

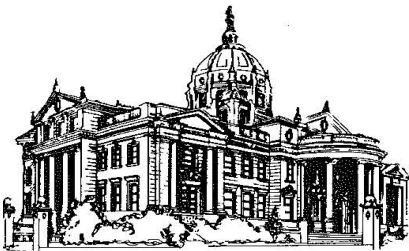
# WASHINGTON COUNTY REPORTS

Vol. 103

AUGUST 11, 2022

No. 4

Official Legal Periodical for Washington County, Pennsylvania. Established March 31, 1920.  
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**SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA**

## Table of Contents

Court Calendar.....	2
Obiter Dictum .....	3
Estate Notices .....	4
Miscellaneous Notice.....	10
Sheriff Sales for September .....	11

*FOR RETURN SERVICE: 119 S. College St., Washington, PA 15301*

**PERIODICAL PUBLICATION. DATED MATERIAL.  
DO NOT DELAY DELIVERY.**

## ESTATE NOTICES

### FIRST PUBLICATION

**Brutz, Jr., Charles**

Late of Peters Township  
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: Marlene Demont, 1009 Saddleclub Dr., McMurray, PA 15317

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

WCR Vol 103 Issues 4,5,6

**Conchilla, Jeanne F.**

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

Co-Executors: Gloria Jeanne Brewer,  
65 Holly Dr., Charleroi, PA 15022, Peter  
F. Conchilla, 909 Jefferson Rd.,  
Pittsburgh, PA 15235,

Attorney: Alan Benyak, Esq., 401 Sixth  
St. at Washington Ave., P.O. Box 1,  
Charleroi, PA 15022

WCR Vol 103 Issues 4,5,6

**English, Rosemary L.**

Late of Houston  
Washington Co., PA  
File No. 63-22-1090

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

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

Executor: Catherine A. Pacella,  
579 Birch Dr., Houston, PA 15342

Attorney: Stephanie A. Boris, Esq.,  
Shields & Boris, 1150 Old Pond Rd.,  
Bridgeville, PA 15017

WCR Vol 103 Issues 4,5,6

**Ferraro, Brett R.**

Late of City of Washington  
Washington Co., PA  
File No. 63-OC-2022-00725

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: Brian Ferraro,  
3602 French St., Erie, PA 16504

Attorney: Shawn N. Wright, Esq., 7240  
McKnight Rd., Pittsburgh, PA 15237

WCR Vol 103 Issues 4,5,6

**Fooks, Rosalie O.**

a/k/a Rosalie Fooks  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-22-1114

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: James L. Fooks, 232 Littell Rd.,  
Aliquippa, PA 15001

Attorney: Linda Rhone Enion, Esq., Fox  
Rothschild LLP, 500 Grant St., Ste. 2500,  
Pittsburgh, PA 15219

WCR Vol 103 Issues 4,5,6

**Gaskey, Helen R.**

Late of Brownsville  
Washington Co., PA  
File No. 63-21-1319

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: Justine A. Cleveland,  
425 Spring Rd., Brownsville, PA 15417  
Attorney: Lisa J. Buday, Esq., P.O. Box  
488, California, PA 15419

\_\_\_\_\_  
WCR Vol 103 Issues 4,5,6

**Hodor, Gertrude**

Late of Canton Twp.  
Washington Co., PA  
File No. 63-22-1083

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 L. Hodor,  
144 Fairway Landings Dr., Canonsburg,  
PA 15317  
Attorney: Edward J. Morascyzk, Esq.,  
Morascyzk, Yarosz & Morascyzk,  
382 W. Chestnut St., Ste. 101,  
Washington, PA 15301

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WCR Vol 103 Issues 4,5,6

**Jenkins, Marguerite**

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

Executrix: Diane M. Yasek c/o  
Attorney: John M. Petrisek, Esq.,  
998 Main St., Bentleyville, PA 15314

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WCR Vol 103 Issues 4,5,6

**Johnson, Lillian R.**

a/k/a Lillian Johnson  
Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-22-1129

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: Alice Gorby, 1171 Brush Run  
Rd., Washington, PA 15301  
Attorney: Dorothy A. Milovac, Esq.,  
Peacock Keller, LLP, 95 W. Beau St., Ste.  
600, Washington, PA 15301

\_\_\_\_\_  
WCR Vol 103 Issues 4,5,6

**Jones, Barry Carlton**

Late of North Bethlehem Twp.  
Washington Co., PA

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

Administrator: Norman R. Jones c/o  
Attorney: John M. Petrisek, Esq.,  
998 Main St., Bentleyville, PA 15314

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WCR Vol 103 Issues 4,5,6

**Matheson, Myrtle Belle**

a/k/a Myrtle B. Matheson  
Late of California  
Washington Co., PA  
File No. 63-22-1027

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: Bonnie Evans, 729 Pennsylvania Ave., California, PA 15419

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

WCR Vol 103 Issues 4,5,6

**Norquist, Audrey A.**

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: Kenneth D. Norquist c/o

Attorney: John M. Petrisek, Esq.,  
998 Main St., Bentleyville, PA 15314

WCR Vol 103 Issues 4,5,6

**Teagarden, Shirley W.**

Late of Washington  
Washington Co., PA  
File No. 63-20-1404

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

Executor: Donna M. Demsey, 1323 Brookline Blvd., Pittsburgh, PA 15226

Attorney: Thomas J. Boris, Esq., Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 103 Issues 4,5,6

**Warco, Richard David**

Late of Claysville  
Washington Co., PA  
File No. 63-22-0904

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: Joanna Langley, 800 Duncan Ave., Washington, PA 15301, Cheryl Warco, 200 Piper Dr., Apt. 112, Pittsburgh, PA 15234,

Attorney: Dennis M. Makel, Esq., Makel & Assoc., LLC, 98 E. Maiden St., Washington, PA 15301

WCR Vol 103 Issues 4,5,6

## **SECOND PUBLICATION**

**Bakewell, June Louise**

Late of West Brownsville  
Washington Co., PA  
File No. 63-22-1095

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 D. Horvath, 213 Washington Ave., Brownsville, PA 15417

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

WCR Vol 103 Issues 3,4,5

**Beddow, Dennis Ralph**

a/k/a Dennis R. Beddow  
a/k/a Dennis Beddow  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Sandra Skolyak, 645 Buena Vista St., Washington, PA 15301

WCR Vol 103 Issues 3,4,5

**Craig, Marshall York**

Late of Coal Center  
Washington Co., PA  
File No. 63-21-0677

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: Carla Craig c/o

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

WCR Vol 103 Issues 3,4,5

**Dapra, Robert John**

a/k/a Robert J. Dapra  
Late of McMurray  
Washington Co., PA  
File No. 63-22-0715

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: Dawn Brown, 3723 Trautman  
St., Munhall, PA 15120

Attorney: Stephen L. Barsotti, Esq.,  
Barsotti Law Office, P.O. Box 356,  
Ingomar, PA 15127

WCR Vol 103 Issues 3,4,5

**Linn, Thomas Duane**

Late of Donegal 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: Christine M. Linn, 300 South  
Main St., #2, Brattleboro, VT 05301

Attorney: Jessica Roberts, Esq., Neigh-  
borhood Attorneys, LLC, 8 East Pine St.,  
Washington, PA 15301

WCR Vol 103 Issues 3,4,5

**Lucido, Patricia L.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-2197

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: Robyn Flynn, 1164 Valleyview  
Dr., Lawrence, PA 15055

WCR Vol 103 Issues 3,4,5

**Olshock, Frances Elaine**

a/k/a Frances B. Olshock  
Late of Washington  
Washington Co., PA

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

Executrix: Joan B. Emmett, 25 Deerfield  
Rd., Washington, PA 15301

Attorney: Matthew J. Madvay, Esq.,  
60 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 3,4,5

**Passman, Neil Alan**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-1122

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

Executor: Richard Passman c/o

Attorney: Gregg R. Zegarelli, Esq., P.O.  
Box 113345, Pittsburgh, PA 15241

WCR Vol 103 Issues 3,4,5

**Poznak, Dolores**

Late of Midway  
Washington Co., PA  
File No. 63-22-0839

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: Mary Poznak Pulice,  
439 Braybarton Blvd., Steubenville, OH  
43952; Theodore Louis Poznak, 3974  
Patterson Rd., Aliquippa, PA 15001,  
Attorney: Mark S. Riethmuller, Esq.,  
Speakman, Riethmuller & Allison,  
6 South Main St., Ste. 614, Washington,  
PA 15301

WCR Vol 103 Issues 3,4,5

**Randolph, Vicky Lynn**

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

Executrix: Amber Randolph, 327 Sprowls  
Ave., Houston, PA 15342

WCR Vol 103 Issues 3,4,5

**Ritter, Lillian Jean**

a/k/a Lillian J. Ritter  
Late of Union Twp.  
Washington Co., PA  
File No. 63-22-1101

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 63-22-1101 or attorney, and all persons indebted to the decedent to make payment to the 63-22-1101 without delay.

Administrator: Henry L. Ritter, 3460 Forest Ridge Ln., Kissimmee, FL 34741  
Attorney: Aaron M. Tomczak, Esq.,  
329 Fourth Ave., Ste. 602, Pittsburgh,  
PA 15219

WCR Vol 103 Issues 3,4,5

**SantoColombo, Dean J.**

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

Administrator: Sue Ann SantoColombo,  
232 Cherry Ave., Washington, PA 15301

WCR Vol 103 Issues 3,4,5

**Scott, Frank W.**

a/k/a Frank William Scott  
Late of City of Washington  
Washington Co., PA  
File No. 63-22-1091

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: Jon S. Celani, 1415 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 3,4,5

**Yagi, Sarah L.**

a/k/a Sally Yagi  
Late of Canonsburg  
Washington Co., PA  
File No. 63-22-1028

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: Joanne Roberts, 1023 Bayberry Dr., Pennsburg, PA 18073

WCR Vol 103 Issues 3,4,5

## **THIRD PUBLICATION**

**Gayman, Charles H.**

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: Mark W. Knestrick, 801 Alamae Lakes Rd., Washington, PA 15301

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

WCR Vol 103 Issues 2,3,4

**Mercante, Mona R.**

Late of Washington  
Washington Co., PA  
File No. 63-21-1447

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: Rick L. Mercante, 109 Hibernia Dr., Harmony, PA 16037

Attorney: Melanie E. Cuddyre, Esq., Leech Tishman Fuscaldto & Lampl, LLC, 525 William Penn Pl., 28th Flr., Pittsburgh, PA 15219

WCR Vol 103 Issues 2,3,4

**Metzler, Laurence V.**

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

Administrator: Ashley Holt, 1713 Bobolink Dr., Ennis, TX 75119

WCR Vol 103 Issues 2,3,4

**Paletta, Thelma Christine**

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 Administrator or

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

Administrator: Joseph Paletta, 502 Bower Ave., Washington, PA 15301

WCR Vol 103 Issues 2,3,4

**Pelkey, William**

a/k/a William P. Pelkey  
Late of Centerville 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Susan Toporcer c/o

Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 103 Issues 2,3,4

**Richey, James A.**

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: Rhonda L. Weller, 2753 Turner Rd., Williamson, GA 30292

Attorney: Belinda Dunmire Attwood, Esq., Law Offices of Belinda Dunmire Attwood, 6 S. Main St., Ste. 500, Washington, PA 15301

WCR Vol 103 Issues 2,3,4

**MISCELLANEOUS NOTICE****IN THE COURT OF  
COMMON PLEAS OF  
YORK COUNTY, PENNSYLVANIA**  
Civil Division—LAW

NO. 2017-FC-002288-02

Civil Action – LAW IN DIVORCE

BENJAMIN C. KURTZ, Plaintiff  
V.

SHAUNA D. MAIETTA, Defendant

**NOTICE OF INTENTION TO FILE  
THE PRAECIPE TO TRANSMIT  
RECORD****To:** SHAUNA D. MAIETTA, Defendant  
11345 Cici Way, Apt. 204  
Hagerstown, MD 21742  
*Last known address*Benjamin C. Kurtz, Plaintiff, intends to  
file with the court A Praecipe to Transmit  
the Record on or after September 1, 2022,  
requesting that the court enter a Decree in  
Divorce. If you take no action before  
September 1, 2022, a Divorce Decree will  
be entered.Brandon S. O'Donnell, Esquire  
36 South Hanover Street  
Carlisle, PA 17013  
(717) 422-5209  
*Attorney for the Plaintiff*

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WCR Vol 103 Issues 4,5



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

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, SEPTEMBER 9, 2022 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on 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)

**BUFFALO****21ST MORTGAGE CORPORATION**

vs

**BENJAMIN L. HATHAWAY, as  
Mortgagor and Real Owner and LISA  
HATHAWAY, as Mortgagor, Husband  
and Wife****DOCKET #: 2022-2278****JUDGEMENT: \$54,908.05**

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

Address: 477 RURAL VALLEY ROAD,  
CLAYSVILLE, PA 15323

Tax #: 060-001-00-00-0019-02

Improvements: Residential Dwelling

Attorney: GROSS McGINLEY, LLP,  
(610) 820-5450

**BURGETTSTOWN****JP MORGAN CHASE BANK, NA-  
TIONAL ASSOCIATION**

vs

**RICHARD KOONTZ****DOCKET #: 2022-1960****JUDGEMENT: \$58,302.01**

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

Address: 141 CENTER AVENUE, BUR-  
GETTSTOWN, PA 15021

Tax #: 070-011-00-01-0006-00

Improvements: Residential Dwelling

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

**CARROLL**

**PNC BANK, NATIONAL  
ASSOCIATION**

**vs**

**FAYE L. IREY, AKA FAYE IREY,  
ET AL**

**DOCKET #: 2020-31**

**JUDGEMENT: \$83,874.14**

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

Address: 129 ROSEWOOD DRIVE,  
MONONGAHELA, PA 15063

Tax #: 130-006-00-00-0082-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 3,4,5

**CENTERVILLE**

**FIRST NATIONAL BANK OF  
PENNSYLVANIA**

**vs**

**ALL UNKNOWN HEIRS, Successors,  
Assigns, and all Persons, Firms or As-  
sociations Claiming Right, Title or In-  
terest From or Under LOIS JEAN  
MERICO A/K/A LOIS J. EKIS**

**DOCKET #: 2022-1778**

**JUDGEMENT: \$34,689.39**

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

Address: 315 RELIANCE AVENUE,  
BROWNSVILLE, PA 15417

Tax #: (2) 152-025-00-02-0026-00 & 152-  
025-00-02-0025-00

Improvements: Residential Dwelling

Attorney: FIRST NATIONAL BANK OF  
PENNSYLVANIA, (412) 320-2191

WCR Vol 103 Issues 3,4,5

**DEEMSTON**

**KEYBANK, N.A., SUCCESSOR BY  
MERGER TO FIRST NIAGARA  
BANK, N.A.**

**vs**

**VALLEY NATIONAL SECURITY  
SERVICE, LLC and THE UNITED  
STATES OF AMERICA**

**DOCKET #: 2020-7507**

**JUDGEMENT: \$419,732.33**

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

Address: 160 HUFFMAN ROAD, FRED-  
ERICKTOWN, PA 15333

Tax #: 220-003-00-00-0037-00

Improvements: Residential Dwelling

Attorney: GRENEN & BIRSIC, P.C.,  
(412) 281-7650 2020-7510

WCR Vol 103 Issues 3,4,5

**DEEMSTON (Cont'd)**

**KEYBANK, N.A., SUCCESSOR BY  
MERGER TO FIRST NIAGARA  
BANK, N.A.**

**vs**

**VALLEY NATIONAL SECURITY  
SERVICE, LLC AND THE UNITED  
STATES OF AMERICA**

**DOCKET #: 2020-7510**

**JUDGEMENT: \$584,912.90**

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

Address: 160 HUFFMAN ROAD, FRED-  
ERICKTOWN, PA 15333

Tax #: 220-003-00-00-0037-00

Improvements: Residential Dwelling

Attorney: GRENEN & BIRSIC, P.C.,  
(412) 281-7650

WCR Vol 103 Issues 3,4,5

**MONONGAHELA****U.S. BANK TRUST NATIONAL  
ASSOCIATION**

vs

**KERRY H. BURTON****DOCKET #: 2022-2672****JUDGEMENT: \$77,495.98**

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

Address: 521 PARK AVENUE, MO-  
NONGAHELA, PA 15063

Tax #: 420-027-00-00-0002-02

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 3,4,5

**PETERS****DEUTSCHE BANK NATIONAL  
TRUST COMPANY, AS TRUSTEE  
FOR LONG BEACH MORTGAGE  
LOAN TRUST 2006-8**

vs

**GARY M. FIEBER AND DREENA R.  
FIEBER AND THE UNITED STATES  
OF AMERICA****DOCKET #: 2012-5416****JUDGEMENT: \$642,065.47**

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

Address: 102 GOLDEN EAGLE DRIVE,  
VENETIA, PA 15367

Tax #: 540-001-03-00-0021-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 3,4,5

**STOCKDALE****REVERSE MORTGAGE FUNDING,  
LLC**

vs

**UNKNOWN HEIRS, Successors, As-  
signs and All Persons, Firms or Associ-  
ations Claiming Right, Title or Interest  
from or under EILEEN BRIGGS,  
DECEASED, ET AL****DOCKET #: 2020-1730****JUDGEMENT: \$112,932.41**

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

Address: 611 LOCUST STREET,  
STOCKDALE, PA 15483

Tax #: 620-005-00-00-0007-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 3,4,5

**UNION****US BANK TRUST NATIONAL ASSO-  
CIATION, Not In Its Individual Capac-  
ity But Solely As Owner Trustee For  
VRMTG Asset Trust**

vs

**JOHN RESOSKY III****DOCKET #: 2021-4859****JUDGEMENT: \$134,425.01**

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

Address: 7 SEWARD DRIVE, FINLEY-  
VILLE, PA 15332

Tax #: (2) 640-003-11-00-0015-00 & 640-  
004-00-00-0027-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 3,4,5

**WEST PIKE RUN**

**TOWD POINT MORTGAGE TRUST  
2018-3, U.S. BANK NATIONAL  
ASSOCIATION, AS INDENTURE  
TRUSTEE**

**vs**

**KIM MARIE TROTH STUYVESANT,  
as Surviving Heir of JOANN  
LAMBERT, DECEASED, ET AL**

**DOCKET #: 2021-176**

**JUDGEMENT: \$58,333.93**

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

Address: 16 DEER RUN LANE, COAL  
CENTER, PA 15423

Tax #: 700-002-00-00-0013-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 3,4,5