

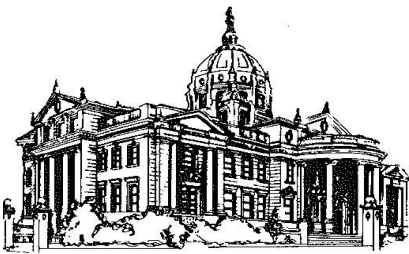
WASHINGTON COUNTY REPORTS

Vol. 102

OCTOBER 7, 2021

No. 12

Official Legal Periodical for Washington County, Pennsylvania. Established March 31, 1920.
Published by Washington County Bar Association since January 1, 1958. Containing for temporary use advance sheets of the decisions of the judges of the 27th Judicial District of Pennsylvania and the official legal notices and advertisements of the several courts of the County of Washington, Pennsylvania.



SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

**FOR RETURN SERVICE:
119 SOUTH COLLEGE STREET
WASHINGTON, PA, 15301**

ESTATE NOTICES

FIRST PUBLICATION

Gordon, Edna J.

a/k/a Edna A. Gordon
Late of South Strabane Twp.
Washington Co., PA

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

Executor: Jay Edward Gordon, 650 Sara Dr., Washington, PA 15301

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

_____ WCR Vol 102 Issues 12,13,14

Oprosky, Joan E.

a/k/a Joan Elizabeth Oprosky
Late of North Strabane
Washington Co., PA
File No. 63-21-0406

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: Joanna Oprosky, 306 Hutchinson Ave., Canonsburg, PA 15317

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

_____ WCR Vol 102 Issues 12,13,14

SECOND PUBLICATION

Chaussinand, Richard A.

a/k/a Richard Albert Chaussinand
Late of Monongahela
Washington Co., PA
File No. 63-21-1489

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 Spesak, 26 Sacred Heart Dr., Monongahela, PA 15063

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

_____ WCR Vol 102 Issues 11,12,13

Conti, Sam

Late of Clarksville
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: Connie Ricciuti, 8763 Weaver Rd., Ravenna, OH 44266

Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

_____ WCR Vol 102 Issues 11,12,13

Hurley, Naomi M.

Late of Washington
Washington Co., PA
File No. 63-21-1641

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: Glenn C. Hurley, Jr., 232 California Dr., Coal Center, PA 15423

Attorney: Jeremy S. Stragand, Esq., 81 Dutilh Rd., Ste. 200, Cranberry Twp., PA 16066

WCR Vol 102 Issues 11,12,13

Jennings, Ray L.

Late of Washington
Washington Co., PA
File No. 63-21-01283

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: Dolores C. Jennings c/o

Attorney: Albert C. Odermatt, Esq., P.O. Box 14608, Pittsburgh, PA 15234

WCR Vol 102 Issues 11,12,13

Linton, Carla J.

Late of Fallowfield Twp.
Washington Co., PA

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

Administratrix: Terry Lynn Wheatley, 1242 Route 481, Charleroi, PA 15022

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

WCR Vol 102 Issues 11,12,13

Lucciola, Mabel N.

a/k/a Mabel Dino Lucciola
Late of Muse
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: Andrew Joseph Dino, 1483 State Route 980, Canonsburg, PA 15317; Salvatore Angelo Dino, 4 Maple St., P.O. Box 18, Muse, PA 15350,

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

WCR Vol 102 Issues 11,12,13

McDonald, Mary Kay

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

Co-Administrators: David W. McDonald, 148 DiCio St., Canonsburg, PA 15317; Nancy A. Larson, 221 W. South Ave., Maryville, MO 64468,

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

WCR Vol 102 Issues 11,12,13

McKnight, Alan

Late of Newark, DE,
Owning property in Union Twp.
Washington Co., PA
File No. 63-21-1510

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

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

Executor: Robert A. Walker c/o

Attorney: W. John Rackley, Esq.,
345 Commerce St., Beaver, PA 15009

WCR Vol 102 Issues 11,12,13

Muia, Mary F.

a/k/a Mary Fout Muia

a/k/a Mary Belle Muia

Late of Monongahela

Washington Co., PA

File No. 63-21-0890

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 Muia Hockman,
2839 Millwood Pike, Winchester,
VA 22602-4650

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

WCR Vol 102 Issues 11,12,13

Piatnick, John Michael

a/k/a John Piatnick

a/k/a J.M. Piatnick

Late of Chartiers Twp.

Washington Co., PA

File No. 63-21-01066

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: Rebecca Ann Bruno c/o

Attorney: L. Dawn Haber, Esq., Akman &
Associates, LLC, 345 Southpointe Blvd.,
Ste. 100, Canonsburg, PA 15317

WCR Vol 102 Issues 11,12,13

THIRD PUBLICATION

Aloia, Linda

a/k/a Linda D. Aloia

Late of South Strabane Twp.

Washington Co., PA

File No. 63-21-1631

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

Executrix: Patricia J. Aloia, 85 Malone
Ridge Rd., Washington, PA 15301

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

WCR Vol 102 Issues 10,11,12

Appel, Sr., Thomas C.

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: Susan J. Appel c/o

Attorney: Dorothy A. Milovac, Esq., 775
E. Maiden St., Washington, PA 15301

WCR Vol 102 Issues 10,11,12

Broggi, Judith Ann

Late of Canton Twp.

Washington Co., PA

File No. 63-21-1599

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: Shareen Elizabeth McNinch,
1601 The Circle, Washington, PA 15301
Attorney: Susan Mondik Key, Esq.,
Peacock Keller, LLP, 95 W. Beau St.,
Ste. 600, Washington, PA 15301

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Bruno, Holly Jo

Late of Washington
Washington Co., PA

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

Executor: Sharon Brown c/o
Attorney: Lane M. Turturice, Esq.,
Turturice & Assoc., LLC, 70 E. Wheeling
St., Washington, PA 15301

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Cappello, Norma A.

Late of Lawrence Twp.
Washington Co., PA
File No. 63-21-1479

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 L. Cappello, 4018 Christie Ln., Lawrence, PA 15055
Attorney: Kenneth M. Ventresca, Esq.,
5500 Brooktree Rd., Ste. 101, Wexford,
PA 15090

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Cimarolli, Thomas L.

a/k/a Thomas Louis Cimarolli
Late of Peters Twp.
Washington Co., PA
File No. 63-21-1414

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 A. Cimarolli, 3407
Washington Pike, Bridgeville, PA 15017
Attorney: F. Christopher Spina, Esq.,
Spina Law Assoc., P.C., 1002 Fifth Ave.,
Pittsburgh, PA 15219

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Coffman, Eva Mae

Late of Houston
Washington Co., PA
File No. 63-21-1482

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 D. Coffman,
208 Crawford St., Houston, PA 15342
Attorney: Deborah L. Lesko, Esq., The
Law & Mediation Offices of Deborah L.
Lesko, PC, 373 Vanadium Rd.,
Pittsburgh, PA 15243

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Colvin, Carolyn Galbraith

a/k/a Carolyn G. Colvin
a/k/a Carolyn Colvin
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Ruth C. Walters,
317 Wellness Way, Apt. 336,
Washington, PA 15301

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Cox, Floyd Cornelius

a/k/a Floyd C. Cox
Late of West Alexander
Washington Co., PA
File No. 63-21-1530

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: Floyd Charles Cox,
P.O. Box 121, Washington, PA 15301

Attorney: Clark A. Mitchell, Esq.,
17 S. College St., Washington, PA 15301

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Edmonds, Renee M.

a/k/a Renee Edmonds
Late of Washington
Washington Co., PA
File No. 63-21-1535

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: Gaye Patmon, 275 Vine St.,
Canonsburg, PA 15317

Attorney: Charles J. Avalli, Esq., Gentile
Horoho & Avalli, P.C., 310 Grant St.,
Ste. 1000, Pittsburgh, PA 15219

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Geho, Helen Marie

a/k/a Helen M. Geho
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: Harold Geho, 201 Arlington
Ave., Charleroi, PA 15022

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

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Greco, Ralph J.

Late of Carroll Twp.
Washington Co., PA

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

Executrix: Perri Linn Greco, 204 Lewis
Ave., Monongahela, PA 15063

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

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Hartman, James P.

Late of Allenport
Washington Co., PA
File No. 63-21-1522

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

Administrators: Jill M. Husko
and Molly Hartman c/o

Attorney: Lorraine A. Smith, Esq., 12
Fernwood Ave., Pittsburgh, PA 15228

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Kvederis, Jerome J.

Late of Nottingham Twp.
Washington Co., PA
File No. 63-21-0461

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

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

Executor: Thomas Kvederis, 126 Washington Way, Pittsburgh, PA 15237

Attorney: Alan I. Farber, Esq., 5301 Grove Rd., Ste. M-106, Caste Village, Pittsburgh, PA 15236

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McClusky, Constance M.

a/k/a Constance Marie McClusky
Late of Washington
Washington Co., PA

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

Executor: John T. McClusky, 138 Piatt Estates Dr., Washington, PA 15301

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

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McKnight, Delores A.

Late of Washington Co., PA
File No. 63-21-1593

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: Kimberly McKnight, 101 Cherry Ave., Houston, PA 15342

Attorney: Susan Mondik Key, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Payne, Robert John

a/k/a Robert J. Payne
Late of Houston
Washington Co., PA
File No. 63-21-0730

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: Drew E. Payne c/o

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

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Ragan, Sean A.

a/k/a Sean August Ragan
Late of Canonsburg
Washington Co., PA
File No. 63-21-1573

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: Martin J. Ragan, Jr., 108 Evergreen Dr., Canonsburg, PA 15317

Attorney: Jennifer L. Rawson, Esq., Eckert Seamans Cherin & Mellott LLC, 600 Grant St., 44th Flr., Pittsburgh, PA 15219

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Scuvotti, Diane

a/k/a Diane Rae Scuvotti
a/k/a Diane R. Scuvotti
Late of Canonsburg
Washington Co., PA
File No. 63-21-1590

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

Administrators: Amy Scuvotti,
133 Murdock St., Canonsburg, PA
15317; and Jody Areford, 425 Euclid
Ave., Canonsburg, PA 15317,
Attorney: Patrick J. Felix III, Esq.,
213 E. Main St., Carnegie, PA 15106

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Skeddle, Mary Louise

a/k/a Mary L. Skeddle
Late of Finleyville
Washington Co., PA
File No. 63-21-1301

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 J. Klonowski, 601
Munntown Rd., Finleyville, PA 15332
Attorney: Vincent J. Finoli, Esq.,
229 South Maple Ave.,
Greensburg, PA 15601

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CORPORATION NOTICE**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 20, 2021 for **Rock's Auto Spa** at 312 Oliver Ave. Bentleyville, PA 15314. The name and address of each individual interested in the business is Jason Allan Rockwell at 312 Oliver Ave. Bentleyville, PA 15314. This was filed in accordance with 54 PaC.S. 311.417

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Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 26, 2021 for **Zee Best Clean** at 101 Ivy Ct. Canonsburg, PA 15317. The name and address of each individual interested in the business is Zayna Cole at 101 Ivy Ct. Canonsburg, PA 15317. This was filed in accordance with 54 PaC.S. 311.417

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INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania on May 10, 2021 with respect to a non-profit corporation, which has been organized under the Pennsylvania Non-Profit Corporation Law of 1988.

The name of the non-profit corporation is **Elaine Reihner Memorial Foundation**, with its principal place of business being at 240 Pleasant Grove Road, Prosperity, PA 15329.

Jonathan Higie, Esquire
Peacock Keller
95 West Beau St., Ste. 600
Washington, PA 15301

WCR Vol 102 Issue 12

REAL ESTATE NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. 2021-3059
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

PHH MORTGAGE CORPORATION,
Plaintiff

v.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER CAROLINE PATTON, DE-
CEASED; et al., Defendants

To: UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER CAROLINE PATTON, DE-
CEASED, Defendant(s), 519 6TH ST
MONONGAHELA, PA 15063

COMPLAINT IN MORTGAGE
FORECLOSURE

You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. 2021-3059, seeking to foreclose the mortgage secured on your property located, 519 6TH ST MONONGAHELA, PA 15063.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed

without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

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

Southwestern Pennsylvania Legal Aid
Society
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
ATTORNEYS FOR PLAINTIFF
JENINE DAVEY, Esq. ID No. 87077
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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NAME CHANGE NOTICES

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division : Docket No. 2021-6307

In re: Petition of **Lucas Bell**, a minor, by the Petitioner, Julie Coffield natural parent or guardian, for change of name to Lucas Coffield

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed that date of 10/13/2021 and time of 9:15AM 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 102 Issue 12

SHERIFF'S SALE—Samuel L. Romano, 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 SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, November 5, 2021 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)

AMWELL

**LAKEVIEW LOAN
SERVICING LLC**

vs

JAMES E. CROSS

DOCKET #: 2018-1592

JUDGEMENT: \$171,856.61

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

Address: 1318 BRUSH RUN ROAD,
WASHINGTON, PA 15301

Tax #: 020-011-00-00-0018-01

Improvements: Residential Dwelling

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

CANONSBURG

**FEDERAL HOME LOAN MORT-
GAGE CORPORATION, ET AL**

vs

**FRANK E. DETHOMAS, BETH A.
KING FKA BETH A. DETHOMAS
AND ROBERT F. KING**

DOCKET #: 2021-3376

JUDGEMENT: \$66,926.31

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

Address: 146 EAST COLLEGE
STREET, CANONSBURG, PA 15317

Tax #: 110-032-00-03-0010-00

Improvements: Residential Dwelling

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

CENTERVILLE

U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of the IGLOO SERIES IV TRUST

vs
MARLA KAY WARGO

DOCKET #: 2018-2496
JUDGEMENT: \$98,409.43

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

Address: 748 RIDGE ROAD, BROWNSVILLE, PA 15417

Tax #: 151-049-00-00-0003-02

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
212-471-5100

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NOTTINGHAM

WELLS FARGO BANK, N.A., ET AL
vs
JEFFREY W. VERSCHAREN

DOCKET #: 2021-2985
JUDGEMENT: \$88,012.39

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

Address: 164 GILKESON ROAD,
EIGHTY FOUR, PA 15330

Tax #: 530-010-00-00-0008-00

Improvements: Residential Dwelling

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

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MONONGAHELA

COMMUNITY BANK

vs
DINA ANNESI, DECEASED, MARK CONTE, Nephew, MICHAEL CONTE, Nephew, ET AL

DOCKET #: 2020-5323
JUDGEMENT: \$39,473.92

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

Address: 402 EAST MAIN STREET,
MONONGAHELA, PA 15063

Tax #: 420-035-00-00-0007-00

Improvements: Residential Dwelling

Attorney: BASSI, VREELAND & ASSOCIATES, P.C., 724-228-7000

WCR Vol 102 Issues 12,13,14

PETERS

FIRST COMMONWEALTH BANK

vs
BRIAN FERRIS a/k/a BRIAN M. FERRIS AND JAMIE FERRIS a/k/a JAMIE M. FERRIS

DOCKET #: 2021-4342
JUDGEMENT: \$76,265.45

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

Address: 111 GOLDEN EAGLE DRIVE,
VENETIA, PA 15367

Tax #: 540-001-03-00-0045-00

Improvements: Residential Dwelling

Attorney: McGRATH McCALL, P.C.,
(412) 281-4333

WCR Vol 102 Issues 12,13,14

UNION

LOANCARE, LLC
vs
VELMA L. KUNTZ A/K/A
VELMA L. RUSH

DOCKET #: 2020-7428
JUDGEMENT: \$55,209.21

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

Address: 3 CIRCLE AVENUE,
ELRAMA PA 15038

Tax #: 640-007-01-02-0002-00 & 640-
007-01-02-0012-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 12,13,14

WEST BETHLEHEM

NEW RESIDENTIAL MORTGAGE
LLC
vs
ROBERT A. COWDEN

DOCKET #: 2019-2956
JUDGEMENT: \$70,285.74

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

Address: 571 HIGHLAND RIDGE
ROAD, MARIANNA, PA 15345

Tax #: 660-002-00-00-0002-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 12,13,14

WASHINGTON

PNC BANK,
NATIONAL ASSOCIATION
vs
JOSHUA J. ANDERSON

DOCKET #: 2021-3370
JUDGEMENT: \$58,285.18

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

Address: 111 LINN AVENUE, WASH-
INGTON, PA 15301

Tax #: 760-003-00-01-0007-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 12,13,14