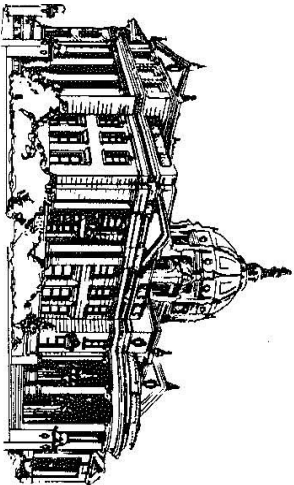


# WASHINGTON COUNTY REPORTS

Vol. 103, No. 39    APRIL 13, 2023

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119 South College Street, Washington, PA 15301



SERVING THE LEGAL COMMUNITY  
OF WASHINGTON COUNTY,  
PENNSYLVANIA

## ESTATE NOTICES

### FIRST PUBLICATION

**Barr, Maryjo**

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

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

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

WCR Vol 103 Issues 39,40,41

**Barr, Andrew J.**

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

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

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

WCR Vol 103 Issues 39,40,41

**Berry, Helen V.**

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

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

dent to make payment to the Executrix without delay.

Executrix: Sharon Knizer, 178 Horne Run Rd., Amity, PA 15311  
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 39,40,41

**Blazevich, Mary Joan**

Late of West Middletown  
Washington Co., PA

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

Executrix: Nancy Hutchison aka Nancy Ann Hutchison, 42 W. Main St., West Middleton, PA 15379  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 39,40,41

**Burris, Lucille**

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

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

Administrator: Carol A. Cox, 3394 State Route 18, Hookstown, PA 15050  
Attorney: Kurt J. Winter, Esq., 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 103 Issues 39,40,41

**Cox, Mary Elizabeth**

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

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

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

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

WCR Vol 103 Issues 39,40,41

**Cox, Bernadine M.**

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

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

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

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

WCR Vol 103 Issues 39,40,41

**George, Ann B.**

Late of North Strabane Twp.  
Washington Co., PA

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

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

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

WCR Vol 103 Issues 39,40,41

**Gilmore, George E.**

Late of Washington  
Washington Co., PA

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

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

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

WCR Vol 103 Issues 39,40,41

**Harrison, Harold Ray**

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

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

Executor: John Langmann, Jr., 107 Commodore Dr., McDonald, PA 15057

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

WCR Vol 103 Issues 39,40,41

**Johnson, Kathryn Louise**

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

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

**Executrix:** Karen Sue Quinn, 775 Michigan Ave., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 103 Issues 39,40,41

**Johnson, Sharon Kay**

a/k/a Sharon K. Johnson

Late of North Franklin Twp.

Washington Co., PA

File No. 63-23-0494

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

**Administrator:** Lucas A. Johnson, 749 Michigan Ave., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 103 Issues 39,40,41

**Lobodinsky, Francis L.**

Late of Bentleyville Borough

Washington Co., PA

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

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

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

\_\_\_\_\_ WCR Vol 103 Issues 39,40,41

**Lucas, Peter Steve**

Late of Canonsburg

Washington Co., PA

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

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

**Executrix:** Helene I. Raymond c/o

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

\_\_\_\_\_ WCR Vol 103 Issues 39,40,41

**Martin, Estella M.**

Late of South Franklin Twp.

Washington Co., PA

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

**Administrator:** David D. Martin, 213

Moore Rd., West Alexander, PA 15376

\_\_\_\_\_ WCR Vol 103 Issues 39,40,41

**Rebel, Robert P.**

Late of N. Charleroi

Washington Co., PA

File No. 63-23-0403

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

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

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

\_\_\_\_\_ WCR Vol 103 Issues 39,40,41

**Snee, Julia T.**

a/k/a Julia Theresa Snee

Late of Finleyville

Washington Co., PA

File No. 63-23-0480

The Register of Wills has granted Letters

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

Executor: Donald L. Snee, 93 Courtney Hill Rd., Finleyville, PA 15332

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

WCR Vol 103 Issues 39,40,41

**Stough, Linda L.**

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

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

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

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

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**Teagarden, Kathryn D.**

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

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

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

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

WCR Vol 103 Issues 39,40,41

**Thomas, Janet L.**

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

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

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

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

WCR Vol 103 Issues 39,40,41

**Vega, Janet Rae**

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

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

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

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

WCR Vol 103 Issues 39,40,41

**Visnich, Theodore**

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

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

Executor: Diana L. Haley, 56 Second St.,

P.O. Box 92, Slovan, PA 15078  
Attorney: Kurt J. Winter, Esq., 1535 Main  
 St., P.O. Box 53, Burgettstown, PA  
 15021

WCR Vol 103 Issues 39,40,41

**Vitori, Julia M.**

Late of Borough of Donora  
 Washington Co., PA

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

Executor: Edwin A. Younkin, II, 860  
 Thompson Ave., Donora, PA 15033  
Attorney: Melenzyer & Agrafiotis LLC,  
 411 Washington Ave., Charleroi, PA  
 15022

WCR Vol 103 Issues 39,40,41

**Wible, Carol Ann**

a/k/a Carol Ann Wietrzykowski  
 Late of Gastonville  
 Washington Co., PA

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

Administratrix: Stacey Lynne Joll, 201  
 Torrance Rd., Elizabeth, PA 15037  
Attorney: Daniel F. Bekavac, Jr., Esq.,  
 400 Market St., Elizabeth, PA 15037

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## **SECOND PUBLICATION**

**Barney, Olive Estelle**

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

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

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

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

WCR Vol 103 Issues 38,39,40

**DiMario, Benedetto**

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

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

Executor: Nicola D. DiMario, 612 Euclid Ave., Canonsburg, PA 15317  
Attorney: Michael J. Henny, Esq., 2828  
 Golf Tower, 707 Grant St., Pittsburgh, PA  
 15219

WCR Vol 103 Issues 38,39,40

**Folkens, James**

a/k/a Jim Folkens  
 Late of Township of South Strabane  
 Washington Co., PA

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

Executrix: Sara A. Godley c/o  
Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., Washington, PA  
 15301

WCR Vol 103 Issues 38,39,40

**Holmes, Janet L.**

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

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

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

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

WCR Vol 103 Issues 38,39,40

**Hoosac, Elizabeth June**

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

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

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

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

WCR Vol 103 Issues 38,39,40

**Kinskey, Lawrence C.**

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

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix

without delay.

Executrix: Kathy Wozniak, 241 West Hallam Ave., Washington, PA 15301  
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 38,39,40

**Lee, Frances L.**

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

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

Executor: Lonnie Nowlin, 112 Burton Ave., Washington, PA 15301  
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 103 Issues 38,39,40

**Lutes, Jr., Everett W.**

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

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

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

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

WCR Vol 103 Issues 38,39,40

**Moore, Barbara A.**

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

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

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

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

\_\_\_\_\_ WCR Vol 103 Issues 38,39,40

**Scott, Suzanne**

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

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

Executor: Matthew Douglas Scott, 4412 Thornhurst Dr., Olney, MD 20832

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

\_\_\_\_\_ WCR Vol 103 Issues 38,39,40

**Stawiarski-Bilicki, Tanya S.**

Late of Peters Twp.  
Washington Co., PA

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

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

Attorney: Thomas O. Vreeland, Esq., Bas-

si, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 38,39,40

**THIRD PUBLICATION****Camp, Carol A.**

a/k/a Carol Ann Camp  
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Donald W. White, 418 Gameland Rd., Claysville, PA 15323

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

\_\_\_\_\_ WCR Vol 103 Issues 37,38,39

**Clark, Lorna Gail**

a/k/a Lorna G. Clark  
Late of Midway 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: James E. Clark, 305

Willard St., P.O. Box 125, Midway, PA 15060

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

\_\_\_\_\_ WCR Vol 103 Issues 37,38,39

**Corbett, Mary Margaret**

Late of City of Washington  
Washington Co., PA  
File No. 63-22-0328

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: James Joseph Corbett, 71 Floral Hill Dr., Washington, PA 15301  
Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

\_\_\_\_\_  
WCR Vol 103 Issues 37,38,39

**Delfine, Patricia Mae**

a/k/a Patricia M. Delfine  
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 Co-Administrator or attorney, and all persons indebted to the decedent to make payment to the Co-Administrator without delay.

Co-Administrator: Julie E. Krek, 125 White Way, Canonsburg, PA 15317, Wesley R. Delfine, 125 White Way, Canonsburg, PA 15317,  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

\_\_\_\_\_  
WCR Vol 103 Issues 37,38,39

**DeRosa, Lori Kris**

a/k/a Lori K. DeRosa  
Late of California  
Washington Co., PA  
File No. 63-23-0445

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: Kala Kuvinka, 107 Fourth St., California, PA 15419  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

\_\_\_\_\_  
WCR Vol 103 Issues 37,38,39

**Frantz, Stella**

Late of Charleroi  
Washington Co., PA  
File No. 63-23-0336

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: Barbara A. Batchelor, 2635 Fairgreen Dr., Pittsburgh, PA 15241  
Attorney: Deborah L. Lesko, Esq., 373 Vandium Rd., Pittsburgh, PA 15243

\_\_\_\_\_  
WCR Vol 103 Issues 37,38,39

**Gezzer, Annette M.**

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

Executor: John B. Gezzer, 12 Lookout Place Dr., Newmarket, NH 03857  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

\_\_\_\_\_  
WCR Vol 103 Issues 37,38,39

**Gower, Norma Jean**

Late of Canton 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: Jill Ann Morrow, 304 Park Ave., Washington, PA 15301  
Attorney: Cary D. Jones, Esq., Marriner,

Jones & Fitch, 6 S. Main St., Ste. 600,  
Washington, PA 15301

WCR Vol 103 Issues 37,38,39

**Grim, Donald Carl**

Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-23-0436

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

Executor: William Edward Grim, 15 Liberty St., Bentleyville, PA 15314

Attorney: Dennis P. Paluso, Esq., 10 Spruce Lane, Charleroi, PA 15022

WCR Vol 103 Issues 37,38,39

**Himmer, John Henry**

a/k/a John H. Himmer  
Late of Chartiers Twp.  
Washington Co., PA  
File No. 63-23-0486

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: Sharon Ann Bialowas, 125 Melrose Ct., Bridgeville, PA 15017

Attorney: James Clayton, Esq., 2600 Boyce Plaza, Ste. 100, Pittsburgh, PA 15241

WCR Vol 103 Issues 37,38,39

**Hirosky, John F.**

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 Admin-

istratrix without delay.

Administratrix: Lisa Anne Hirosky c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 37,38,39

**Howe, Shirley M.**

Late of South Strabane  
Washington Co., PA  
File No. 63-23-0446

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 D. Howe, 1415 Gabby Ave., Washington, PA 15301

Attorney: Jennifer Bittel Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222

WCR Vol 103 Issues 37,38,39

**Hughes, Jr., Jack N.**

a/k/a Jack Norman Hughes, Jr.  
Late of West Finley Twp.  
Washington Co., PA

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

Executrix: Debra Hughes aka Debra Lynn Hughes, 245 Chambers Ridge Rd., West Alexander, PA 15376

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

WCR Vol 103 Issues 37,38,39

**Koterba, III, Frank E.**

Late of Brownsville  
Washington Co., PA  
File No. 63-23-0351

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

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

Executor: Patricia Boyd, P.O. Box 882, Republic, PA 15475

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

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WCR Vol 103 Issues 37,38,39

**Lo Castro, Joseph Gene**

a/k/a Joey Lo Castro  
Late of Cecil Twp.  
Washington Co., PA  
File No. 63-23-0129

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: Frank Lo Castro, 83 Sumner Ave., Bellevue, PA 15202

Attorney: Timothy Chiappetta, Esq., Two PPG Place, Ste. 400, Pittsburgh, PA 15222

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WCR Vol 103 Issues 37,38,39

**Ondrik, Sharon Sue**

a/k/a Sharon Ondrik  
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Raymond G. Ondrik, Jr., 420 Newman Rd., Claysville, PA 15323

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

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WCR Vol 103 Issues 37,38,39

**Pogoda, Jacqueline**

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

Co-Executrix: Laurel L. Bukowski, 116 Kimberly Ct., Rostraver, PA 15012, Rhonda L. Rahman, 1214 Linden Vue Dr., Canonsburg, PA 15317,

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

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WCR Vol 103 Issues 37,38,39

**Powell, Albert H.**

a/k/a Albert Harry Powell  
Late of Union Twp.  
Washington Co., PA

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

Executrix: Stephanie L. Martin, 34 Rebecca Dr., Finleyville, PA 15332

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

\_\_\_\_\_  
WCR Vol 103 Issues 37,38,39

**Slater, Deborah R.**

a/k/a Deborah Rae Slater  
Late of Hendersonville  
Washington Co., PA  
File No. 63-23-0365

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: Shelley A. Michelli, 129 Pennsylvania Ave., Bridgeville, PA 15017

Attorney: James Clayton, Esq., 2600 Boyce Plaza, Ste. 100, Pittsburgh, PA 15241

WCR Vol 103 Issues 37,38,39

### **Smith, Mary Jane Dalton**

a/k/a Mary Jane Smith  
Late of South Strabane  
Washington Co., PA  
File No. 63-23-00456

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: Arthur Dean Burns, 116 Ventura Dr., Bridgeport, WV 26330

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

WCR Vol 103 Issues 37,38,39

### **Swatko, David E.**

Late of Monongahela  
Washington Co., PA

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

Administratrix: Kimberly K. Swatko, 844 Sampson St., Monongahela, PA 15063

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

WCR Vol 103 Issues 37,38,39

## **NAME CHANGE NOTICES**

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Washington County, Pennsylvania, seeking to change the name of **Rylee Izabella Swan** to Rylee Izabella Wachinski. A hearing on the Petition will be held on May 17, 2023, at 9:00 o'clock A.M. in Courtroom No.1 at the Washington County Courthouse, 1 South Main Street, Washington, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

WCR Vol 103 Issue 39

### **Change of Name Notice**

Notice is hereby given that on the date of **March 31st, 2023** a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. **2023-2277** by the Petitioner "**Kyler Steven Cain**" for a change of name to "**Sage The Wizard Cain**"

The Court has fixed the date of **May 18th, 2023** and time of **9:00 AM.** in Courtroom **No. 1** 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 39

## **CORPORATION NOTICE**

David A. York, Esq., P.O. Box 9036, Pittsburgh, PA 15224. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on February 27, 2023, with respect to a nonprofit corporation, **Hope in Faith Ministries**, which has been incorporated under the Nonprofit Corporation Law of 1988. The purposes for which it was organized are as follows: Religious, Charitable, Social, Literacy, and Educational purposes, including the operation of a Christian ministry.

WCR Vol 103 Issue 39

**MISCELLANEOUS NOTICES**

IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA

CIVIL DIVISION No. 2023-2289

In Re: 2015 FREIGHTLINER M2106

**RULE TO SHOW CAUSE**

Upon consideration of the Petition of FYDA FREIGHTLINER PITTSBURGH, INC, seeking an order of exclusive ownership of a 2015 Freightliner M2106 (VIN: 3ALACXDT7FDGP1391) it is hereby ordered:

1) A Rule is issued upon ALL INTERESTED PERSONS to show cause why Petitioner is not entitled to an order of exclusive ownership for a 2015 Freightliner M2106

(VIN: 3ALACXDT7FDGP1391),

2) Any person having an interest to such vehicle shall, on or before May 15, 2023, file and serve an Answer to the Fyda Freightliner Petition;

3) The Petition shall be decided pursuant to Pa.R.C.P. No. 206.7;

4) Depositions, if requested, may be taken by leave of court after the filing of an Answer;

Filed APR 03 2023

Laura H. Hough

Prothonotary

5) Argument, and if necessary a hearing, shall occur on Friday, May 19, 2023, at 9:00a.m. in Courtroom No. 6 of the Washington County Courthouse at 1 S. Main Street in Washington, Pennsylvania.

6) The Petitioner shall serve this rule by publication in a newspaper of general circulation in the Washington County; and

7) A copy of this Order shall serve as the Rule.

BY THE COURT

/S/ Michael J. Lucas

Owner on record: Jonathan Ervin  
Priester / Priester Enterprises LLC, 216  
Deer Creek Dr., Blythewood, SC 29016

WCR Vol 103 Issue 39

IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION No. 2023-2290

In Re: 2017 Freightliner Cascadia

**RULE TO SHOW CAUSE**

Upon consideration of the Petition of FYDA FREIGHTLINER PITTSBURGH, INC, seeking an order of exclusive ownership of a 2017 Freightliner Cascadia (VIN: IFUJGLDR2HLHL6552) it is hereby ordered:

1) A Rule is issued upon ALL INTERESTED PERSONS to show cause why Petitioner is not entitled to an order of exclusive ownership for a 2017 Freightliner Cascadia

(VIN: IFUJGLDR2HLHL6552),

2) Any person having an interest to such vehicle shall, on or before May 15, 2023, file and serve an Answer to the Fyda Freightliner Petition;

3) The Petition shall be decided pursuant to Pa.R.C.P. No. 206.7;

4) Depositions, if requested, may be taken by leave of court after the filing of an Answer;

Filed Apr 03 2023

Laura H. Hough

Prothonotary

5) Argument, and if necessary a hearing, shall occur on Friday, May 19, 2023, at 9:00a.m. in Courtroom No. 6 of the Washington County Courthouse at 1 S. Main Street in Washington, Pennsylvania.

6) The Petitioner shall serve this rule by publication in a newspaper of general circulation in the Washington County; and

7) A copy of this Order shall serve as the Rule.

BY THE COURT

/S/ Michael J. Lucas

Owner on record: AAA Equipment LLC,  
17201 State St., South Holland IL 60473

WCR Vol 103 Issue 39

**SHERIFF’S SALE—Anthony E. Andronas, Sheriff**

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, MAY 5, 2023, at 10:00 o’clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release for more information.

**CONDITIONS OF SALE**

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

**BENTLEYVILLE**

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

**vs  
CHARLES HORVWALT**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**BURGETTSTOWN**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**CANONSBURG**

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

**vs**

**BENEDETTO DIMARIO**

**DOCKET #: 2017-907**

**JUDGEMENT: \$45,424.44**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**CANTON**

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

**vs**

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

**DOCKET #: 2022-4364**

**JUDGEMENT: \$61,197.63**

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

Address: 1426 SPENCER STREET,  
WASHINGTON, PA 15301

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**CECIL**

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

**vs**

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

**CANONSBURG (Cont'd)**

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

**vs**

**CHRISTOPHER WHITE**

**DOCKET #: 2021-7398**

**JUDGEMENT: \$151,965.15**

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

Address: 501 CHARTIERS AVENUE,  
CANONSBURG, PA

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**DOCKET #: 2022-2284**

**JUDGEMENT: \$41,569.13**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**CECIL (Cont'd)**

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

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

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

Address: 1007 SIR ROBERT DRIVE,  
McDONALD, PA 15057  
Tax #: 140-006-16-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**CHARLEROI (Cont'd)**

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

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

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

Address: 402 MEADOW AVENUE,  
CHARLEROI, PA 15022  
Tax #: 160-017-00-03-0029-03

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**CHARLEROI**

**COMMUNITY LOAN SERVICING,**  
**LLC f/k/a BAYVIEW LOAN**  
**SERVICING, LLC**  
**vs**  
**SHELLY MARIE CRAMER**

**DOCKET #: 2022-1241**  
**JUDGEMENT: \$60,397.77**

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

Address: 321 MEADOW AVENUE,  
CHARLEROI, PA 15022  
Tax #: 160-023-00-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**CHARTIERS**

**PENNYMAC LOAN SERVICES, LLC**  
**vs**  
**DENNIS E. JENKINS AND**  
**KIMBERLY S. JENKINS**

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

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

Address: 405 CHERRY AVENUE, HOU-  
STON, PA 15342  
Tax #: 170-006-04-14-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40



**EAST BETHLEHEM****PLANET HOME LENDING, LLC****vs****JOSHUA SCOTT WRIGHT****DOCKET #: 2022-4552****JUDGEMENT: \$142,404.02**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**MCDONALD****UNION HOME MORTGAGE CORP.****vs****CHARLES KOZAKIEWICZ****DOCKET #: 2022-4795****JUDGEMENT: \$128,234.91**

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

Address: 204 FANNIE STREET,  
MCDONALD, PA 15057

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**EAST BETHLEHEM (Cont'd)****PNC BANK, NATIONAL  
ASSOCIATION****vs**

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

**DOCKET #: 2022-6434****JUDGEMENT: \$51,599.38**

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

Address: 2121 SANDY PLAINS ROAD,  
CLARKSVILLE, PA 15322

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

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

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

**DOCKET #: 2022-5195****JUDGEMENT: \$33,298.74**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

**MONONGAHELA (Cont'd)**

**FREEDOM MORTGAGE  
CORPORATION  
vs  
FRANK D. GIBBONS**

**DOCKET #: 2022-6823  
JUDGEMENT: \$101,080.84**

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

Address: 424 OTIS STREET, MONONGAHELA, PA 15063  
Tax #: 440-026-00-02-0003-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,  
(844) 856-6646  
WCR Vol 103 Issues 38,39,40

**NORTH FRANKLIN**

**ROCKET MORTGAGE, LLC f/k/a  
QUICKEN LOANS, LLC f/k/a  
QUICKEN LOANS INC.  
vs  
J. CAMERON CARMICHAEL**

**DOCKET #: 2022-5585  
JUDGEMENT: \$103,026.36**

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

Address: 151 IOLA AVENUE, WASHINGTON, PA 15301  
Tax #: 510-003-04-03-0005-00

Improvements: Residential Dwelling

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

**NORTH BETHLEHEM**

**BANK OF AMERICA, N.A.  
vs  
NICHOLE McNURLIN**

**DOCKET #: 2022-2865  
JUDGEMENT: \$66,541.89**

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

Address: 116 KUSCH ROAD, SCENERY HILL, PA 15360  
Tax #: 490-016-00-00-0009-00

Improvements: Residential Dwelling

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

**NORTH STRABANE**

**PNC BANK, NATIONAL  
ASSOCIATION  
vs  
MICHAEL A. KAIRUSH AND  
SUZANNE MARIE SERRINO**

**DOCKET #: 2022-6847  
JUDGEMENT: \$24,800.71**

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

Address: 198 LATIMER AVENUE, AKA 100 LATIMER AVENUE, STRABANE, PA 15363  
Tax #: 520-015-02-11-0027-01

Improvements: Residential Dwelling

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

**PETERS****PNC BANK, NATIONAL  
ASSOCIATION**

vs

**LINDA L. MATTOZZI, RONALD M.  
DEAK, CAMERON M. DEAK &  
COLBY R. DEAK****DOCKET #: 2022-4089****JUDGEMENT: \$75,554.16**In the Commonwealth of Pennsylvania,  
Washington County, Peters Township;Address: 618 VENETIA ROAD, VENE-  
TIA, PA 15367Tax #: 540-004-00-00-0029-00 & 540-  
004-00-00-0026-01 (2)

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-  
SKI LLC, (614) 220-5611WCR Vol 103 Issues 38,39,40**SOUTH FRANKLIN****WELLS FARGO BANK, National As-  
sociation, as Trustee for MASTR Asset  
Backed Securities Trust 2005-OPT1,  
Mortgage Pass-Through Certificates,  
Series 2005-OPT1**

vs

**JOSEPH A. SEKORA AND TRACI  
RENEE SEKORA****DOCKET #: 2022-6806****JUDGEMENT: \$126,544.81**In the Commonwealth of Pennsylvania,  
Washington County, South Franklin  
Township;Address: 355 MOORE ROAD, WASH-  
INGTON, PA 15301

Tax #: 590-012-00-00-0021-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,  
(215) 572-8111WCR Vol 103 Issues 38,39,40**UNION****PNC BANK, NATIONAL  
ASSOCIATION**

vs

**AMY L. WARD, RICHARD LEE  
WARD, JR. AKA RICHARD L.  
WARD****DOCKET #: 2020-446****JUDGEMENT: \$15,165.53**In the Commonwealth of Pennsylvania,  
Washington County, Union Township;Address: 42 KENNEDY ROAD, NEW  
EAGLE, PA 15067

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

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,  
(215) 627-1322WCR Vol 103 Issues 38,39,40**WEST BETHLEHEM****TRINITY FINANCIAL  
SERVICES LLC**

vs

**JASON DEBNAR AND  
WENDY DEBNAR****DOCKET #: 2021-4844****JUDGEMENT: \$34,096.59**In the Commonwealth of Pennsylvania,  
Washington County, West Bethlehem  
Township;Address: 1790 MAIN STREET, MARI-  
ANNA, PA 15345Tax #: 660-001-00-01-0009-00 & 660-001-  
-00-01-0010-00 (2)

Improvements: Residential Dwelling

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