

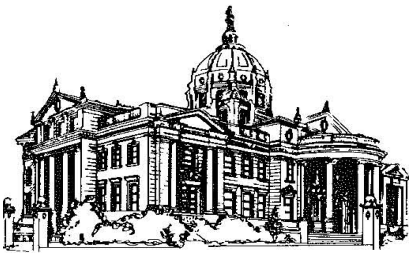
WASHINGTON COUNTY REPORTS

Vol. 102

FEBRUARY 3, 2022

No. 29

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

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

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

ESTATE NOTICES**FIRST PUBLICATION****Anders, Eileen J.**

Late of Peters Twp.
Washington Co., PA
File No. 63-21-2167

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: Jay R. Anders, 98 Alexander Dr., Peters Twp., PA 15317

Attorney: Thomas M. Butz, Esq., Smith Butz, LLC, 125 Technology Dr., Ste. 202, Canonsburg, PA 15317

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Buletza, Judith Ann

Late of Brownsville
Washington Co., PA
File No. 418185-2021

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 R. Buletza, 539 Pittsburgh Rd., Brownsville, PA 15417

Attorney: Frank R. Gustine, Esq., The Lynch Law Group, 375 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

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TRUST NOTICE

The Russell G. Burhenn and Dolores D. Burhenn Revocable Trust, dated April 4, 1997 and amended June 5, 2007, late of South Strabane Township, Washington County, Penna.

Notice is hereby given to all persons having claims against the same to present

them for payment, duly authenticated and to those indebted hereto, to make payment to: Robert A. Burhenn
409 Fruit Orchard Drive
Gore, VA 22637

Cary D. Jones, Esquire
Marriner, Jones & Fitch
6 South Main Street—Suite 600
Washington, PA 15301
(Attorney)

WCR Vol 102 Issues 29,30,31

Dran, George S.

Late of Washington
Washington Co., PA
File No. 432265-2021

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 A. Dran, 5001 Park Ave., Monaca, PA 15061

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Edwards, Jr., Charles Murry

a/k/a Charles Murray Edwards, Jr.

a/k/a Charles M. Edwards, Jr.

a/k/a Charles M. Edwards

Late of Canonsburg
Washington Co., PA
File No. 63-22-0060

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: Angela Romano, 3100 Deerfield Ridge Dr., McDonald, PA 15057

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

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Gould, Lee Howard

Late of Cecil Twp.
Washington Co., PA

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

Administratrix: Terri Fagan, 16 Blueberry Ln., Cecil, PA 15321

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

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Harbaugh, Hugh M.

a/k/a Hugh Marshall Harbaugh
Late of Fredricktown
Washington Co., PA
File No. 63-21-2115

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 Bane, 250 Hastings Rd., Fredricktown, PA 15333

Attorney: Susan Foster Blank, Esq., 1634 E. National Rd., Scenery Hill, PA 15360

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Holman, B. Kirk

Late of California
Washington Co., PA
File No. 63-22-000074

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: Theresa W. Holman, P.O. Box

468, California, PA 15419

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

WCR Vol 102 Issues 29,30,31

Kerekanich, Mr. Roy Dale

Late of Finleyville
Washington Co., PA
File No. 63-21-2209

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: Ms. Donna Gilmore c/o

Attorney: Max C. Feldman, Esq., Law Office of Max C. Feldman, 1322 Fifth Ave., Coraopolis, PA 15108

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McCloskey, Lois F.

a/k/a Lois Catherine McCloskey
Late of Peters
Washington Co., PA
File No. 63-22-0044

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

Executor: Susan M. McCloskey, 87 Prospect Ave., Westwood, NJ 07675

Attorney: Daniel P. Gallagher, Jr., Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222

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McGary, Lois Ann

a/k/a Lois A. McGary
Late of Washington
Washington Co., PA
File No. 63-22-0112

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: Kyle McGary, 122 Spring St., Bentleyville, PA 15314

Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Mike, Donald L.

Late of Smith Twp.
Washington Co., PA
File No. 63-21-1240

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: Carol A. Mike, 17 Bridge Ln., Bulger, PA 15019

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

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Richmond, Constance J.

a/k/a Constance J. Hawk
Late of Donegal
Washington Co., PA
File No. 63-22-0085

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

Executor: Michael Hawk, 157 Main St., Rayland, OH 43943

Attorney: Addison L. Walter, Esq., Sutter-Williams, LLC, 850 Ridge Ave., Ste. 300,

Pittsburgh, PA 15212

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Vilcheck, Helen

Late of Cokeburg
Washington Co., PA
File No. 63-21-1973

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 Vilcheck, 1408 Tudor Dr., Butler, PA 16001

Attorney: Susan Foster Blank, Esq., 1634 E. National Pike, Scenery Hill, PA 15360

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Winwood, Patricia

a/k/a Patricia Motycki
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: Craig Motycki, 46 Petrak St., Charleroi, PA 15022

Attorney: Kris A. Vanderman, Esq., Vanderman Law Offices, 142 Fallowfield Ave., Charleroi, PA 15022

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SECOND PUBLICATION

Ashmore, Adrian R.

Late of Bulger, Smith Twp.
Washington Co., PA
File No. 63220076

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: Karen Ashmore, 1552
Treasure Lake, DuBois, PA 15801

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

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Bender, Grace I.

a/k/a Grace Bender

a/k/a Grace Irene Bender

a/k/a Grace Irene Chilensky Bender

Late of Burgettstown

Washington Co., PA

File No. 63-22-0063

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: Lisa Ann Marshall c/o

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

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Craig, Shirley J.

a/k/a Shirley Jean Craig

Late of Canton Twp.

Washington Co., PA

File No. 63-22-0036

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: Gordon C. Craig, 1024 Breeze-
wood Dr., Canonsburg, PA 15317

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

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Ingram, Garth Andrew

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

Administrator: Diane Patricia McLeod,
280 Sunnyside Rd., Bonfield, ON
POH1EO

Attorney: Tamora L. Reese, Esq., 87 E.
Maiden St., Ste. 22, Washington PA
15301

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Marche Sr., Lawrence A.

Late of Monongahela

Washington Co., PA

File No. 63-21-2148

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: Lawrence A. Marche Jr.,
527 Finley St., Monongahela, PA 15063

Attorney: James W. Haines, Jr., Esq.,
1202 W. Main St., Monongahela, PA
15063

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Wiley, Georgia

Late of Allenport

Washington Co., PA

File No. 63-21-2108

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: Ryan M. Zaph, 1036 Autumn Ave., Morgantown, WV 26508
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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THIRD PUBLICATION

Bricker, Betty B.
a/k/a Betty Brookman Bricker
Late of North Franklin Twp.
Washington Co., PA
File No. 63-22-0056

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: Robin Sue Hughes, 214 Greenhill Dr., Washington PA 15301
Attorney: Susan Mondik Key, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 102 Issues 27,28,29

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

Co-Administratrix: Sandy Brower, 130 Old McKee Rd., Oakdale, PA 15071, Co-Administrator, Richard Buydash, 516 Pinkerton Rd., Oakdale, PA 15071,
Attorney: Jeffery P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

WCR Vol 102 Issues 27,28,29

Elias, Thomas James
Late of Smith Twp.
Washington Co., PA
File No. 63-21-2126

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: Deborah a. Mueller c/o
Attorney: David C. Brumfield, Esq., AlpernSchubert, P.C., 310 Grant St., Ste. 2727, Pittsburgh, PA 15219

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Hunter, Mark Eugene
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: James Hunter, 4113 Jefferson Ave., Washington, PA 15301
Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

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Hunter, John Leroy
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: James Hunter, 4113 Jefferson Ave., Washington, PA 15301
Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

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Johnson, Mary Ann

a/k/a Mary A. Johnson
Late of South Strabane Twp.
Washington Co., PA

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

Executors: Stephen T. Johnson, 170 Meadow View Rd., Washington, PA 15301, Emily J. Minor, 98 Meadow View Rd., Washington PA 15301,

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

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Krause, Florence Marne

Late of West Brownsville
Washington Co., PA
File No. 63-21-2079

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

Executor: Timothy A. Krause, 251 Elm St., Weedsville, PA 15868

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

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Monticello, III, Peter W.

a/k/a Peter William Monticello, III a/k/a Peter W. Monticello a/k/a Pete Monticello, III a/k/a Peter Monticello a/k/a Pete Monticello
Late of Avella
Washington Co., PA
File No. 63-21-1945

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: Charles E. Monticello, Esq. c/o, ,

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

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Powell, Millcent J.

Late of Finleyville
Washington Co., PA
File No. 63-22-0053

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: Kathy Jeannine Marcus, 3742 Yale Ave., Lima, OH 45804

WCR Vol 102 Issues 27,28,29

Shawley, Ralph Richard

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

Executrix: Sara Florence McVicker, P.O. Box 163, Vestaburg, PA 15368

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

WCR Vol 102 Issues 27,28,29

Taylor, Jane D.

a/k/a Jane Dolores Taylor
Late of McMurray

Washington Co., PA
File No. 63-22-0018

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 W. Taylor c/o

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., Bethel Park, PA 15102-3839

WCR Vol 102 Issues 27,28,29

19th date of November 2021 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, Act 177.

The name of the Corporation is **1 Call Land Services**, and the address of the corporation's initial registered office is 35 Oblock Lane, McDonald, PA 15057.

All persons interested in said business are listed below.

Neil Chichilla and Thomas Peck

WCR Vol 102 Issue 29

CORPORATION NOTICES

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania on December 15, 2021 for the purpose of creating a Limited Liability Company which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act. 177.

The name of the corporation is **STREATOR APARTMENTS, LLC**.

The purpose or purposes for which it has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Jeffrey P. Derrico, Esquire
Greenlee Derrico Posa, LLC
60 East Beau Street
Washington, PA 15301

WCR Vol 102 Issue 29

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 30th date of November 2021 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, Act 177.

The name of the Corporation is **BEC Consulting**, and the address of the corporation's initial registered office is 35 Oblock Lane, McDonald, PA 15057.

All persons interested in said business are listed below.

Neil Chichilla

WCR Vol 102 Issue 29

BANKRUPTCY NOTICE

Bankruptcy Sale
February 17, 2022

In re:

BEAU JAMES BARRETT

Case No. 23207-GLT

Property to be sold:

172 Sunset Dr. Washington, PA 15301

For Additional Information:

www.pawb.uscourts.gov/easi.htm

WCR Vol 102 Issue 29

MISCELLANEOUS NOTICE

Family Members of Everett Glenn McDonough and Gladys G. McDonough are trying to locate the attorney who handled the last will and testament including the revocable living trust from between 2003 and 2016. Both have recently passed and the only paperwork left behind is dated 2003. We are sure their will and testament was revised after that date. Please contact the family at 724-413-5035.

WCR Vol 102 Issues 27,28,29

NAME CHANGE NOTICE

Change of Name of a MINOR
Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2022-381

In re: Petition of **Dilver Josue Cruz Solorzano**, a minor, by the Petitioner, Luisa M. Cruz natural parent or guardian, for change of name to **Dilver Josue Solorzano Cruz**

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 March 4, 2022 and time of 9:00AM in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

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TPR NOTICE**PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: KAYDEN TENAN BROWN
a/k/a KAYDEN BROWN

D.O.B. 3/11/15

CHILD OF: ANDRE BROWN a/k/a ANDRE MITCHELL-BROWN a/k/a SEAN MITCHELL a/k/a ANDRE T. BROWN a/k/a ANDRE TEON MITCHELL-BROWN

AND UNKNOWN FATHER

NO: 63-21-2011

AND

IN RE: CAYSEN CORDELL FERGUSON
a/k/a CAYSEN FERGUSON

D.O.B. 9/30/16

CHILD OF: CORDELL MAURICE FERGUSON a/k/a CORDELL FERGUSON a/

k/a CORDELL M. FERGUSON a/k/a

CORDELL D. FERGUSON a/k/a COR-

DELL MAU FERGUSON

NO: 63-21-2012

Take notice that a Petition for Involuntary Termination of Parental Rights of Andre Brown a/k/a Andre Mitchell-Brown a/k/a Sean Mitchell a/k/a Andre T. Brown a/k/a Andre Teon Mitchell-Brown and Unknown Father, father of Kayden Tenan Brown a/k/a Kayden Brown, and a Petition for Involuntary Termination of Parental Rights of Cordell Maurice Ferguson a/k/a Cordell Ferguson a/k/a Cordell M. Ferguson a/k/a Cordell D. Ferguson a/k/a Cordell Mau Ferguson, father of Caysen Cordell Ferguson a/k/a Caysen Ferguson, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on March 10, 2022 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.

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

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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, MARCH 4, 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)

CANONSBURG

MIDFIRST BANK

vs

**TINA M. SHAFFER, AKA TINA
SHAFFER AND WILLIAM SHAF-
FER**

DOCKET #: 2021-843

JUDGEMENT: \$77,203.67

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

Address: 612 FRANKLIN AVENUE,
CANONSBURG, PA 15317
Tax #: 090-008-00-01-0027-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 29,30,31

CENTERVILLE

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, ET AL**

vs

**ROBERT C. MEYERS, SR A/K/A
ROBERT MEYERS, SR AND CHAR-
LENE MEYERS**

DOCKET #: 2020-617

JUDGEMENT: \$65,025.18

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

Address: 1139 FIRST STREET A/K/A
1139 FIRST STREET VESTA SIX,
DENBO, PA 15429
Tax #: 153-032-01-01-0095-00

Improvements: Residential Dwelling

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

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CENTERVILLE (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**MYRL QUAIL, HELEN YORTY and
CAROL LIBERATORE HORVATH
as Known Heirs of STANLEY W. FI-
DOREK A/K/A STANLEY W. FI-
DOREK, ET AL**

**DOCKET #: 2021-5707
JUDGEMENT: \$48,059.89**

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

Address: 420 GRANT STREET,
RICHEYVILLE, PA 15358
Tax #: 154-005-00-04-0013-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 29,30,31

CHARTIERS

**VILLAS OF ARDEN MILLS
CONDOMINIUM ASSOCIATION**

vs

**LISA OLMINSKY AND
IRENE OLMINSKY**

**DOCKET #: 2019-3907
JUDGEMENT: \$8,008.14**

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

Address: 242 FAIR MEADOW DRIVE,
WASHINGTON, PA 15301
Tax #: 170-018-03-00-0006-02

Improvements: Residential Dwelling

Attorney: BRANDT, MILNES & REA,
(412) 255-6500

WCR Vol 102 Issues 29,30,31

DONORA

**VALLEY 1ST COMMUNITY
FEDERAL CREDIT UNION**

vs

JOHN WOYTOVICH

**DOCKET #: 2019-3144
JUDGEMENT: \$36,598.93**

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

Address: 300 HIGHLAND AVENUE,
DONORA, PA 15033
Tax #: 240-016-00-06-0008-00 & 240-
016-00-06-0007-00 (2)

Improvements: Residential Dwelling

Attorney: GOLVASH & EPSTEIN LLC,
(412) 882-4717

WCR Vol 102 Issues 29,30,31

HOUSTON

**SPECIALIZED LOAN
SERVICING LLC**

vs

SUSAN L. SMITH

**DOCKET #: 2019-37
JUDGEMENT: \$32,885.62**

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

Address: 106 MCNUTT STREET,
HOUSTON, PA 15342
Tax #: 360-006-00-04-0007-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 29,30,31

MONONGAHELA**SOUTH STRABANE**

USX FEDERAL CREDIT UNION
vs
LAUREN K. BROGGI AND MARSHA
A. BROGGI N/K/A MARSHA A.
HETHERINGTON

LAKEVIEW LOAN
SERVICING LLC
vs
DAVID A. REYNOLDS

DOCKET #: 2020-554
JUDGEMENT: \$39,075.08

DOCKET #: 2020-1028
JUDGEMENT: \$228,209.48

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

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

Address: 1104 LAWTON STREET, MO-
NONGAHELA, PA 15063
Tax #: 440-026-00-01-0018-00

Address: 75 WOODSIDE DRIVE,
WASHINGTON, PA 15301
Tax #: 600-005-01-04-0003-00

Improvements: Residential Dwelling

Improvements: Residential Dwelling

Attorney: COVELLI LAW OFFICES,
(412) 653-5000

Attorney: RICHARD M. SQUIRE &
ASSOCIATES, LLC, (215) 886-8790

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PETERS**SPEERS**

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, ET AL
vs
BRIAN FERRIS AND JAMIE M. FER-
RIS A/K/A JAMIE FERRIS

TOWD POINT MASTER FUNDING
TRUST 2021-PM1
vs
GEORGE PREAUX, JR. & HELEN I.
STRAW

DOCKET #: 2021-1216
JUDGEMENT: \$364,270.12

DOCKET #: 2020-2015
JUDGEMENT: \$107,219.36

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

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

Address: 111 GOLDEN EAGLE DRIVE,
VENETIA, PA 15367
Tax #: 540-001-03-00-0045-00

Address: 131 STATE STREET, CHAR-
LEROI, PA 15022
Tax #: 610-028-00-00-0010-00

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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

WCR Vol 102 Issues 29,30,31

WCR Vol 102 Issues 29,30,31

UNION

**DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL**

vs

**PAULINE M. MOSS
A/K/A PAULINE M. LILLEY**

**DOCKET #: 2021-4039
JUDGEMENT: \$51,233.34**

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

Address: 12 PORTER ROAD,
COURTNEY (NEW EAGLE), PA 15067
Tax #: 640-014-01-00-0014-00 & 640-
014-01-00-0019-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 29,30,31

WEST BETHLEHEM

**CHROME FEDERAL
CREDIT UNION**

vs

THERESIA I. MOORE

**DOCKET #: 2021-4776
JUDGEMENT: \$118,236.57**

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

Address: 10 LOVES HILL, AMITY, PA
15311
Tax #: 660-024-00-00-0009-00

Improvements: Residential Dwelling

Attorney: METZ LEWIS BRODMAN
MUST O'KEEFE LLC, (412) 918-1100

WCR Vol 102 Issues 29,30,31

WASHINGTON

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**KENNETH J. ALBERTA AND
DEBRA A. ALBERTA**

**DOCKET #: 2018-6778
JUDGEMENT: \$35,593.35**

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

Address: 400 BURTON AVENUE,
WASHINGTON, PA 15301
Tax #: 760-020-00-02-0014-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 29,30,31