



WASHINGTON COUNTY REPORTS
Vol. 105 No. 49 – JUNE 18, 2025
119 South College Street, Washington, PA 15301

ESTATE NOTICES

FIRST PUBLICATION

Hickman, Joan Darlene

a/k/a Joan D. Hickman
a/k/a Joan Hickman
Late of Washington
Washington Co., PA
File No. 63-25-0236

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: Chad R. Hickman, P.O. Box 711, Roscoe, PA 15477; Stephanie A. Bane, 49 Berry Ave., Clarksville, PA 15332,
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 49,50,51

Jardine, S. Rita

a/k/a Sylvia Rita Jardine
Late of Washington
Washington Co., PA
File No. 63-25-0805

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: Juliana E. Jardine, 725 Frederick Court, Canonsburg, PA 15317; Matthew J. Jardine, 1 Sunridge Drive, Champion, PA 15622,
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 49,50,51

Kampian Jr., John Michael

a/k/a John M. Kampian
Late of Smith Twp.
Washington Co., PA
File No. 63-25-00208

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: Jeffrey Kampian, 998 Midway-Candor Rd., Bulger, PA 15019
Attorney: Kurt J. Winter, Esq., Winter Associates, 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 105 Issues 49,50,51

Panconi, Robert E.

Late of Burgettstown
Washington Co., PA
File No. 63-25-0057

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: Ruth Beach, 33 Shady Ave., Burgettstown, PA 15021
Attorney: Kurt J. Winter, Esq., Winter Associates, 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 105 Issues 49,50,51

Russell, James F.

Late of Hanover Twp.
Washington Co., PA
File No. 63-25-0769

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 P. Russell, 379 Harts Rd., Carmichaels, PA 15320
Attorney: Blake J. Birchmeier, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

WCR Vol 105 Issues 49,50,51

Vallina, Shirley Mae

Late of Smith Twp.
Washington Co., PA
File No. 63-25-00570

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

Executor: Jon Lynn Vallina, 38 Harris Rd., Langeloth, PA 15054
Attorney: Kurt J. Winter, Esq., Winter Associates, 1535 Main St., P.O. Box 53, Burgettstown, PA 15021

WCR Vol 105 Issues 49,50,51

SECOND PUBLICATION**Berdine, Jr., Kenneth J.**

Late of Washington
Washington Co., PA
File No. 63-25-0768

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: Bernadette Berdine, 753 E. National Pike, Washington, PA 15301
Attorney: Michele P. Conti, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

WCR Vol 105 Issues 48,49,50

Burke, Jr., Charles Theodore

a/k/a Charles T. Burke, Jr.
Late of Oklahoma
Washington Co., PA
File No. 63-25-0644

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: Robin Sue Boswell, 11214 N. 143rd East Ave., Owasso, OK 74055;
Beth Ann Henry, 3008 SW 132nd Place, Oklahoma City, OK 73170
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 48,49,50

Caleffe, Penelope S.

Late of Canton Twp.
Washington Co., PA
File No. 63-24-5568

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 J. Caleffe a/k/a Robert John Caleffe, 305 Crescent Dr., Washington, PA 15301
Attorney: Paul J. Giuffre, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

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Diaz, Margaret

Late of Charleroi Borough
Washington Co., PA

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

Executrix: Charlene Diaz, 188 Lilly St., Lowber, PA 15660
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 48,49,50

Harvey, Shirley Mae

a/k/a Shirley M. Harvey
Late of Canonsburg
Washington Co., PA
File No. 63-24-1444

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: Cheryl A. Kolacynski, 232 Columbia Dr., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

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Lavrich, Courtney Marie

Late of 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 & Attorney: Brian F. Levine, Esq., Levine Law, LLC, 22 E Grant St., New Castle, PA 16101-2279

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Mavrich, Kenneth J.

Late of Strabane
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: Katie E. Green, 2011 Dantry Dr., Canonsburg, PA 15317
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

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McFeely, Marlene

a/k/a Marlene M. McFeely
a/k/a Marlene Beck
a/k/a Marlene M. Beck
Late of Bentleyville 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Robert A. Gavazzi, 3 Wesley St., Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Napolitan, Leanna Agnes

a/k/a Leanna Napolitan
Late of Washington
Washington Co., PA

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

Executrix: Carol Lyn Cianci, 49 Little Creek Rd., Marianna, PA 15345
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 E. Wheeling St., Washington, PA 15301

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Nicksick, Catherine Joyce

a/k/a Catherine J. Nicksick
a/k/a Catherine Nicksick
Late of Burgettstown
Washington Co., PA
File No. 63-25-0750

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: Jeanine M. Fahnestock, 240 Overlook Dr., Pittsburgh, PA 15228
Attorney: Robert C. Shanahan, Esq., 328 Lucilla St., Pittsburgh, PA 15218

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Rihmland, Marion

a/k/a Marion G. Rihmland
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: Janine Rihmland a/k/a Janine Kunigunde Rihmland c/o
Attorney: Nora C. Peace, Esq., Pittsburgh Estate Law P.C., 1501 Mt. Royal Blvd., Glenshaw, PA 15116

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Sims, Audrey R.

a/k/a Audrey Ruth Sims
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: Steven D. Sims, 115 Hallam Ave., Washington, PA 15301
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

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Tharp, Mary Ann

Late of Canonsburg Borough
Washington Co., PA
File No. 63-25-0741

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: Michael John Tharp, 8695 Peebles Rd., Pittsburgh, PA 15237
Attorney: Mark S. Riethmuller, Esq.,

Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

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Tonecha, Joseph J.

a/k/a Joseph John Tonecha
Late of Venetia
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: Joy Marlene Lamars, 305 McMurray Rd., Pittsburgh, PA 15241

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Wright, C. Kenneth

a/k/a Clyde Kenneth Wright
Late of West Alexander
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: Lisa Marie Calchary nka Lisa Marie Deehan, 81 Via Verona, Palm Beach, FL 33418; Teresa Lynn Terrian, 28 Macallen Lane, Unit #9, Triadelphia, WV 26059,
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

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THIRD PUBLICATION**Abreu, Mary E.**

Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-1593

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

Executor: Linda S. Kozlovich, 28 Robin Rd., Wildwood, FL 34785
Attorney: Christian E. Seseck, Esq., Higinbotham Law Offices, 68 South Beeson Blvd., Uniontown, PA 15401

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Beall, James

Late of West Bethlehem Township
Washington Co., PA

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

Administratrix: April Renae Tedrow, 1005 Costille Run Rd., Clarksville, PA 15322
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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Cipa, Florence S.

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

Co-Executor: Patricia A. Drake, 4 High St., Monessen, PA 15062, Richard S. Cipa, 404 Castner Ave., Donora, PA 15033
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., PO Box 1, Charleroi, PA 15022

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Curry, Doris Arlene

a/k/a Arlene Curry
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: John Taylor, 3378 Millers Run Rd., Cecil, PA 15321

WCR Vol 105 Issues 47,48,49

Escareno, Ann M.

a/k/a Ann Margaret Escareno
Late of Washington Co., PA
File No. 63-25-0734

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: Dawna E. Mozes, 528 Franklin Ave., Canonsburg, PA 15317
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 47,48,49

Lloyd, Diane Lyn

a/k/a Diane Lloyd
Late of North Strabane
Washington Co., PA
File No. 63-25-0551

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

WCR Vol 105 Issues 47,48,49

Mercer, Albert Lyle
a/k/a Albert L. Mercer
Late of Washington
Washington Co., PA
File No. 63-25-00496

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: Carolyn Sue Mercer, 312 Wolf Ave., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Miller, Jr., Charles W.
a/k/a Charles Wayne Miller, Jr.
Late of Marianna
Washington Co., PA
File No. 63-25-0706

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

Administrator: Brian C. Miller, 2428 Martindale Road, Marianna, PA 15345
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Pagano, Susan Ann
a/k/a Susan A. Pagano
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: Leah Pagano, 945 Donnan Ave., Washington, PA 15301

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Tkalcevic, Nick
a/k/a Nicholas Tkalcevic
Late of Burgettstown
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: Kathy E. Shea a/k/a Kathy Elaine Shea, 442 Tavistock Blvd., Had-donfield, NJ 08033

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CORPORATION NOTICES

LEGAL NOTICE

NOTICE IS HEREBY GIVEN pursuant to the Fictitious Names Act of 1982 (54 Pa. C.S. §§ 301 et seq.), as amended, that **Solar Stable, LLC**, of 161 Papp Road, Canonsburg, PA 15317, filed an application to conduct business under the name of **SolarProFix** on June 5, 2025, in the Department of State of the Commonwealth of Pennsylvania, Harrisburg.

S.R. LAW, LLC
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

WCR Vol 105 Issue 49

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State in the Commonwealth of Pennsylvania, with respect to a Limited Liability Company, which is organized under the provisions of The Pennsylvania Uniform Limited Liability Company Act of 2016, 15 Pa.C.S. § 8811 et seq., and any successor statute, as amended from time to time. The name of the Limited Liability Company is **Solar Stable, LLC**, and it is to be organized effective June 5, 2025.

S.R. LAW, LLC
631 Kelly Blvd., P.O. Box 67
Slippery Rock, PA 16057

WCR Vol 105 Issue 49

PETITION FOR INCORPORATION OF WEST ALEXANDER BOROUGH

NOTICE IF HEREBY GIVEN that on April 22, 2025, a Petition for Incorporation of West Alexander Borough was filed in the Court of Common Pleas of Washington County, No. CV-2025-01882, praying for a decree from the Court: establishing a borough advisory committee to advise the Court; to conduct a hearing thereafter; to determine that the proposed borough incorporation is supported by a

preponderance of the evidence; to certify the question of incorporation to the board of elections for Washington County for a referendum vote of the residents of the proposed borough; and to enter a final decree granting the Petition of Incorporation.

Notice hereof shall be filed for four consecutive weeks, during which time exceptions may be filed to the Petition with the Court by any person interested.

Copies of the Petition may be obtained from the Court of Common Pleas of Washington County, or from the undersigned.

Ronald V. Santora, Esq.
Bresset & Santora, LLC
1188 Wyoming Avenue
Forty Fort, PA 18704
rsantora@bressetsantora.com

WCR Vol 105 Issues 46,47,48,49

ADOPTION NOTICE

**IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
ORPHANS COURT DIVISION**
Case No. 63-25-00536

In re: Adoption of Autumn Joy Work

ORDER OF COURT

AND NOW, this 2nd day of June, 2025, in consideration of the Petitioner's Motion for Continuance, it is hereby ORDERED, ADJUDGED, and DECREED as follows:

1. Petitioner's Motion is GRANTED.
2. The hearing scheduled for May 22, 2025 at 2:00p.m. is hereby CONTINUED and shall take place on the 26th day of June, 2025 at 2:00 p.m.

BY THE COURT:
/s/ J. John F. DiSalle

WCR Vol 105 Issue 49

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, JULY 11 2025**, at **10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases 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 descriptions of the properties are on file in the Sheriff's Office at 95 West Beau St., Suite 110, Washington, PA)

BURGETTSTOWN

U.S. BANK NATIONAL ASSOCIATION, as Indenture Trustee, for the Holders of the CIM Trust 2017-3, Mortgage-Backed Notes, Series 2017-3

vs

**MATTHEW MANGES AND
CHRISTINA L. MANGES**

**DOCKET #: 2019-902
JUDGEMENT: \$106,513.32**

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

Address: 14 SHADY AVENUE, BURGETTSTOWN, PA 15021
Tax #: 070-023-00-00-0019-00 & 070-023-00-00-0020-00 (2)

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

WCR Vol 105 Issues 47,48,49

CANTON

**GITSIT SOLUTIONS, LLC F/K/A
KONDAUR CAPITAL CORP.**

vs

WILLIAM C CHUBA

**DOCKET #: 2024-5737
JUDGEMENT: \$157,703.27**

In the Commonwealth of Pennsylvania, Washington County, Canton Township;
Address: 4 DOGWOOD DRIVE, WASH-

INGTON, PA 15301

Tax #: 120-008-06-00-0003-02

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CECIL

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF 2 ACQUISITION TRUST

vs

DENNIS J. WILLIAMS, ET AL

**DOCKET #: 2022-53
JUDGEMENT: \$294,870.41**

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

Address: 112 MAWHINNEY ROAD, CECIL, PA 15321

Tax #: 140-007-00-00-0052-01

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CECIL (Cont'd)

GEORGETOWN ESTATES HOME-OWNERS ASSOCIATION

vs

MILDRED BUMA MEYERS

DOCKET #: 2024-2719

JUDGEMENT: \$4,353.85

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

Address: 1484 YORKTOWNE DRIVE, LAWRENCE, PA 15055

Tax #: 140-012-17-00-0004-00A

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CECIL (Cont'd)

WELLS FARGO BANK, N.A.

vs

GREG OSBORNE, as believed Heir and/or Administrator for the Estate of KIMBERLY J. PIXLEY, ET AL

**DOCKET #: 2024-8542
JUDGEMENT: \$100,058.96**

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

Address: 1195 VALLEY VIEW DRIVE, LAWRENCE, PA 15055

Tax #: 140-012-14-00-0010-00E

Improvements: Residential Dwelling

Attorney: THE MANLEY LAW FIRM LLC, 614-220-5611

WCR Vol 105 Issues 47,48,49

CHARLEROI

NATIONSTAR MORTGAGE, LLC

vs

**ELIZABETH WRAI SANDLER
a/k/a ELIZABETH SANDLER**

**DOCKET #: 2024-3715
JUDGEMENT: \$109,124.91**

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

Address: 100 LOOKOUT AVENUE, CHARLEROI, PA 15022

Tax #: 160-031-00-02-0020-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

CHARTIERS

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as Owner Trustee for RCAF ACQUISITION TRUST

vs

**JAMES W. SMEARMAN AND
JAMIE H. CARDWELL**

**DOCKET #: 2024-2785
JUDGEMENT: \$217,598.21**

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

Address: 440 MCCLANE FARM ROAD, WASHINGTON, PA 15301

Tax #: 170-017-01-02-0012-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

DEEMSTON

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under KYLE NEVLING, Deceased, ET AL

**DOCKET #: 2023-3409
JUDGEMENT: \$179,532.51**

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

Address: 329 BARNARD ROAD, FREDERICKTOWN, PA 15333

Tax #: 220-002-00-00-0026-00 & 220-002-00-00-0024-02 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

DONORA

**PNC BANK, NATIONAL
ASSOCIATION**

vs

HEATHER ASHLEY

**DOCKET #: 2024-5375
JUDGEMENT: \$49,392.84**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 458 8TH STREET, DONORA,
PA 15033
Tax #: 240-017-00-01-0011-00

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

WCR Vol 105 Issues 47,48,49

DONORA (Cont'd)

**ROCKET MORTGAGE, LLC
f/k/a QUICKEN LOANS, LLC
f/k/a QUICKEN LOANS INC.**

vs

TRAVIS ZAGATA

**DOCKET #: 2024-5738
JUDGEMENT: \$39,197.69**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 404 8TH STREET, DONORA,
PA 15033
Tax #: 240-016-00-03-0009-00

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

WCR Vol 105 Issues 47,48,49

EAST BETHLEHEM

NATIONSTAR MORTGAGE, LLC

vs

TRACY ANDERSON

**DOCKET #: 2025-375
JUDGEMENT: \$96,067.14**

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

Address: 5 MARKET STREET, FRED-
ERICKTOWN, PA 15333
Tax #: 260-013-00-01-0010-00

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

WCR Vol 105 Issues 47,48,49

ELLSWORTH

**U.S. BANK TRUST NATIONAL
ASSOCIATION, as Trustee of**

**IGLOO SERIES V TRUST
vs
MICHAEL E. CHILDS AND
SAMANTHA CICCII**

**DOCKET #: 2024-551
JUDGEMENT: \$65,064.93**

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

Address: 35 MAPLE STREET, ELLS-
WORTH, PA 15331

Tax #: 310-019-00-01-016-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 105 Issues 47,48,49

MONONGAHELA

CITIZENS BANK, N.A.

vs

**JOSHUA M. BAGIACKAS AND
MERISSA R. BAGIACKAS**

**DOCKET #: 2024-6608
JUDGEMENT: \$49,535.79**

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

Address: 1102 LAWTON STREET, MO-
NONGAHELA, PA 15063

Tax #: 440-026-00-01-0019-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

MOUNT PLEASANT (PARTIALLY IN CANTON TWP)

**FEDERAL HOME LOAN
MORTGAGE CORPORATION,
ET AL**

vs

**RICHARD A. CROWLEY AND
GINGER L. CROWLEY**

**DOCKET #: 2023-6777
JUDGEMENT: \$437,596.16**

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant and
Canton Townships;

Address: 469 LYNN PORTAL ROAD,
WASHINGTON, PA 15301

Tax #: 460-002-00-00-0004-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NEW EAGLE

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**M.M. as believed Heir and/or
Administrator fo the Estate of
PAUL T. MORSE, ET AL**

**DOCKET #: 2024-6315
JUDGEMENT: \$32,738.04**

In the Commonwealth of Pennsylvania,
Washington County, New Eagle Borough;

Address: 424 MAIN STREET, NEW EA-
GLE, PA 15067

Tax #: 480-012-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NORTH FRANKLIN

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

vs

LISA A. WHITE

**DOCKET #: 2024-8686
JUDGEMENT: \$120,389.77**

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

Address: 444 FRANKLIN FARMS
ROAD, WASHINGTON, PA 15301
Tax #: 510-002-14-03-0011-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

NORTH STRABANE

**US BANK TRUST NATIONAL
ASSOCIATION, not in its individual**

**capacity but solely as Owner Trustee
for VRMTG ASSET TRUST**

vs

**RENEE L. ROBINSON AND THE
UNITED STATES OF AMERICA**

**DOCKET #: 2025-278
JUDGEMENT: \$244,420.60**

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

Address: 1026 HIGHLAND DRIVE,
CANONSBURG, PA 15317
Tax #: 520-013-23-00-0022-00

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

NORTH STRABANE (Cont'd)

**U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL**

vs

**UNKNOWN HEIRS, Successors, As-
signs and all Persons, Firms or Associ-
ations Claiming Right, Title or Interest
from or under DIANNE S. SCOTT,
Deceased**

**DOCKET #: 2023-1203
JUDGEMENT: \$81,169.04**

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

Address: 570 WEST McMURRAY
ROAD, CANONSBURG, PA 15317
Tax #: 520-001-02-01-0015-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49

SOUTH STRABANE

**GRAND AVENUE INVESTMENTS
LP SERIES 3 AND OTAF LLC**

vs

J. ANGELIDES ENTERPRISES LP

**DOCKET #: 2024-3408
JUDGEMENT: \$2,218,740.76**

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

Address: 3535 COUNTRY CLUB
DRIVE, WASHINGTON, PA 15301
Tax #: 600-004-00-00-0015-00, 600-004-
00-00-0015-07, 600-004-00-00-0015-08,
600-004-00-00-0015-09, 600-004-19-00-
0033-00 & 600-004-18-00-0032-00 (6)

Improvements: Residential Dwelling

Attorney: STONER LAW OFFICES
LLC, 412-515-0939

WCR Vol 105 Issues 47,48,49

UNION

**FINANCE OF AMERICA REVERSE
LLC**

vs

**ELEANOR J. McCROSSIN BEYNON
a/k/a ELEANOR J. BEYNON**

DOCKET #: 2024-8319

JUDGEMENT: \$200,268.41

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

Address: 42 NORTON DRIVE, FINLEY-
VILLE, PA 15332

Tax #: 640-010-00-00-0019-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 47,48,49