

ESTATE NOTICES**FIRST PUBLICATION**

Balsama, Anthony J.
a/k/a Anthony J. Balsama, Sr.
Late of Houston
Washington Co., PA
File No. 63-23-1877

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: Sherry Lemasters, 2604 Lamda Dr., Flower Mound, TX 75028
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 104 Issues 25,26,27

Breth, Marjorie D.
a/k/a Marjorie Breth
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1928

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: Barry R. Breth, 405 Kelley Rd., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Brown, Donald Russell
a/k/a Donald R. Brown, Sr.
a/k/a Donald Brown
a/k/a Donald R. Brown
Late of Mount Pleasant 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: Donald R. Brown, Jr. c/o
Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Eskew, Shirley A.
Late of Venetia
Washington Co., PA
File No. 63-23-1852

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.

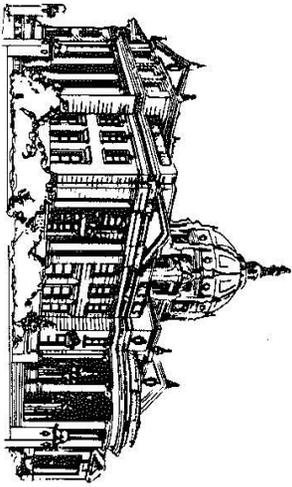
Executor: William A. Eskew c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Kulish, Dolores H.
a/k/a Dolores Helen Kulish
Late of Canonsburg Borough
Washington Co., PA
File No. 63-23-1991

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: James M. Kulish and
Janice L. Yanosky c/o
Attorney: Stephanie M. Sewak, Esq., 90



SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA

WASHINGTON COUNTY REPORTS

Vol. 104, No. 25 — JANUARY 4, 2023

119 South College Street, Washington, PA 15301

W. Chestnut St., Ste. 606, Washington,
PA 15301

WCR Vol 104 Issues 25,26,27

Leech, Elmer Stewart

a/k/a Elmer Leech a/k/a E. Stewart Leech
Late of South Franklin Twp.
Washington Co., PA

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

Executrix: Joyce E. Leech, 1400 S-Bridge Rd., Washington, PA 15301

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

WCR Vol 104 Issues 25,26,27

Lloyd, Evelyn Elizabeth

a/k/a Evelyn E. Lloyd
Late of Peters Twp.
Washington Co., PA
File No. 63-23-1880

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: Kristine Lloyd c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Lochran, Karen Ann

a/k/a Karen Lochran
Late of Burgettstown
Washington Co., PA
File No. 63-23-1913

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: Roy Lochran aka Roy Thomas Lochran, 10 Erie Mine Rd., Burgettstown, PA 15021

Attorney: Benjamin W. Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

McGrath, Anna G.

Late of North Strabane
Washington Co., PA
File No. 63-23-1850

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: Paul McGrath, 176 Fawn Valley Dr., McMurray, PA 15317

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Pierce, Carol June

Late of Canton Twp.
Washington Co., PA

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

Executrix: Lynn Kalich c/o,
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Rocco, Marlene Ann

a/k/a Marlene A. Rocco
Late of Canton Twp.
Washington Co., PA

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

Executor: Wayne Zaccarino a/k/a Wayne J. Zaccarino, 66 Mawhinney Rd., P.O. Box 183, Cecil, PA 15321-0183
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

Spagnolo, Ellia E.

Late of Canonsburg
Washington Co., PA
File No. 63-23-1909

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: Lennart Aaron Spagnolo, 156 Maple Ln., Canonsburg, PA 15317
Attorney: Benjamin W. Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

Thomas, Anthony

Late of Canonsburg Borough
Washington Co., PA

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

Executrix: Joyce Ann Johnston, 112 Briwood Dr., Canonsburg, PA 15317
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

SECOND PUBLICATION

Aiken, John

Late of Elrama
Washington Co., PA
File No. 63-23-01489

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: Debra Jean Wilson, Box 312, Elrama, PA 15038
Attorney: James W. Haines, Jr., Esq., 1202 West Main St., Monongahela, PA 15038

WCR Vol 104 Issues 24,25,26

Almo, Victor F.

a/k/a Victor Almo
Late of East Washington Borough
Washington Co., PA
File No. 63-23-01900

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: Susan P. Johnson, 1805 Vista Valley Rd., Washington, PA 15301
Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 104 Issues 24,25,26

Chwala, Walter Gregory

Late of Hanover
Washington Co., PA

File No. 206-46-7695

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: Suzanne Holt, 109 Harshaville Rd., Clinton, PA 15026

Attorney: Michele P. Conti, Esq., 986 Brodhead Rd., Moon Twp., PA 15108

WCR Vol 104 Issues 24,25,26

Dagg, John T.

Late of Chartiers Twp.
Washington Co., PA

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

Co-Executrix: Brenda S. Saunders, 1003 Sabrina Dr., Washington, PA 15301,
Kimberly A. Sams a/k/a Kimberly Ann Sams, 113 Palomino Court, Washington, PA 15301,
Attorney: Jeffery P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

WCR Vol 104 Issues 24,25,26

Ethridge, Mildred C.

Late of Washington County
Washington Co., PA
File No. 93-68-03178

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 Williams, 544 E. Saxony Dr., Exton, PA 19341

Attorney: Anne Friday Beck, Esq., 1725 Washington Rd., Ste. 206, Pittsburgh, PA 15241

WCR Vol 104 Issues 24,25,26

LoGalbo, Antonio

Late of Cecil Twp.
Washington Co., PA
File No. 63-23-1704

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: Anna Mueller, 420 Hook St., Bridgeville, PA 15017

Attorney: Sam H. Jessee, Esq., P.O. Box 100091, Pittsburgh, PA 15214

WCR Vol 104 Issues 24,25,26

Mikus, Olga

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.

Executrix: Nika DeRosa aka Nika Stopperich DeRosa, 439 Greenwood Dr., Canonsburg, PA 15317

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

WCR Vol 104 Issues 24,25,26

(Woods) Reese, Betty Elizabeth

Late of Rapho 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 de-

dent to make payment to the Executor without delay.

Executor: John Edmund Reese, II c/o
Attorney: Young & Young Attorneys-at-Law, 44 South Main St., Manheim, PA 17545

WCR Vol 104 Issues 24,25,26

THIRD PUBLICATION

Allenberg, Sydney A.

a/k/a Sydney Ann Allenberg
Late of Finleyville
Washington Co., PA
File No. 63-23-1835

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: Honi M. Kleya, 1530 Highland Dr., Finleyville, PA 15332
Attorney: Seth Penner, Esq., 357 Regis Ave., Pittsburgh, PA 15236

WCR Vol 104 Issues 23,24,25

Hilaire, Irene L.

a/k/a Irene Louise Hilaire
Late of Washington
Washington Co., PA
File No. 63-23-1173

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: Will R. Mauer, II, 5213 Highview Dr., Belle Vernon, PA 15012
Attorney: Rebecca Shaw McHolme, Esq., 1714 Lincoln Way, White Oak, PA 15131

WCR Vol 104 Issues 23,24,25

Krusey Jr., Robert W.

a/k/a Robert William Krusey, Jr.
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: William Harry Reis, 635 Conrad Ave., N. Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 23,24,25

Powell, David M.

a/k/a David McCarrell Powell
Late of Prosperity
Washington Co., PA
File No. 63-23-1871

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 A. Adams, 214 Grove Rd., Prosperity, PA 15329
Attorney: Dennis M. Makel, Esq., Makel & Assoc., LLC, 98 E. Maiden St., Washington, PA 15301

WCR Vol 104 Issues 23,24,25

Richman, Stephen I.

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

Executrix: Susan L. Richman, 21 Pinecrest Dr., Hastings-on-Hudson, NY 10706

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

WCR Vol 104 Issues 23,24,25

Williamson, Jacqueline J.

a/k/a Jacqueline Jo Williamson
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Lynda S. Thompson c/o
Attorney: Steven R. Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 23,24,25

Windsheimer, Edward Raye

a/k/a Eddy R. Windsheimer
a/k/a Eddy Raye Windsheimer
Late of Borough of Canonsburg
Washington Co., PA
File No. 63-22-1823

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

Executrix: Karen M. Seskey, 301 W. College St., Canonsburg, PA 15317

WCR Vol 104 Issues 23,24,25

REAL PROPERTY NOTICES

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION

IN RE: CONDEMNATION BY THE PENNSYLVANIA TURNPIKE COMMISSION OF ANY AND ALL RIGHTS IN AND TO THE USE OF THE SURFACE OF 18.253 ACRES OF PROPERTY ARISING FROM ALL OIL AND GAS LEASES AND/OR ASSIGNMENTS THEREOF OF PROPERTY LOCATED IN THE TOWNSHIP OF CECIL, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA, FOR THE CONSTRUCTION OF THE SOUTHERN BELTWAY, U.S. ROUTE 22 TO I-79 PROJECT (PART OF TAX PARCEL NO. 140-012-00-00-0094-000)

TO: JJ OIL & GAS, INCORPORATED, a Pennsylvania corporation, DALE PROPERTY SERVICES PENN, LP, a Texas limited partnership, itself and as successor in interest by conversion of DALE PROPERTY SERVICES PENN, LLC, an inactive-cancelled Texas limited liability company, DALE PENNSYLVANIA ROYALTY, LP, a Texas limited partnership, CHESAPEAKE APPALACHIA, L.L.C., an Oklahoma limited liability company, STATOILHYDRO USA ONSHORE PROPERTIES, INC., a Delaware corporation, now known as EQUINOR USA ONSHORE PROPERTIES INC., a Delaware corporation, RANGE RESOURCES – APPALACHIA, LLC, a Delaware limited liability company, and EQUITABLE GAS COMPANY, their successors in interest and assigns, all as their interests may appear.

ALL THAT CERTAIN piece of land located in the Township of Cecil, County of Washington, Commonwealth of Pennsylvania identified on the PTC Property Plot Plan, being Exhibit “B” attached to the Declaration of Taking.

NOTICE TO CONDEMNNEES

IN ACCORDANCE WITH SECTION 305 OF THE EMINENT DOMAIN CODE, CODIFIED AT 26 Pa.C.S. §305, THE PENNSYLVANIA TURNPIKE COMMISSION HEREBY GIVES NOTICE THAT:

1. The Pennsylvania Turnpike Commission filed a Declaration of Taking on October 31, 2023 in the Court of Common Pleas of Washington County, Pennsylvania at No. 2023-6309. This filing was made pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1, effective in 120 days [Sept. 1, 2006].
2. The Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania. Its principal office is located at Exit 247 of the Pennsylvania Turnpike System in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P. O. Box 67676, Harrisburg, Pennsylvania, 17106-6766.
3. The Pennsylvania Turnpike Commission is authorized and empowered by Section 6 of Act of May 21, 1937, P.L. 774, No. 211, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.
4. This Declaration of Taking was authorized by a Resolution adopted October 19, 2023, by said Condemnor. The record of the proceedings regarding this adoption may be examined at the Pennsylvania Turnpike’s Central Office, located at Exit 247 of the Pennsylvania Turnpike.
5. The purpose of the condemnation is to acquire property interests for the construction of the Southern Beltway, Route 22 and I-79 Project, and its requirements.
6. The property is situated in Township of Cecil, Washington County, Pennsylvania and consists of 18.253 acres owned by the Pennsylvania Turnpike Commission in fee simple described as Lot No. 2 in the Morgan Road Subdivision Plan as recorded in the Washington County Recorder of Deeds at Instrument No. 201805484, also identified as Tax Parcel ID No. 140-012-00-00-0094-00 (the “Property”). A plan of the property condemned sufficient for its identification has been filed with the Declaration, which was filed with the Prothonotary of Washington County and with the Washington County Recorder of Deeds in accordance with Section 304 of the Eminent Domain Code of 2006.
7. The nature of the title hereby acquired is the surface rights on the Property arising from oil and gas leases and/or assignments thereof and the extinguishment of such surface rights, as more fully described in the site drawing prepared by Monaloh Basin Engineers dated October 25, 2023 and attached to the Declaration of Taking as Exhibit B.
8. A plan showing the property may be inspected at the office of Wratcher Law, LLC, One Monroeville Center, 3824 Northern Pike, Suite 925, Monroeville, PA 15146.
9. The Condemnor filed with the Declaration of Taking its Open-End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just compensation is made or secured by the filing of said Bond.
10. If you wish to challenge the power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Allegheny County, Pennsyl-

vania, within thirty (30) days after publication of this Notice.

PENNSYLVANIA TURNPIKE COMMISSION

Date: December 27, 2023

Robert J. Wratcher, Esquire
Wratcher Law LLC
3824 Northern Pike, Suite 925
Monroeville, PA 15146
(412) 904-1875; rwratcher@wratcherlaw.com

WCR Vol 104 Issue 25

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY PENNSYLVANIA NOTICE OF COMPLAINT IN ACTION TO QUIET TITLE CIVIL DIVISION NO. 2023-6138

JMG PARTERS 2021 LP,
Plaintiff,
vs.

UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF WALTER ZYLO, DECEASED, UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF ANNA ZYLO, DECEASED, COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE

And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants.

NOTICE

To: Unknown Heirs, Executors and/or Administrators of the Estate of Walter Zylo, Deceased, Unknown Heirs, Executors and/or Administrators Of the Estate of Anna Zylo, Deceased, Commonwealth of Pennsylvania Department of Revenue And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint

adverse to Plaintiff's ownership

There has been an action to Quiet Title for property located at 163 Eldersville Road, Burgettstown, PA 15021. The parcel number for the property in question is 380-001-00-00-0035-00.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service
119 South College Street
Washington, Pennsylvania 15301
Telephone Number: (724) 225-6710

Southwestern Pennsylvania
Legal Aid Society
16 Cherry Avenue
Washington, PA 15301
(724) 225-6170

WCR Vol 104 Issue 25

CORPORATION NOTICES

NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on November 9, 2022 with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Lucas Electric, Inc.**

WCR Vol 104 Issue 25

Notice is hereby given that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on September 12, 2023, for **Lorenzo's Pub & Pizza** with a principal place of business located at 607 E. McMurray Road, McMurray, PA 15317. The entity interested in this business is Trillium Pizza LLC, located at 109 Trillum Place, McMurray, PA 15317.

WCR Vol 104 Issue 25

CORPORATION DISSOLUTION

NOTICE IS HEREBY GIVEN that the shareholders of **TRABAN INTERNATIONAL, LTD.**, a Pennsylvania corporation, with an address of 119 S College Street, Washington, PA 15301, (Washington County), have unanimously approved a proposal that the corporation voluntarily dissolve and is now engaged in winding up and settling affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988, as amended.

WCR Vol 104 Issue 25

TRUST NOTICE

Notice is hereby given of the administration of the Revocable Living Trust of **Betty Lou Marshall**, Trustor of Trust, of McDonald, Washington County, Pennsylvania, died on June 23, 2023. Notice is hereby given to all persons indebted to Betty Lou Marshall to make immediate payment, and those having claims against the same person to present them.

Peter K. Darragh, Successor Trustee
c/o Peter K. Darragh, Esquire
PO Box 435
Hickory, PA 15340

WCR Vol 104 Issues 23,24,25

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, FEBRUARY 2, 2024, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the 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)

BENTLEYVILLE

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**
vs
BARBARA M. KEARNS

DOCKET #: 2023-1761

JUDGEMENT: \$49,458.61

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

Address: 108 HAZEL STREET, BENTLEYVILLE, PA 15314

Tax #: 040-019-00-03-0025-00

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

WCR Vol 104 Issues 25,26,27

CANONSBURG

**CITIZENS BANK, N.A. S/B/M TO
CITIZENS BANK OF
PENNSYLVANIA**
vs

**CHARLES A.J. HALPIN, III,
ESQUIRE, Personal Representative of
the Estate of Dianna Mae Grabowski a/
k/a Diana M. Grabowski a/k/a Dianna
M. Grabowski, Deceased**

DOCKET #: 2023-5058

JUDGEMENT: \$36,079.48

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

Address: 515 CRAIGHEAD STREET, CANONSBURG, PA 15317

Tax #: 090-012-00-00-0017-00

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

WCR Vol 104 Issues 25,26,27

CANONSBURG (Cont'd)

NATIONSTAR MORTGAGE, LLC
vs
**WILLIAM M. CHAMBERS A
ND TIFFANY H. CHAMBERS**

DOCKET #: 2023-3156

JUDGEMENT: \$85,674.77

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

Address: 113 MURDOCK STREET, CANONSBURG, PA 15317

Tax #: 100-009-00-02-0009-00

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

WCR Vol 104 Issues 25,26,27

CANONSBURG (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**
vs
KIMBERLY J. BUCKNER

DOCKET #: 2023-2239

JUDGEMENT: \$115,520.41

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

Address: 435 BLAINE AVENUE, CANONSBURG, PA 15317

Tax #: 090-014-00-02-0010-00

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

WCR Vol 104 Issues 25,26,27

CANONSBURG (Cont'd)

**ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC**
vs
JACOB INTERHAL

DOCKET #: 2023-2634

JUDGEMENT: \$272,276.36

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

Address: 1023 COLDSTREAM DRIVE, CANONSBURG, PA 15317

Tax #: 140-010-10-00-0033-02

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

WCR Vol 104 Issues 25,26,27

CANTON

**U.S. BANK NATIONAL ASSOCIA-
TION, as Trustee for Credit Suisse First
Boston Mortgage Securities Corp., ET
AL**
vs

**SHAUNA McCracken PUPIN, as
believed Heir and/or Administrator to
the Estate of GARY L. McCracken,
AKA GARY McCracken, ET AL**

DOCKET #: 2023-1359

JUDGEMENT: \$23,122.23

In the Commonwealth of Pennsylvania, Washington County, Canton Township;
Address: 130 ELIZABETH STREET,
WASHINGTON, PA 15301

Tax #: 120-011-12-03-0030-00

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

WCR Vol 104 Issues 25,26,27

CANTON (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**
vs
**SHIRLEY A. COSSU
AND JOHN J. COSSU**

DOCKET #: 2023-2724

JUDGEMENT: \$22,838.59

In the Commonwealth of Pennsylvania, Washington County, Canton Township;
Address: 185 CALDWELL AVENUE,
WASHINGTON, PA 15301

Tax #: 120-011-04-02-0002-00

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

WCR Vol 104 Issues 25,26,27

CHARLEROI

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**
vs
**AUTUMN PIERCE
A/K/A AUTUMN L. PIERCE AND
MARTHA STEPHENSON**

DOCKET #: 2023-1019

JUDGEMENT: \$18,931.84

In the Commonwealth of Pennsylvania, Washington County, Charleroi Borough;
Address: 518 THIRD STREET, CHARLEROI, PA 15022

Tax #: 160-022-00-00-0017-00

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

WCR Vol 104 Issues 25,26,27

DONORA**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

BRANDY C. ROSSEY**DOCKET #: 2023-3204
JUDGEMENT: \$62,377.90**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 317 13TH STREET, DONORA,
PA 15033
Tax #: 240-008-00-02-0027-00 & 240-008-
00-02-0026-00 (2)
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

WCR Vol 104 Issues 25,26,27**DONORA (Cont'd)****WELLS FARGO BANK, N.A.
S/B/M WELLS FARGO HOME
MORTGAGE, INC.**

vs

ELEANOR J. RICHARDSON, ET AL**DOCKET #: 2022-8754
JUDGEMENT: \$25,302.59**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 157 IDA AVENUE, DONORA,
PA 15033
Tax #: 240-036-00-02-0016-00
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 104 Issues 25,26,27**EAST BETHLEHEM****PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**WILLIAM JOHN NOPWASKEY, JR
AND EVA M. NOPWASKEY****DOCKET #: 2019-289
JUDGEMENT: \$59,090.46**

In the Commonwealth of Pennsylvania,

Washington County, East Bethlehem
Township;
Address: 415 FIRST STREET, VES-
TABURG, PA 15368
Tax #: 260-001-04-07-0008-00
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

WCR Vol 104 Issues 25,26,27**ELLSWORTH****PENNYMAC LOAN SERVICES LLC**

vs

AMANDA D. SMITH**DOCKET #: 2022-768
JUDGEMENT: \$68,239.51**

In the Commonwealth of Pennsylvania,
Washington County, Ellsworth Borough;
Address: 63 HICKORY STREET, ELLS-
WORTH, PA 15331
Tax #: 310-009-00-04-0002-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215)
627-1322

WCR Vol 104 Issues 25,26,27**FALLOWFIELD****HSBC BANK USA, NATIONAL
ASSOCIATION, ET AL**

vs

**UNKNOWN HEIRS, Successors, As-
signs and all Persons, Firms, Associa-
tions claiming Right, Title or Interest
from or under HELEN C. DAVIS, De-
ceased Mortgagor and Owner****DOCKET #: 2022-6778
JUDGEMENT: \$75,046.04**

In the Commonwealth of Pennsylvania,
Washington County, Fallowfield Town-
ship;
Address: 325 FREMONT ROAD, CHAR-
LEROI, PA 15022
Tax #: 320-008-01-01-0015-00
Improvements: Residential Dwelling
Attorney: ALBERTELLI LAW, 856-724-
1888

WCR Vol 104 Issues 25,26,27**MARIANNA****U.S. BANK NATIONAL
ASSOCIATION**

vs

**JOSEPH E. SAKEL AND
SONYA CHRISTINE SAKEL****DOCKET #: 2022-6208
JUDGEMENT: \$34,440.71**

In the Commonwealth of Pennsylvania,
Washington County, Marianna Borough;
Address: 920 OAK STREET, MARIAN-
NA, PA 15345
Tax #: 400-014-00-01-0012-00
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646

WCR Vol 104 Issues 25,26,27**MARIANNA (Cont'd)****PNC BANK, NATIONAL
ASSOCIATION AND AS SUCCESSOR
BY MERGER TO NATIONAL CITY
BANK**

vs

**LORENZO KEITH HARRIS,
As Executor of the ESTATE OF
LORENZO B. HARRIS****DOCKET #: 2023-2816
JUDGEMENT: \$42,373.35**

In the Commonwealth of Pennsylvania,
Washington County, Marianna Borough;
Address: 904-905 OAK STREET, MARI-
ANNA, PA 15345
Tax #: 400-016-00-02-0012-00
Improvements: Residential Dwelling
Attorney: TUCKER ARENSBERG, P.C.,
(412) 566-1212

WCR Vol 104 Issues 25,26,27**MONONGAHELA****COMMUNITY LOAN
SERVICING, LLC f/k/a BAYVIEW
LOAN SERVICING, LLC**

vs

**UNKNOWN HEIRS OF
DEBRA L. CHOVAN, ET AL****DOCKET #: 2022-3044
JUDGEMENT: \$117,996.64**

In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;
Address: 1010 MARNE AVENUE, MO-
NONGAHELA, PA 15063
Tax #: 440-011-00-01-0012-00
Improvements: Residential Dwelling

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

WCR Vol 104 Issues 25,26,27**MONONGAHELA (Cont'd)****JPMORGAN CHASE BANK, N.A.**

vs

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LINDA A.
BOYTIM, DECEASED****DOCKET #: 2022-6779
JUDGEMENT: \$53,060.50**

In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;
Address: 440 PLEASANT STREET, MO-
NONGAHELA, PA 15063
Tax #: 430-010-00-01-0006-00
Improvements: Residential Dwelling
Attorney: HILL WALLACK LLP, (215)
579-7700

WCR Vol 104 Issues 25,26,27**NORTH FRANKLIN****PENNYMAC LOAN SERVICES LLC**

vs

STEPHEN E. WELLMAN**DOCKET #: 2023-4651
JUDGEMENT: \$188,310.33**

In the Commonwealth of Pennsylvania,
Washington County, North Franklin
Township;
Address: 1747 RIDGEWOOD DRIVE,
WASHINGTON, PA 15301
Tax #: 510-002-00-00-0051-01 & 510-002

-00-00-0051-09 (2)
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 104 Issues 25,26,27

NORTH STRABANE

**MB HOMEOWNERS'
ASSOCIATION, INC.**
vs
JENNIFER POLLY

DOCKET #: 2022-5702
JUDGEMENT: \$7,499.42

In the Commonwealth of Pennsylvania,
Washington County, North Strabane
Township;
Address: 1278 MEADOWBROOK
DRIVE, CANONSBURG, PA 15317
Tax #: 520-011-04-03-0044-00F
Improvements: Residential Dwelling
Attorney: LMBH LEGAL SERVICES
LLC, (412) 495-5875

WCR Vol 104 Issues 25,26,27

SMITH

**PNC BANK,
NATIONAL ASSOCIATION**
vs
TODD J. MURRAY

DOCKET #: 2023-2945
JUDGEMENT: \$57,289.62

In the Commonwealth of Pennsylvania,
Washington County, Smith Township;
Address: 9 LIBERTY AVENUE, BUR-
GETTSTOWN, PA 15021
Tax #: 570-022-00-00-0019-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215)
627-1322

WCR Vol 104 Issues 25,26,27

SMITH (Cont'd)

**U.S. BANK TRUST NATIONAL
ASSOCIATION, Not In Its Individual
Capacity But Solely as Owner Trustee
for VRMTG Asset Trust**

vs
ROXANNE CALHOUN

DOCKET #: 2022-8674
JUDGEMENT: \$68,637.40

In the Commonwealth of Pennsylvania,
Washington County, Smith Township;
Address: 114 ELEANOR STREET,
LANGELOTH, PA 15054
Tax #: 570-019-04-03-0012-00
Improvements: Residential Dwelling
Attorney: PARKER MCCAY P.A., (856)
810-5815

WCR Vol 104 Issues 25,26,27

SOUTH STRABANE

RBC BANK (GEORGIA), N.A.
vs
**MICHAEL KUNA a/k/a MICHAEL
STEPHEN KUNA and UNITED
STATES OF AMERICA**

DOCKET #: 2019-5066
JUDGEMENT: \$479,912.64

In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;
Address: 6 KINGSWOOD COURT,
WASHINGTON, PA 15301
Tax #: 600-001-03-00-0010-00
Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010

WCR Vol 104 Issues 25,26,27

UNION

**MORTGAGE ASSETS
MANAGEMENT LLC**
vs
ELAINE DEWITT

DOCKET #: 2023-2472
JUDGEMENT: \$64,127.71

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 55 PUMPKIN CENTER ROAD,
FINLEYVILLE, PA 15332
Tax #: 640-006-00-00-0026-00
Improvements: Residential Dwelling

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

WCR Vol 104 Issues 25,26,27

UNION (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**
vs
JUSTIN A. MOLINARO

DOCKET #: 2022-3182
JUDGEMENT: \$160,268.22

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 5148 HAZEL STREET,
FINLEYVILLE, PA 15332
Tax #: 640-004-02-02-0005-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611

WASHINGTON

MIDFIRST BANK
vs
**MELISSA R. MILLER,
AKA MELISSA R. PEPPER**

DOCKET #: 2023-4371
JUDGEMENT: \$13,101.83

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 341 GROVE AVENUE, WASH-
INGTON, PA 15301
Tax #: 780-007-00-02-0001-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611

WCR Vol 104 Issues 25,26,27

WASHINGTON (Cont'd)

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**
vs
**MINDY M. BATES
AND WILLIAM GALLO**

DOCKET #: 2022-2293
JUDGEMENT: \$58,436.03

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 1130 SYCAMORE STREET,
WASHINGTON, PA 15301
Tax #: 770-046-00-01-0001-00
Improvements: Residential Dwelling
Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660

WCR Vol 104 Issues 25,26,27