

OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

LAWYER REFERRAL SERVICE

The Washington County Bar Association
119 South College Street,

Washington, PA 15301

724.225.6710 phone

724.225.8345 fax

wcbra@washcobar.org

www.washcobar.org

Southwestern Pennsylvania

Legal Aid Society

10 West Cherry Avenue

Washington, PA 15301

(724) 225-6170

Plaintiff's Attorney: Frank Kosir, Jr.,
Meyer Unkovic & Scott LLP, 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222, 412-456-2825.

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IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA

NOTICE OF COMPLAINT IN
ACTION TO QUIET TITLE
CIVIL DIVISION
NO.: 2024-141

MATTHEW STANISIC, Plaintiff,
vs.

DOROTHY WARGO

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership,
Defendants.

NOTICE

To: Dorothy Wargo

liam T. Chalfont, deceased
DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under William T. Chalfont, deceased
284 Scott Lane
Venetia, PA 15367

Your house (real estate) at:

284 Scott Lane, Venetia, PA 15367

540-002-00-00-0040-34C

is scheduled to be sold at Sheriff's Sale at <https://washington.pa.realforeclose.com> on September 6, 2024 at 10:00AM to enforce the court judgment of \$117,068.45 obtained by U.S. BANK NATIONAL ASSOCIATION, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to U.S. BANK NATIONAL ASSOCIATION, as trustee for American General Mortgage Loan Trust 2009-1, American General Mortgage Pass-Through Certificates, Series 2009-1 the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty (30) days after sale. Distribution will be made in accordance with the schedule unless exceptions are filed thereto within 20 days after the filing of the schedule.

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COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY
NO: 2023-4463

Metropolitan Life Insurance Company
PLAINTIFF
VS.

Jacquelyn Hayes, known Heir of Denise Marie Hayes a/k/a Denise M. Hayes, deceased and John Morris, known Heir of Denise Marie Hayes a/k/a Denise M. Hayes, deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Denise Marie Hayes a/k/a Denise M. Hayes, Deceased DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under Denise Marie Hayes a/k/a Denise M. Hayes, deceased
595 Amity Ridge Road
Amity, PA 15311

Your house (real estate) at:
**595 Amity Ridge Road,
Amity, PA 15311**
0200270100000900

is scheduled to be sold at Sheriff's Sale at <https://washington.pa.realforeclose.com> on September 6, 2024 at 10:00AM to enforce the court judgment of \$96,414.28 obtained by Metropolitan Life Insurance Company against you.

**NOTICE OF OWNER'S RIGHTS
YOU MAY BE ABLE TO PREVENT
THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

The sale will be cancelled if you pay back to Metropolitan Life Insurance Company the amount of the judgment plus costs or the back payments, late charges, costs, and reasonable attorneys fees due. To find out how much you must pay, you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribution will be filed by the Sheriff on a date specified by the Sheriff not later than thirty