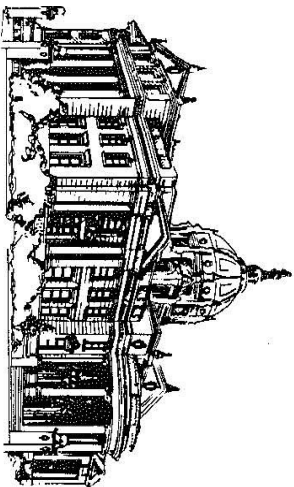


# WASHINGTON COUNTY REPORTS

**Vol. 103, No. 35    MARCH 16, 2023**

---

**119 South College Street, Washington, PA 15301**



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

## ESTATE NOTICES

### FIRST PUBLICATION

**Banahasky, Anna K.**

Late of Finleyville  
Washington Co., PA  
File No. 63-23-0327

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

Executor: Susan L. Banahasky, 351 Main St., Pittsburgh, PA 15201

Attorney: Charles J. Jacques, III, Esq., 2125 Freeport Rd., Natrona Heights, PA 15065

WCR Vol 103 Issues 35,36,37

**Bayer, John Edward**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-23-0361

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

Executor: Stephen J. Bayer, 844 Old Washington Rd., McMurray, PA 15317

Attorney: Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 103 Issues 35,36,37

**Churray, Rose T.**

Late of Cecil Twp.  
Washington Co., PA

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

Administrator: Steven Mary, 29 Timberleaf Dr., Fletcher, NC 28732

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

WCR Vol 103 Issues 35,36,37

**Dittmer, Lois F.**

Late of N. Strabane Twp.  
Washington Co., PA  
File No. 63-23-0147

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: Karen J. Snyder, 134 Lenore Way, McMurray, PA 15317

Attorney: James P. Shields, Esq., Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 103 Issues 35,36,37

**Gleason, Zachary Dwight**

Late of Mt. Pleasant  
Washington Co., PA  
File No. 63-2023-0265

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: Kristeena Gleason c/o

Attorney: Walter Nalducci, Esq., 3300 Grant Bldg., 310 Grant St., Pittsburgh, PA 15219

WCR Vol 103 Issues 35,36,37

**Helbig, John M.**

a/k/a John Maurice Helbig  
Late of North Strabane Twp.  
Washington Co., PA

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

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

Executor: Adam Sites, 135 Moger Dr., Washington, PA 15301

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

WCR Vol 103 Issues 35,36,37

**Hodor, Paula**

a/k/a Paula J. Maley-Hodor  
Late of Eighty-Four  
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: Dennis L. Maley, Jr., 128 Rainey Rd., Eighty Four, PA 15330

Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 103 Issues 35,36,37

**Miller, Donald R.**

a/k/a Donald Russell Miller, Sr.  
Late of New Eagle  
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: Donald R. Miller, Jr., 15951 W. Latham St., GoodYear, AZ 85338

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

WCR Vol 103 Issues 35,36,37

**Mooneyham, Kenneth L.**

Late of Langeloth  
Washington Co., PA  
File No. 63-23-0373

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: Deanna Mooneyham, 1384 Richard St., Langeloth, PA 15054

Attorney: Jarrod T. Takah, Esq., Tershel & Assoc., Helena Professional Bldg., 55 S. Main St., Washington, PA 15301

WCR Vol 103 Issues 35,36,37

**Natalini, Marlene D.**

a/k/a Marlene Diane Natalini  
Late of Borough 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: David J. Holliday, 408 Highfield Ave., Canonsburg, PA 15317

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

WCR Vol 103 Issues 35,36,37

**O'Shell, Angeline M.**

a/k/a Angeline Marie O'Shell  
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: Thomas P. O'Shell, 501 Floral Hill Dr., Washington, PA 15301

Attorney: David S. Posner, Esq., Goldfarb, Posner, Beck, DeHaven, Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 103 Issues 35,36,37

**Porter, Linda Joyce**

Late of North Charleroi  
Washington Co., PA  
File No. 63-23-0003

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: Meghan Vayansky, 62 Donora Rd., Monongahela, PA 15063

Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

WCR Vol 103 Issues 35,36,37

**Richards, Cynthia Rose**

Late of Fallowfield 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: Shanon Guarino Geiser, 66 Zippay Rd., Charleroi, PA 15022

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

WCR Vol 103 Issues 35,36,37

**Richman, Shirley E.**

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: John W. Richman, 795 E. Beau St., Washington, PA 15301

Attorney: David S. Posner, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Washington, PA 15301

WCR Vol 103 Issues 35,36,37

**Robison, Karen L.**

a/k/a Karen Louise Robison  
Late of New Eagle  
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: Kenneth Robison, Jr., 1309 Lincoln Way, White Oak, PA 15131

Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 103 Issues 35,36,37

**Schielfelbein, Dawn Lynn Michael**

a/k/a Dawn Schielfelbein  
Late of Cecil Twp.  
Washington Co., PA  
File No. 63-23-0390

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: Stacy Giddy c/o

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

WCR Vol 103 Issues 35,36,37

**Smoke, Ann M.**

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

Executor: G. Clayton McCabe, 103 Surrey Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 35,36,37

## **SECOND PUBLICATION**

### **Arbogast, Elizabeth P.**

a/k/a Elizabeth Arbogast  
Late of Burgettstown  
Washington Co., PA  
File No. 63-23-0322

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: Jennifer L. Brezinski, c/o

Attorney: Peter K. Darrah, Esq., P.O. Box 435, Hickory, PA 15340

WCR Vol 103 Issues 34,35,36

### **Arnold, Joyce E.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-23-0269

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: June E. Nichols, 126 Richland Ave., Canonsburg, PA 15317

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

WCR Vol 103 Issues 34,35,36

### **Bonar, Rena G.**

Late of West Alexander, Donegal Twp.  
Washington Co., PA  
File No. 63-23-0079

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

Co-Executrix: Julia B. Hoge, 6 Old National Pike, West Alexander, PA 15376, Carol L. Ballard, 49 North Liberty Rd., West Alexander, PA 15376,

Attorney: Stephen P. Curry, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 34,35,36

### **Carson, Jacqueline M.**

a/k/a Jacqueline Melbourne Carson  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-23-0106

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: Thomas VanVoorhis, 34 Pigeon Creek Rd., Eighty Four, PA 15330, Barry Roupe, P.O. Box 395, Cokeburg, PA 15324,

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

WCR Vol 103 Issues 34,35,36

### **Freund, Michelle H.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-23-0234

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: Troy Zdrale, 595 Chesnic Drive, Canonsburg PA 15317

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

\_\_\_\_\_  
WCR Vol 103 Issues 34,35,36

### **Heagy, Carolyn Jean**

a/k/a Carolyn J. Heagy  
Late of Peters Twp.  
Washington Co., PA

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

Executrix: Deborah Ann Shearer c/o

Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., 6 S. Main St., Washington, PA 15301

\_\_\_\_\_  
WCR Vol 103 Issues 34,35,36

### **Horn, Irene M.**

a/k/a Irene Mary Horn  
Late of South Elgin, Kane County, Illinois

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 E. Kozar, 32 Center Dr., Monessen, PA 15062

Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre, Monessen, PA 15062

\_\_\_\_\_  
WCR Vol 103 Issues 34,35,36

### **Kinder, Laura A.**

a/k/a Laura Kinder  
Late of Fredericktown  
Washington Co., PA  
File No. 63-23-0040

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

Executor: Timothy R. Kinder, P.O. Box 336, Richeyville, PA 15368

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

\_\_\_\_\_  
WCR Vol 103 Issues 34,35,36

### **Knodle, Irene Julia**

a/k/a Irene L. Knodle, Irene Lenco  
Knodle, Irene J. Knodle  
Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-21-1701

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

Co-Executors: Thomas M. Knodle, 1646 Calle Miradero, San Dimas, CA 91773, Jane M. Crewe, 5900 Baywater Dr. #804, Plano TX 75093,

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

\_\_\_\_\_  
WCR Vol 103 Issues 34,35,36

### **Liggett, Dorothy Lucas**

Late of Avella  
Washington Co., PA  
File No. 63-23-0295

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

Executor: John E. Liggett, 357 Washington Pike, Avella, PA 15312

Attorney: Brocton G. Skeen, Esq., 6 S. Main St., Suite 210, Washington, PA 15301

\_\_\_\_\_  
WCR Vol 103 Issues 34,35,36

**Nestor, Helen**

Late of N. Bethlehem Twp.  
Washington Co., PA  
File No. 63-23-0267

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: Patricia West, 9 Patricia St., Eighty Four, PA 15330

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

\_\_\_\_\_ WCR Vol 103 Issues 34,35,36

**Opfer, Dorothy Lee**

a/k/a Dorothy L. Opfer  
Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-2023-0084

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: Stacey Gesky, 431 Independence Blvd., Washington, PA 15301

Attorney: Orlando R. Sodini, Esq., 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

\_\_\_\_\_ WCR Vol 103 Issues 34,35,36

**Rutan, Melvin P.**

Late of Washington  
Washington Co., PA  
File No. 63-23-0250

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 S. Leppert, 1113 Areca Way, Durham, NC 27703

Attorney: Kathryn A. Gioia, Esq., Bowles Rice, LLP, 1800 Main St., Ste. 200, Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 34,35,36

**Skariot, John A.**

a/k/a John Albert Skariot, Sr.  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-22-1982

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

Executrix: Susan Raineri, 34 Elkie Dr., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 103 Issues 34,35,36

**Sprowls, Edith M.**

a/k/a Edith Martin Sprowls  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-23-0229

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: Mary J. Sprowls-Harris c/o

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

\_\_\_\_\_ WCR Vol 103 Issues 34,35,36

## **THIRD PUBLICATION**

**Baker, Jeffrey Lynn**

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

Administratrix: Joyce A. Meeks, 204 Glenn St., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 103 Issues 33,34,35

**Baran, George**

Late of Donora  
Washington Co., PA  
File No. 63-23-0263

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

Executor & Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

\_\_\_\_\_ WCR Vol 103 Issues 33,34,35

**Emert, Mary Ann**

a/k/a Mary Ann Warchola  
Late of Finleyville  
Washington Co., PA  
File No. 63-23-0165

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

Executor: Michael A. Warchola c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 33,34,35

**Fleissner, II, Carl R.**

Late of Washington  
Washington Co., PA  
File No. 63-23-0255

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: Carl R. Fleissner, III and Kevin M. Fleissner c/o

Attorney: Donald S. Mazzotta, Esq., 1370 Navahoe Dr., Pittsburgh, PA 15228

\_\_\_\_\_ WCR Vol 103 Issues 33,34,35

**Gessinger, Elizabeth Anne**

a/k/a Elizabeth A. Gessinger  
Late of McDonald  
Washington Co., PA  
File No. 63-22-1949

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: Linda Carnevali, 4014 Waterdam Commons, McDonald, PA 15057  
Attorney: Severin Russo, 3810 McKnight East Dr., Pittsburgh, PA 15237

\_\_\_\_\_ WCR Vol 103 Issues 33,34,36

**Grimes, Irene A.**

a/k/a Renee Grimes  
Late of Donora  
Washington Co., PA  
File No. 63-23-0183

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

Administrator: Kenneth Hetrick, 837 Fairwinds Dr., Gibsonia, PA 15044

\_\_\_\_\_ WCR Vol 103 Issues 33,34,36



**Hoffman, David T.**

Late of Houston  
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: Julie M. Smith, 932 Royal Court, Canonsburg, PA 15317

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

WCR Vol 103 Issues 33,34,35

**Huffman, Donna Jean**

a/k/a Donna Huffman  
a/k/a Donna J. Huffman  
a/k/a Donna L. Huffman  
Late of California Borough  
Washington Co., PA  
File No. 63-22-1206

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: Lori Clancy, 281 Hillcrest Dr., California, PA 15459

Attorney: Mary Lenora Hajduk, Esq., 22 Bierer Ave., Uniontown, PA 15401

WCR Vol 103 Issues 33,34,36

**Janchenko, Anita Louise**

a/k/a Anita L. Janchenko  
Late of Canonsburg  
Washington Co., PA  
File No. 63-23-0215

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: Gary J. Janchenko, 1570 Franklin Ave., Columbus, OH 43205

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

WCR Vol 103 Issues 33,34,35

**Johnston, Robert H.**

Late of North Strabane  
Washington Co., PA  
File No. 63-23-0225

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: Linda Hilderbrand, 434 Ridge Ave., Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa LLC, 122 S. McDonald St., McDonald, PA 15057

WCR Vol 103 Issues 33,34,35

**Jungo, Bernice D.**

Late of Washington  
Washington Co., PA  
File No. 63-23-0254

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: Dean T. Jungo, 96 Craft Rd., Washington, PA 15301

Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Floor, Washington, PA 15301

WCR Vol 103 Issues 33,34,35

**King, Donald E.**

Late of Washington  
Washington Co., PA  
File No. 63-22-0302

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: Mary Ann Burgess, 1039 Buena Vista, Washington, PA 15301  
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 33,34,35

### **Lemonovich, Frank Carmen**

a/k/a Frank C. Lemonovich  
 Late of California  
 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: Chris McKnight, 114 Sunrise Lane, Venetia, PA 15367  
Attorney: Thomas P. Agrafiotis, Esq., Melenyzer & Agrafiotis LLC, 411 Washington Ave, Charleroi, PA 15022

WCR Vol 103 Issues 33,34,35

### **Lengyel, Dorothea M.**

a/k/a Dotty Lengyel  
 Late of Venetia  
 Washington Co., PA  
 File No. 63-23-0233

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: Patricia J. Thaxton, 176 Canterbury Road, McMurray, PA 15317

WCR Vol 103 Issues 33,34,35

### **Radomile, Nancy M.**

Late of Fallowfield 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: Thomas Radomile, 2 Wesley St., Charleroi, PA 15022

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

WCR Vol 103 Issues 33,34,35

### **Raspet, Frances A.**

Late of Chartiers Twp.  
 Washington Co., PA  
 File No. 63-23-0246

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: Debra Cummings, 804 Spring Valley Dr., Zelienople, PA 16063

WCR Vol 103 Issues 33,34,35

### **Spratt, Dale E.**

Late of Venetia  
 Washington Co., PA  
 File No. 63-23-0194

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.

Administratrix: Carol Lynn Kohlmyer, 1405 Missouri Ave., Bridgeville, PA 15017

Attorney: Gary M. Zyra, Esq., 314 E. Main St., Carnegie, PA 15106

WCR Vol 103 Issues 33,34,35

### **Sullivan, Joanne Lurene**

Late of Finleyville  
 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: Suzanne E. Sullivan-Baumgard, 337 W. Elizabeth St., Waggoner, IL 62572, Lora Lee Mueller, 337 W. Elizabeth St., Waggoner, IL 62572,  
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 33,34,35

**Urda, Margaret C.**

Late of Charleroi  
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: Susan Marie Urda McKenzie, 174 Pineywoods Dr., Swansea, IL 62226  
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 103 Issues 33,34,35

**Veltri, Julietta**

a/k/a Julietta Teresa Veltri  
Late of Washington  
Washington Co., PA  
File No. 63-22-1053

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: Peter J. Veltri, 1095 Red Tail Hollow, Washington, PA 15301  
Attorney: Timothy A. Schoonover, Esq., Babst Calland, 330 Innovation Blvd., Ste. 302, State College, PA 16803

WCR Vol 103 Issues 33,34,35

**White, Kathy L.**

Late of Washington  
Washington Co., PA  
File No. 63-23-0238

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 (Bob) White, 418 Trinity Dr., Washington, PA 15301  
Attorney: Paul A. Tershel, Esq., Tershel & Assoc., 55 S. Main St., Washington, PA 15301

WCR Vol 103 Issues 33,34,35

## TRUST NOTICE

TRUST OF Anna K. Banahasky Revocable Trust Agreement dated December 15, 2021. Anna K. Banahasky, late of Borough of Finleyville, County of Washington, Pennsylvania died on February 5, 2023.

All persons having claims against the Trust are requested to make known the same to the undersigned or his/her attorney and all persons indebted to the decedent are requested to make payment to the undersigned without delay.

Susan L. Banahasky, Trustee  
351 Main Street  
Pittsburgh, PA 15201

Charles J. Jacques, III  
Jacques & Jacques, P.C.  
2125 Freeport Road  
Natrona Heights, PA 15065

ATTORNEY

WCR Vol 103 Issues 35,36,37

**CORPORATION NOTICES**

**CERTIFICATE OF ORGANIZATION  
Limited Liability Company**

Notice is hereby given that a Certificate of Organization was filed with the Department of State of the Commonwealth of Pennsylvania, for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **H. Vadella Lawn Care, LLC.**

Mark E. Ramsier, Esquire  
823 Broad Avenue  
Belle Vernon, PA 15012

WCR Vol 103 Issue 35

NOTICE is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania for the purpose of engaging in any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law of 1988 as amended.

The name of the corporation is: **Baxxy Corp.**

Articles of Incorporation have been filed on: **March 6, 2023**

WCR Vol 103 Issue 35

**MORTGAGE FORECLOSURE**

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE IN THE COURT OF  
COMMON PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA CIVIL  
ACTION - LAW  
COURT OF COMMON PLEAS  
CIVIL DIVISION: WASHINGTON  
COUNTY

No. 2022-8754

WELLS FARGO BANK, N.A. S/  
B/M WELLS FARGO HOME  
MORTGAGE, INC.

**Plaintiff**

Vs.

Eleanor J. Richardson  
Garrett Richardson, Solely in Capacity as  
Heir of Harry A. Richardson, Jr. a/k/a

Harry Alfred Richardson, Jr., Deceased  
Unknown Heirs, Successors, Assigns, and  
All Persons, Firms or Associations Claim-  
ing Right, Title or Interest from or Under  
Harry A. Richardson, Jr. a/k/a Harry Al-  
fred Richardson, Jr., Deceased  
**Defendants**

**NOTICE**

TO:

Unknown Heirs, Successors, Assigns, and  
All Persons, Firms or Associations Claim-  
ing Right, Title or Interest from or Under  
Harry A. Richardson, Jr. a/k/a Harry Al-  
fred Richardson, Jr., Deceased

You are hereby notified that on De-  
cember 27, 2022, Plaintiff, WELLS FAR-  
GO BANK, N.A.

S/B/M WELLS FARGO HOME MORT-  
GAGE, INC. filed a Mortgage Foreclo-  
sure Complaint endorsed with a Notice to  
Defend, against you in the Court of Com-  
mon Pleas of Washington County Penn-  
sylvania, docket to TERM, No. 2022-  
8754. Wherein Plaintiff seeks to foreclose  
on the mortgage secured on your property  
located at 157 Ida Avenue, Donora, PA  
15033 whereupon your property would be  
sold by the Sheriff of Washington County.

You are hereby notified to plead to the  
above referenced Complaint on or before  
20 days from the date of this publication  
or a Judgment will be entered against you.

**NOTICE**

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 Com-  
plaint and notice are served, by entering a  
written appearance personally or by attor-  
ney 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 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 A LAWYER OR  
CANNOT AFFORD ONE, GO TO OR  
TELEPHONE THE OFFICE SET  
FORTH BELOW TO FIND OUT  
WHERE YOU CAN GET LEGAL HELP.**

Southwestern Pennsylvania  
Legal Aid Services  
10 West Cherry Street  
Washington, PA 15301  
Telephone (724) 225-6170  
Lawyer Referral Service  
Washington County Bar Association  
119 S. College Street  
Washington, PA 15301  
Telephone (724) 225-6710

THIS FIRM IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IF YOU HAVE PREVIOUSLY RECEIVED A DISCHARGE IN BANKRUPTCY, THIS CORRESPONDENCE IS NOT AND SHOULD NOT BE CONSTRUED TO BE AN ATTEMPT TO COLLECT A DEBT, BUT ONLY ENFORCEMENT OF A LIEN AGAINST PROPERTY

WCR Vol 103 Issue 35

CIVIL ACTION  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. C-0063-CV-2022-004223  
NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

PHH MORTGAGE CORPORATION,  
Plaintiff  
v.

CRISTA WISE IN HER CAPACITY AS  
HEIR OF ELIZABETH F. WISE; et al,  
Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH F. WISE Defendant(s), 233 N LINCOLN STREET, WASHINGTON, PA 15301

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. C-0063-CV-2022-004223, seeking to foreclose the mortgage secured on your

property located, 233 N LINCOLN STREET WASHINGTON, PA 15301.  
NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

Southwestern Pennsylvania Legal Aid  
Society

10 West Cherry Avenue  
Washington PA, 15301  
724-225-6170

Robertson, Anschutz, Schneid, Crane &  
Partners, PLLC

A Florida professional limited liability  
company

ATTORNEYS FOR PLAINTIFF  
Jonathan M. Etkowicz, Esq. ID No.  
208786

133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

WCR Vol 103 Issue 35

Washington County  
Court of Common Pleas  
Number: 2020-1742

Notice of Action in Mortgage Foreclosure

PennyMac Loan Services, LLC, Plaintiff  
v. Darlene Sowden, Known Surviving  
Heir of William S. Sowden and Unknown  
Surviving Heirs of William S. Sowden,  
Defendants

**TO: Unknown Surviving Heirs of William S. Sowden.** Premises subject to foreclosure: 413 Dally Road, Coal Center, Pennsylvania 154230000. NOTICE: 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. **Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania 15301, (724) 225-6170.** McCabe, Weisberg & Conway, LLC, Attorneys for Plaintiff, 1420 Walnut St., Ste. 1501, Phila., PA 19102, 215-790-1010

WCR Vol 103 Issue 35

**NAME CHANGE NOTICES**

**NOTICE IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION LAW**  
No. 2023-1414

IN THE MATTER OF Farah Nathalie  
Davidson PETITION FOR CHANGE OF  
NAME OF **Rowan Albert Davidson**

**NOTICE**

Notice is hereby that on February 17, 2023, the petition of was filed in the above named Court, requesting an order to change the name of **Rowan Albert Davidson to Gunner Rowan Davidson.**

The Court has fixed the day of April 12, 2023 at 9:00 a.m. in courtroom #1 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.

**By the court: Gary Gilman**

WCR Vol 103 Issue 35

**NOTICE IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION LAW**  
No. 2023-1414

IN THE MATTER OF Farah Nathalie  
Davidson PETITION FOR CHANGE OF  
NAME OF **Rodric Arthur Davidson**

**NOTICE**

Notice is hereby that on February 17, 2023, the petition of was filed in the above named Court, requesting an order to change the name of **Rodric Arthur Davidson to Buckaroo Rodric Davidson.**

The Court has fixed the day of April 12, 2023 at 9:00 a.m. in courtroom #1 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.

**By the court: Gary Gilman**

WCR Vol 103 Issue 35

**Change of Name Notice**

Notice is hereby given that on the date of March 6, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-1757 by the Petitioner **Aidan Patrick Tau** for a change of name to Aidan Patrick Anderson

The Court has fixed the date of April 28, 2023 and time of 9:00am in Courtroom #6

in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 103 Issue 35

### **Change of Name Notice**

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division 2023-1081

In re: Petition of **Adriana Grace Diaz Spina**, a minor, by the Petitioner, Paige Skyleur Lemley natural parent or guardian, for change of name to **Adriana Grace Diaz Lemley**.

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of Tues March 28th and time of 9:00AM in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 103 Issue 35

**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, APRIL 14 2023**, at **10:00 o’clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release for more information.

**CONDITIONS OF SALE**

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

**BEALLSVILLE**

**FIRST NATIONAL BANK OF  
PENNSYLVANIA  
vs  
ALL UNKNOWN HEIRS, Successors,  
Assigns, and All Persons, Firms, or  
Associations Claiming Right, Title or  
Interest From or Under ANTOI-  
NETTE M. GILLIS, DECEASED**

**DOCKET #: 2022-5135  
JUDGEMENT: \$58,832.23**

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

Address: 2799 MAIN STREET,  
BEALLSVILLE, PA 15313  
Tax #: 030-010-00-02-0009-00

Improvements: Residential Dwelling

Attorney: DAVID W. RAPHAEL, ES-  
QUIRE, (412) 465-9718

**BENTLEYVILLE**

**FIRST NATIONAL BANK  
OF PENNSYLVANIA  
vs  
LINDA L. AMBROSE AND  
JAMES R. AMBROSE**

**DOCKET #: 2022-6150  
JUDGEMENT: \$131,518.00**

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

Address: 29 MEADOW DRIVE, BENT-  
LEYVILLE, PA 15314  
Tax #: 040-032-00-00-0028-00

Improvements: Residential Dwelling

Attorney: DAVID W. RAPHAEL, ES-  
QUIRE, (412) 465-9718

WCR Vol 103 Issues 33,34,35



**BUFFALO**

**FIRST FEDERAL SAVINGS AND  
LOAN ASSOCIATION OF GREENE  
COUNTY, as existing under the laws of  
the United States  
vs  
JOY L. DAVIDUK**

**DOCKET #: 2015-7355  
JUDGEMENT: \$112,885.08**

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

Address: 94 COFFEYS CROSSING  
ROAD, WASHINGTON, PA 15301  
Tax #: 060-015-00-00-0013-08

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**CANTON**

**HSBC BANK USA, N.A., ET AL  
vs  
KANESHA C. DAUGHERTY, In Her  
Capacity as Heir of KIMBERLY J.  
DAUGHERTY, ET AL**

**DOCKET #: 2022-4996  
JUDGEMENT: \$69,433.13**

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

Address: 181 BARNETT STREET,  
WASHINGTON, PA 15301  
Tax #: 120-011-13-04-0022-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**CANONSBURG**

**FEDERAL HOME LOAN MORT-  
GAGE CORPORATION, ET AL  
vs  
DAWN GALLIMORE**

**DOCKET #: 2022-6316  
JUDGEMENT: \$160,876.33**

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

Address: 261 HOOKS LANE, CAN-  
ONSBURG, PA 15317  
Tax #: 095-001-11-00-0016-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**CANTON (Cont'd)**

**WELLS FARGO BANK, N.A., ET AL  
vs  
JAMES E. ALLEN, JUDY ALLEN  
AND THE UNITED STATES OF  
AMERICA c/o UNITED STATES  
ATTORNEY'S OFFICE**

**DOCKET #: 2021-7856  
JUDGEMENT: \$197,005.44**

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

Address: 229 CORTEZ DRIVE, WASH-  
INGTON, PA 15301  
Tax #: 120-009-05-03-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**CECIL**

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

**vs**

**TIMOTHY W. SHANNON AND  
AMY MARCELLE ALLEN**

**DOCKET #: 2022-6440  
JUDGEMENT: \$144,362.00**

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

Address: 15 OLIVER STREET,  
MCDONALD, PA 15057  
Tax #: 140-002-03-03-0018-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**FALLOWFIELD**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs**

**JOSHUA I. JOHNSTON**

**DOCKET #: 2022-6790  
JUDGEMENT: \$122,262.26**

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

Address: 128 RAYMOND STREET,  
CHARLEROI, PA 15022  
Tax #: 320-007-04-00-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**CROSS CREEK**

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

**vs**

**JAMES R. KASTE AND  
LORRAINE M. KASTE**

**DOCKET #: 2022-6661  
JUDGEMENT: \$96,403.16**

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

Address: 672 ATLASBURG ROAD,  
BURGETTSTOWN, PA 15021  
Tax #: 210-006-00-00-0010-09

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**NORTH STRABANE**

**HERCULES PAINTING COMPANY  
INC., MARIA SAVAKIS AND  
GEORGE SAVAKIS**

**vs**

**STAVRO N. SEMANDERES, a/k/a  
STAVROS SEMANDERES and  
STAVROS N. SEMANDERES, ET AL**

**DOCKET #: 2017-5544  
JUDGEMENT: \$1,082,704.65**

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

Address: 34 KIRKWOOD DRIVE,  
WASHINGTON, PA 15301  
Tax #: 520-010-00-00-0015-01

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C.,  
(412) 566-1212

WCR Vol 103 Issues 33,34,35

**WASHINGTON**

**SANTANDER BANK, N.A.**  
vs  
**ROSEMARY LEWIS**

**DOCKET #: 2022-4423**  
**JUDGEMENT: \$61,484.59**

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

Address: 1280 WILNA AVENUE,  
WASHINGTON, PA 15301  
Tax #: 770-045-00-01-0003-00 & 770-  
045-00-01-0002-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 33,34,35

**WASHINGTON**

**SLOVENIAN SAVINGS AND LOAN**  
**ASSOCIATION OF CANONSBURG,**  
**PENNSYLVANIA**

vs  
**MINDY M. BATES AND WILLIAM**  
**GALLO**

**DOCKET #: 2022-2293**  
**JUDGEMENT: \$58,436.03**

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

Address: 1130 SYCAMORE STREET,  
WASHINGTON, PA 15301  
Tax #: 770-046-00-01-0001-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO POSA,  
LLC, (724) 225-7660

WCR Vol 103 Issues 34,35,36

**WASHINGTON (Cont'd)**

**STANDARD BANK, PaSB, successor**  
**by merger to ALLEGHENY VALLEY**  
**BANK OF PITTSBURGH**

vs  
**ASHLEY FARESTER, daughter and**  
**heir of KAREN KELLY, DECEASED,**  
**ET AL**

**DOCKET #: 2021-6991**  
**JUDGEMENT: \$112,145.30**

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

Address: 28 Shannon Avenue, Washing-  
ton, PA 15301  
Tax #: 760-002-00-02-0004-00

Improvements: Residential Dwelling

Attorney: HERGENROEDER REGA  
EWING & KENNEDY, LLC, (412)281-  
7724

WCR Vol 103 Issues 33,34,35