

ESTATE NOTICES**FIRST PUBLICATION**

Auth, Julia L.
a/k/a Julia Auth
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Peggy A. Pellegrini, 5 Albert Ave., Monongahela, PA 15063
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 1,2,3

Beck, Carole Yeager Novak
Late of Washington
Washington Co., PA
File No. 63-22-11342

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 Gatten Codute, 2100 Heritage Ave. #8204, Eules, TX 76039
Attorneys: E.J. Julian, Esq., 71 N. Main St., Washington, PA, 15301 and Charles E. Kurowski, Esq., P.O. Box 331, Washington, PA 15301

WCR Vol 104 Issues 1,2,3

Chicora, Sr., Paul Joseph
a/k/a Paul Chicora
a/k/a Paul J. Chicora, Sr.
Late of Marianna
Washington Co., PA
File No. 63-23-1131

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: Paula Jean Patterson, 37 Barnard Ave. P.O. Box 621, Marianna, PA 15345
Attorney: E. J. Julian, Esq., 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 1,2,3

Ciocco, Michael L.
Late of Chartiers Twp.
Washington Co., PA
File No. 63-23-1086

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: Lucy Ciocco Hauser a/k/a Lucy Hauser, 210 Roth St., Houston, PA 15342
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614 Washington Trust Bldg., Washington, PA 15301

WCR Vol 104 Issues 1,2,3

Divelbliss, Terry L.
Late of Peters Twp.
Washington Co., PA
File No. 63-23-0969

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.

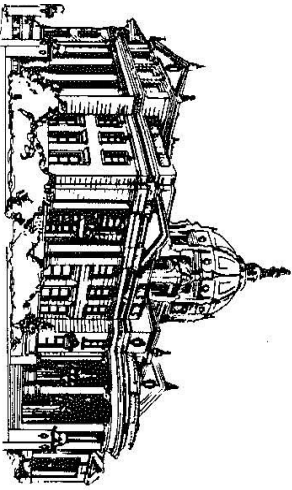
Executor: Barbara Y. Divelbliss, 223 Village Green Dr., McMurray, PA 15317
Attorney: John M. Hartzell, Jr., Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 104 Issues 1,2,3

WASHINGTON COUNTY REPORTS

Vol. 104, No. 1 JULY 20, 2023

119 South College Street, Washington, PA 15301



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

Graham, Richard Hugh

Late of Washington
Washington Co., PA
File No. 179-60-0275

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 Graham, 2915 Pyramid Ave., Pittsburgh, PA 15227

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

_____ WCR Vol 104 Issues 1,2,3

Kandrick, Janet

a/k/a Janet Cecelia Kandrick
Late of North Charleroi 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: Patricia A. Gray, 528 Isabella Ave., N. Charleroi, PA 15022

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

_____ WCR Vol 104 Issues 1,2,3

Kral, Jr., Anton

Late of Union Twp.
Washington Co., PA
File No. 63-23-1002

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 Kral, 6321 Waldon St., Pittsburgh, PA 15217

Attorney: Thomas M. Butz, Esq., 125 Technology Dr., Suite 202, Canonsburg, PA 15317

_____ WCR Vol 104 Issues 1,2,3

Myers, Marianne

Late of Meadowlands
Washington Co., PA
File No. 63-23-01141

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 M. McCracken, 1690 S. Bridge Rd., Washington, PA 15301

Attorney: Kevin M. Hanley, Esq., 367 Indian Ridge Dr., Coraopolis, PA 15108

_____ WCR Vol 104 Issues 1,2,3

Pihakis, Pamela

a/k/a Pamela Jo Pihakis
Late of Canonsburg
Washington Co., PA
File No. 63-23-1084

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: George E. Pihakis, 293 Pacolet Terrace, The Villages, FL 32162

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

_____ WCR Vol 104 Issues 1,2,3

Reese, Janet M.

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

Co-Executrix: Susan R. Gregg, 104 Armstrong Drive, Washington, PA 15301, and Sheila R. Shuba, 82 Weaver Run Road., Washington, PA 15301

Attorney: Kathleen Smith-DeLach, Esq., Phillips, Phillips & Smith-DeLach, P.C., 29 East Beau St., Washington, PA 15301

_____ WCR Vol 104 Issues 1,2,3

Sowinski, Helen N.

Late of Twp. Of Cecil
Washington Co., PA
File No. 6323-1010

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: Cynthia A. Bryan c/o

Attorney: David S. DeRose, Esq., Quatrini Law Group, 550 E. Pittsburgh St., Greensburg, PA 15601

_____ WCR Vol 104 Issues 1,2,3

Thompson, Karen Lee

a/k/a Karen L. Thompson
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Joseph S. Thompson, 2320 Benson Ave., Pittsburgh, PA 15216

Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

_____ WCR Vol 104 Issues 1,2,3

Zimmer, Dawn M.

Late of Borough of Donora
Washington Co., PA
File No. 63-23-1028

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

dent to make payment to the Executor without delay.

Executor: Nicole R. Jones, 2803A Kramer Ave., South Park, PA 15129

Attorney: Mark E. Ramsier, Esq., 823 Broad Ave., Belle Vernon, PA 15012

_____ WCR Vol 104 Issues 1,2,3

SECOND PUBLICATION**Darnell, Joyce Ann**

Late of Claysville
Washington Co., PA

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

Administrator: Darla McBride, 164 Gorby Rd., Washington, PA 15301

Attorney: Michael J. Mocniak, Esq., 163 East Hillsboro Rd., Washington, PA 15301

_____ WCR Vol 103,104 Issues 52,1,2,3

Fitch, Sherman R.

Late of New Eagle
Washington Co., PA
File No. OC-2023-01049

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: Scott McIlvaine, 898 Duvall Rd., Charleroi, PA 15022

Attorney: Edward F. Twomey, Esq., The Lynch Law Group, 501 Smith Dr., Ste. 3, Cranberry Twp., PA 16066

_____ WCR Vol 103,104 Issues 52,1,2

Mitchell, Florence Catherine

Late of Washington
Washington Co., PA
File No. 63-23-1072

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

Executor: James S. Mitchell, 611 American St., California, PA 15419

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

_____ WCR Vol 103.104 Issues 52.1.2

Newland, Larry W.

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

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

_____ WCR Vol 103.104 Issues 52.1.2

Roach, Mary Onopiuk

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

Co-Executors: Agnes Joy Bail, 672 E. National Pike, Washington, PA 15301; Lynn Brogley, 26 DeGarmo Lane, Claysville, PA 15323,

Attorney: Michael J. Mocniak, Esq., 163 East Hillsboro Rd., Washington, PA 15301

_____ WCR Vol 103.104 Issues 52.1.2

Russi Sr., Robert L.

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

Administrator: Cody T. Russi, 794 Bentleyville Rd., Charleroi, PA 15022

_____ WCR Vol 103.104 Issues 52.1.2

Singer, Bill M.

a/k/a Billy McCoy Singer, Jr.
a/k/a Bill M. Singer, Jr.
Late of Amwell Twp.
Washington Co., PA
File No. 63-23-1083

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

Administrator C.T.A.: David M. Singer, 122 Locust Lane, Follansbee, WV 26037
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

_____ WCR Vol 103.104 Issues 52.1.2

Wier, Clifford L.

Late of Avella
Washington Co., PA
File No. 63-2022-0073

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 M. Wier, 5 Deer Lane, Avella, PA 15312

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

_____ WCR Vol 103.104 Issues 52.1.2

THIRD PUBLICATION

Altland Jr., Richard E.

Late of West Bethlehem Twp.
Washington Co., PA

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

Administrator: Brittany N. Altland, 17 Field & Stream Rd., Marianna, PA 15345

Attorney: Timothy N. Logan, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

_____ WCR Vol 103, 104 Issues 51.52.1

Ditta, Karen L.

Late of Canonsburg
Washington Co., PA
File No. 63-22-1556

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: Christopher J. Ditta & Frank T. Ditta, 623 Euclid Ave., Canonsburg, PA 15317

Attorney: Christopher P. Deegan, Esq., Seaman Law Offices, 600 Town Center Blvd., Ste. 124, Canonsburg, PA 15317

_____ WCR Vol 103, 104 Issues 51.52.1

Gillespie, Jr., Donald Lloyd

Late of Monongahela
Washington Co., PA
File No. 63-23-0467

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: Stephanie Ann Pryor, 1111 W. 46th St., #58, Kansas City, MO 64112

Attorney: Todd T. Turin, Esq., Turin & DeMatt, P.C., 115 North Main St., Greensburg, PA 15601

_____ WCR Vol 103.104 Issues 51.52.1

Leonard, Thomas William

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

Executor: Gaylord Leonard, 8208 Langbrook Rd., Springfield, VA 22152

_____ WCR Vol 103, 104 Issues 51.52.1

Metrovich, Catherine M.

a/k/a Catherine Mary Metrovich
Late of Robinson Twp.
Washington Co., PA
File No. 63-23-01020

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 E. McElgunn a/k/a Mary Elizabeth McElgunn, 42052 Loganberry Ridge N., Novi, MI 48375

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

_____ WCR Vol 103.104 Issues 51.52.1

Pilla, Joseph Thomas

a/k/a Joseph Pilla Jr.
Late of Canonsburg
Washington Co., PA
File No. 63-23-0857

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: Charlotte K. Dent, 1272 Meadowbrook Dr., Canonsburg, PA 15317

WCR Vol 103,104 Issues 51,52,1

Poland, Sr., William Lawrence

a/k/a William L. Poland
a/k/a William L. Poland, Sr.
Late of Buffalo Twp.
Washington Co., PA
File No. 63-23-1009

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: Gayle L. Poland, 291 Reese Rd., Washington, PA 15301

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

WCR Vol 103,104 Issues 51,52,1

Satina, Mildred

a/k/a Midge Satina
Late of Bentleyville
Washington Co., PA
File No. 63-23-1030

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

Executor & Attorney: Donald Mark Satina, Esq., 902 Broadway Ave., McKees Rocks, PA 15136

WCR Vol 103,104 Issues 51,52,1

NAME CHANGE NOTICE

Change of Name of a MINOR

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2023-1979

In re: Petition of Kennedy Jasman, a minor, by the Petitioner, Whitney Carlson natural parent or guardian, for change of name to Kennedy Carlson

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 July 24, 2023 and time of 9:00am in Courtroom #6 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 104 Issue 1

CORPORATION NOTICE

NOTICE OF DISSOLUTION

Notice is given that Beinhauer Family Foundation, a Pennsylvania nonprofit corporation, with its registered office at 2820 Washington Road, McMurray, PA 15317, Washington County, is being voluntarily dissolved. The Beinhauer Family Foundation is now engaged in winding up proceedings so that its corporate existence can end pursuant to 15 Pa.C.S. 5974(b), as amended.

Melanie E. Cuddyre, Esquire
Leech Tishman Fuscaldo & Lampl, LLC
525 William Penn Place, 28th Fl.
Pittsburgh, PA 15219

WCR Vol 104 Issues 1

TPR NOTICES

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: LUNA JA'NAE RACHELLE SUMMERS A/K/A LUNA SUMMERS (DOB 11/15/09) AND GENESIS SHERMAN ALDRICH A/K/A GENESIS ALDRICH (DOB 10/28/21)

CHILDREN OF

ANY UNKNOWN FATHER

NOS: 63-23-0550

AND 63-23-0552

Take notice that a Petition for Involuntary Termination of Parental Rights of ANY UNKNOWN FATHER to the above the minor children, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental right should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 10, 2023, at 10:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your children may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Tenisha Brown, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Ste. 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 104 Issue 1

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: KAMORAH MONET BOYD a/k/a KAMORAH BOYD D.O.B. 1/6/2016

CHILD OF: NICOLE BARFIELD a/k/a NICOLE MARIE BARFIELD a/k/a NICOLE M. BARFIELD and TERRENCE BOYD a/k/a TERRENCE MICHAEL BOYD a/k/a TERRENCE M. BOYD a/k/a TERRANCE M. BOYD a/k/a TERRANCE BOYD

NO: 63-23-0549

Take notice that a Petition for Termination of Parental Rights of Mother, Nicole Barfield a/k/a Nicole Marie Barfield a/k/a Nicole M. Barfield and Father, Terrence Michael Boyd a/k/a Terrence M. Boyd a/k/a Terrance M. Boyd a/k/a Terrance Boyd, shall be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert their parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 3, 2023, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Angelia Geho, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street Ste 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 104 Issue 1

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, AUGUST 4, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on Washington County Sheriff 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)

CANONSBURG**SPECIALIZED LOAN
SERVICING LLC**

vs

**JOE DANIEL MITCHEM AND
MARION L. MITCHEM**

**DOCKET #: 2023-822
JUDGEMENT: \$83,575.04**

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

Address: 161 OAK SPRING ROAD,
CANONSBURG, PA 15317
Tax #: 100-021-00-02-0010-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

CANONSBURG (Cont'd)**BOROUGH OF CANONSBURG**

vs

MATTHEW L. DEITHORN

**DOCKET #: 2014-7532
JUDGEMENT: \$3,432.67**

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

Address: 219 VINE STREET, CANONSBURG, PA 15317

Tax #: 110-039-00-02-0027-00

Improvements: Residential Dwelling

Attorney: GOEHRING, RUTTER &
BOEHM, (412) 835-7317

WCR Vol 103,104 Issues 51,52,1

CANTON**SPECIALIZED LOAN
SERVICING LLC**

vs

MORGAN ALEXANDRA DOAK

**DOCKET #: 2022-5341
JUDGEMENT: \$37,871.00**

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

Address: 72 PENNSYLVANIA AVENUE,
WASHINGTON, PA 15301
Tax #: 120-011-15-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

CANTON (Cont'd)**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**JEFFREY ALDERSON, Known Heir
of KATHLEEN ALDERSON,
DECEASED, ET AL**

DOCKET #: 2022-6496

JUDGEMENT: \$96,401.40

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

Address: 1751 THE CIRCLE, WASHINGTON, PA 15301

Tax #: 120-012-05-04-0016-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

CHARTIERS**CITIZENS BANK, N.A. S/B/M CITI-
ZENS BANK OF PENNSYLVANIA**

vs

DANIEL W. LEEZER

**DOCKET #: 2022-7952
JUDGEMENT: \$10,434.48**

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

Address: 155 BELMONT AVENUE,
MEADOWLANDS, PA 15347
Tax #: 170-017-05-02-0005-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

DONORA**PNC BANK, NATIONAL ASSOCIA-
TION, Successor by Merger to NA-
TIONAL CITY BANK**

vs

**ALL KNOWN AND UNKNOWN
HEIRS OF STEPHEN F. GULA AND
ESTATE OF DARLENE E. GULA
AKA DARLENE E.T. GULA AKA
DARLENE E. THOMPSON-GULA**

**DOCKET #: 2022-6155
JUDGEMENT: \$20,206.79**

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

Address: 15 WATKINS AVENUE, DONORA, PA 15033

Tax #: 240-032-00-04-0026-00

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C.,
(412) 566-1212
WCR Vol 103,104 Issues 51,52,1

EAST BETHLEHEM**FIRST NATIONAL BANK
OF PENNSYLVANIA**

vs

**THE UNKNOWN EXECUTOR OF
THE ESTATE OF PHILLIP L. RED-
MAN AND ALL OTHER PERSONS,
FIRMS OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST
FROM OR UNDER****PHILLIP L. REDMAN, DECEASED**

**DOCKET #: 2023-1009
JUDGEMENT: \$19,508.31**

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

Address: 47 CLARK STREET, CLARKSVILLE, PA 15322

Tax #: 260-004-02-07-0019-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

EAST BETHLEHEM (Cont'd)**SELENE FINANCE LP**

vs

CANDICE WILLIAMS

**DOCKET #: 2023-1501
JUDGEMENT: \$40,799.27**

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

Address: 316 NEWTON AVE A/K/A 316
NEWTOWN AVE A/K/A 316 NEW
TOWN RD, FREDERICKTOWN, PA
15333

Tax #: 260-010-00-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103,104 Issues 51,52,1

JEFFERSON

Tax #: 440-023-00-00-0002-00

Improvements: Residential Dwelling

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

WCR Vol 103.104 Issues 51,52,1**MONONGAHELA (Cont'd)****KEYBANK, NA, S/B/M FIRST
NIAGARA BANK, NA**

vs

**LARRY MARTIN, JR., In His Capacity
as Heir of ROSEMARIE LANGAN,
DECEASED, ET AL****DOCKET #: 2022-7173
JUDGEMENT: \$65,098.89**In the Commonwealth of Pennsylvania,
Washington County, City of Monongahela;Address: 500 CHESS STREET, MONON-
GAHELA, PA 15063

Tax #: 440-008-00-01-0004-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646WCR Vol 103.104 Issues 51,52,1**NORTH & SOUTH FRANKLIN****HSBC BANK USA, NATIONAL ASSO-
CIATION, ET AL**

vs

**WILLIAM J. MATSON, Individually
and in His Capacity as Executor and
Heir of the Estate of BONNIE JO MAT-
SON A/K/A BONNIE J. MATSON A/K/
A BONNIE MATSON F/K/A BONNIE
J. WHIPKEY****DOCKET #: 2022-6183
JUDGEMENT: \$157,151.61**In the Commonwealth of Pennsylvania,
Washington County, partly in North Frank-
lin Township and partly in South Franklin
Township;Address: 1095 SCENIC DRIVE, WASH-
INGTON, PA 15301Tax #: 590-015-00-00-0005-00 (SF) & 510-
004-00-00-0030-00 (NF)

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-
6906WCR Vol 103.104 Issues 51,52,1**MONONGAHELA****ROCKET MORTGAGE, LLC
f/k/a QUICKEN LOANS, LLC
f/k/a QUICKEN LOANS INC.**

vs

KATE M. RUNAC**DOCKET #: 2023-1859
JUDGEMENT: \$58,398.69**In the Commonwealth of Pennsylvania,
Washington County, City of Monongahela;Address: 902 SHERIDAN STREET,
MONONGAHELA, PA 15063**NORTH STRABANE****THE BANK OF NEW YORK
MELLON F/K/A THE BANK OF
NEW YORK AS SUCCESSOR IN IN-
TEREST TO JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION,
AS TRUSTEE FOR C-BASS MORT-
GAGE LOAN ASSET-BACKED CER-
TIFICATES, SERIES 2006-RP1**

vs

**JAMES E. DEAN
A/K/A JAMES DEAN****DOCKET #: 2023-1041
JUDGEMENT: \$143,071.38**In the Commonwealth of Pennsylvania,
Washington County, North Strabane
Township;Address: 186 VIEW AVE A/K/A 499
VIEW AVE, STRABANE, PA 15363

Tax #: 520-015-02-07-0009-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC, (855) 225-6906WCR Vol 103.104 Issues 51,52,1**NORTH STRABANE (Cont'd)****DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL**

vs

MELISSA R. ALMO**DOCKET #: 2020-5064
JUDGEMENT: \$142,539.16**In the Commonwealth of Pennsylvania,
Washington County, North Strabane
Township;Address: 120 MITCHELL DRIVE, CAN-
ONSBURG, PA 15317

Tax #: 520-013-07-01-0015-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111WCR Vol 103.104 Issues 51,52,1**SMITH****SANTANDER BANK, N.A.**

vs

**TIMMY MESSNER
AND PATRICIA MESSNER****DOCKET #: 2017-5634
JUDGEMENT: \$104,836.74**In the Commonwealth of Pennsylvania,
Washington County, Smith Township;Address: 138 BULGER CANDOR ROAD,
BULGER, PA 15019

Tax #: 570-006-00-00-0031-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646WCR Vol 103.104 Issues 51,52,1**SMITH (Cont'd)****JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**KELLY LYN BOWDERS,
known Heir of JERALD RODGERS,
DECEASED, ET AL****DOCKET #: 2022-6700
JUDGEMENT: \$52,224.68**In the Commonwealth of Pennsylvania,
Washington County, Smith Township;Address: 120 ELEANOR STREET,
LANGELOTH, PA 15054Tax #: 570-019-04-03-0010-00 & 570-019-
04-03-0009-00 (2)

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800WCR Vol 103.104 Issues 51,52,1**SMITH (Cont'd)****U.S. BANK NATIONAL
ASSOCIATION, ET AL**

vs

**MICHAEL GAVATORTA, In His Ca-
pacity as Heir to the ESTATE OF
RUTH A. GAVATORTA, DECEASED,
ET AL****DOCKET #: 2022-8155
JUDGEMENT: \$23,599.18**

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

Address: 13 KEYSTONE STREET,
BURGETTSTOWN, PA 15021
Tax #: 570-022-01-02-0010-00

Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646
WCR Vol 103,104 Issues 51,52,1

SOUTH FRANKLIN

**KEYBANK, N.A. S/B/M
FIRST NIAGARA BANK**
vs
**CATHY F. GILES AND
TERRY L. GILES**

DOCKET #: 2018-5628
JUDGEMENT: \$138,632.47

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

Address: 1425 BEDILLION ROAD,
WASHINGTON, PA 15301
Tax #: 590-003-00-00-0013-03

Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103,104 Issues 51,52,1

UNION

PENNYMAC LOAN SERVICES, LLC
vs
DAWN KARL

DOCKET #: 2022-567
JUDGEMENT: \$150,711.81

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

Address: 5025 GARY AVENUE,
FINLEYVILLE, PA 15332
Tax #: 640-004-02-03-0011-00

Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103,104 Issues 51,52,1

WEST PIKE RUN

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

vs
DENNIS J. KUROWSKI, II

DOCKET #: 2023-2100
JUDGEMENT: \$69,443.07

In the Commonwealth of Pennsylvania,
Washington County, West Pike Run Town-
ship;

Address: 217 WHITEHALL ROAD, DAI-
SYTOWN, PA 15427
Tax #: 700-011-00-00-0010-00

Improvements: Residential Dwelling
Attorney: PEACOCK KELLER LLP,
(724) 222-4520
WCR Vol 103,104 Issues 51,52,1