

ESTATE NOTICES**FIRST PUBLICATION**

Armstrong, Jr., Ralph Early
a/k/a Ralph Early Armstrong
Late of City of Washington
Washington Co., PA
File No. 63-23-1403

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: Carly D. Wise, 245 Alamae
Lakes Rd., Washington, PA 15301

WCR Vol 104 Issues 14.15.16

Cahill, Richard Lee
a/k/a Dick Cahill
Late of City of Washington
Washington Co., PA
File No. 63-23-1583

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: MaryAnn Cahill, 690 N.
Main St., Washington, PA 15301

WCR Vol 104 Issues 14.15.16

Evans, Barbara Jane
a/k/a Barbara J. Evans
Late of Eighty Four
Washington Co., PA
File No. 63-23-1580

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 F. Egan, Jr., 102 Butternut
Court, Eighty Four, PA 15330
Attorney: Peter Andrew Smith, Esq., 5101
Bayard St., Pittsburgh, PA 15232

WCR Vol 104 Issues 14.15.16

Fordyce, Jeannette Lucy
a/k/a Jeannette L. Fordyce
a/k/a Jeannette Fordyce
Late of Somerset Township
Washington Co., PA
File No. 63-23-1579

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: Linda M. Lowden a/k/a
Linda Marie Lowden, Charles J. Lowden
a/k/a Charles Joseph Lowden, 1042 Brush
Run Rd., Washington PA 15301
Attorney: Dorothy A. Milovac, Esq., Pea-
cock Keller, LLP, 95 West Beau St., Suite
600, Washington, PA 15301

WCR Vol 104 Issues 14.15.16

Freeman, Helen H.
Late of North 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: Helen Dailey n/k/a Helen Prop-
er, 1263 E. Maiden St., Washington, PA
15301

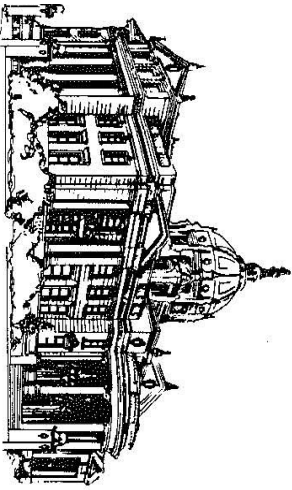
Attorney: John M. Petrisek, Esq., 998
Main St., Bentleyville, PA 15314

WCR Vol 104 Issues 14.15.16

WASHINGTON COUNTY REPORTS

Vol. 104, No.14 — OCTOBER 19 2023

119 South College Street, Washington, PA 15301



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

Holt, Kevin Michael

a/k/a Kevin M. Holt
Late of Westland
Washington Co., PA
File No. 63-23-1455

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 & Attorney: Lane M. Turturice, Esq., Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 14,15,16

Johnson, Kathleen Marie

a/k/a Kathleen M. Johnson
Late of Meadow Lands
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: Ashley Johnson, 65 Pike St., Box 587, Meadowlands, PA 15347
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 14,15,16

Knox, Gertrude G.

a/k/a Gertrude D. Knox
a/k/a Gertrude Gravelle Knox
Late of Canonsburg
Washington Co., PA
File No. 63-23-1538

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 Edward Knox, 172 Main St., West Alexander, PA 15376,; Thomas J. Knox, 606 Raystown Rd., Everett, PA 15537,

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

WCR Vol 104 Issues 14,15,16

Luketich, George

Late of Bentleyville
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: Kimberly A. Trozzi, 83 Grandview Dr., Weston, WV 26452
Attorney: James P. Weaver, Jr., Esq., Puskar Law Firm, 157 S. Main St., Washington, PA 15301

WCR Vol 104 Issues 14,15,16

Marks, III, John Edward

a/k/a John E. Marks, III
Late of Peters Twp.
Washington Co., PA
File No. 63-23-1431

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: Ethel E.Marks
a.k.a Ethel Elizabeth Marks c/o
Attorney: L. Dawn Haber, Esq., Akman & Assoc., LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 104 Issues 14,15,16

Munnell, John Faris

Late of Athen, Georgia
Washington Co., PA
File No. 63-23-0597

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: Alexander T. McElroy, Esq., Lenington, Gratton & Assoc. LLP, 125 Technology Dr., Ste. 207, Canonsburg, PA 15317

WCR Vol 104 Issues 14,15,16

Palyas, George R.

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

Executors: Adam L. Palyas and Kelly J. Shaw c/o
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

WCR Vol 104 Issues 14,15,16

Rutan, Elsie Christine

a/k/a Elsie C. Rutan
Late of Newport Beach, California
Washington Co., PA
File No. 63-23-0990

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 F. Rutan Jr aka John For-

est Rutan Jr., 757 Finchley Dr., Justin, TX 76247

Attorney: Alexander T. McElroy, Esq., Lenington, Gratton & Assoc. LLP, 125 Technology Dr., Ste. 207, Canonsburg, PA 15317

WCR Vol 104 Issues 14,15,16

Schlebusch, Nancy L.

Late of McDonald Borough
Washington Co., PA
File No. 63-23-01501

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: Walter John Schlebusch, 8527 Noblestown Rd., McDonald, PA 15057
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

WCR Vol 104 Issues 14,15,16

Sfakianakis, Michael Gust

a/k/a Michael G. Sfakianakis
Late of McMurray
Washington Co., PA
File No. 63-23-1378

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: Daniel J. Drusbasky, 602 Patterson Rd., Bethel Park, PA 15102
Attorney: Roger J. Gaydos, Esq., 407 Oak Spring Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 14,15,16

SECOND PUBLICATION**Bails, Joan T.**

Late of Union Twp.
Washington Co., PA
File No. 63-23-1484

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: Kimberly A. Schindler aka Kimberly Ann Schindler, 511 Railroad St., Houston, PA 15342
Attorney: Thomas J. Boris, Esq., Shields and Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 104 Issues 13,14,15

Brown, Frances P.

Late of Smith Twp.
Washington Co., PA
File No. 63-23-1544

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

Executor: James H. Brown, Jr., 1316 West Michigan Ave., Phoenix, AZ 85023
Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 13,14,15

DeCarlo, Joseph Carl

a/k/a Joseph C. DeCarlo
Late of Eighty Four
Washington Co., PA
File No. 63-23-0056

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

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

Administrator: Amanda Lynn Montini,
759 Linden Rd., Eighty Four, PA 15330
Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 13,14,15

Downey, Nelson E.

Late of Claysville
Washington Co., PA
File No. 63-23-01439

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

Executor: Michael A. Downey, 10 Longview Dr., Avella, PA 15312

WCR Vol 104 Issues 13,14,15

Hamilton, Lisa Carol

Late of Washington
Washington Co., PA

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

Administrator: April Waltz, 811 G Main St., Wheeling, WV 26003

Attorney: William H. Knestrick, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 104 Issues 13,14,15

Harrison, Marilyn S.

a/k/a Marilyn Eleanor Harrison
Late of Peters Twp.
Washington Co., PA
File No. 63-23-1543

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 S. Harrison, 6215 Othello Circle, Roanoke, VA 24018
Attorney: William E. Goehring, Esq., 1207 Beechwood Blvd., Pittsburgh, PA 15206

WCR Vol 104 Issues 13,14,15

Johnston, Harry R.

a/k/a Harry R. Johnston, Jr.,
a/k/a Harry Ryan Johnston
Late of Canton Twp.
Washington Co., PA
File No. 63-23-1570

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

Executor: George V. Welty c/o
Attorney: Douglas J. Welty, Esq., 244 West Main St., Ligonier, PA 15658

WCR Vol 104 Issues 13,14,15

Kubincanek, Martin Andrew

Late of Daisytown
Washington Co., PA
File No. 63-23-0999

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: Lawrence Kubincanek, 139 Blanche St., Fredricktown, PA 15333
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 13,14,15

Michaux, Mark

Late of Donora
Washington Co., PA
File No. 63-23-1088

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: Michelle Michaux, 5720 SW 54 Court, Davie, FL 33314
Attorney: Michele Conti, 986 Broadhead St., Moon Twp., PA 15108

WCR Vol 104 Issues 13,14,15

Morrison, Angeline M.

Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-23-1526

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: Mary Lefebvre, 203 First St., Box 344, Midway, PA 15060
Attorney: Loretta Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 104 Issues 13,14,15

Nath, Kathy Lynn

a/k/a Kathy L. Nath
Late of Brownsville
Washington Co., PA
File No. 63-23-1508

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: William L. Nath, 621 Chestnut St., Bridgeville, PA 15017

WCR Vol 104 Issues 13,14,15

Ross, Mary I.

a/k/a Mary Imogene Ross
Late of N. Strabane Twp.
Washington Co., PA
File No. 63-23-1564

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 D'Alessandro, 857 Linden Rd., Eighty Four, PA 15330

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

WCR Vol 104 Issues 13,14,15

Schmura, Dolores G.

Late of Washington
Washington Co., PA

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

Administrator: Paul J. Schmura, Jr., 2321 Flint Dr., Washington, PA 15301
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 13,14,15

THIRD PUBLICATION

Bielawski, John C.

Late of Roscoe
Washington Co., PA
File No. 63-23-0998

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 R. Bielawski c/o
Attorney: Karen S. Timko, CELA, Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 104 Issues 12,13,14

Bogar, William Michael

a/k/a William Bogar Sr.
Late of Avella
Washington Co., PA
File No. 63-23-0942

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 & Attorney: William M. Bogar Jr., 81 Highland Ave., Avella, PA 15312

WCR Vol 104 Issues 12,13,14

Costa, Michael

Late of California Borough
Washington Co., PA

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

Co-Executors: Mary C. Costa, 314 Virginia St. #2, El Segundo, CA 90245; Michael R. Costa, 392 Malden Rd., Coal Center, PA 15423

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

WCR Vol 104 Issues 12,13,14

Engle, John H.

a/k/a John Hugh Engle
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Robert L. Engle & John H. Engle c/o

Attorney: Watson Mundorff, LLP,
720 Vanderbilt Rd., Connellsville, PA
15425-6218

WCR Vol 104 Issues 12,13,14

Gilmartin-Young, Kelly Ann

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

WCR Vol 104 Issues 12,13,14

Healey, Rebecca

Late of Monongahela
Washington Co., PA
File No. 63-23-1441

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: Sally Fowkes, 198 7th Ave., New Eagle, PA 15067

Attorney: Melinda Deal Dellarose, Esq., 99 E. Main St., Greensburg, PA 15401

WCR Vol 104 Issues 12,13,14

Lewicki, Jr., Joseph W.

a/k/a Joseph William Lewicki, Jr.
a/k/a Joseph Lewicki, Jr.

Late of Canonsburg
Washington Co., PA
File No. 63-23-1482

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

Executor: Jason Lewicki, 84 Chubbick Rd., Canonsburg, PA 15317

Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 12,13,14

Lyle, Eugene E.

a/k/a Eugene Earnest Lyle
Late of Canton Twp.
Washington Co., PA
File No. 63-23-1533

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: Eugene W. Lyle, 33 Bodine Ln., Honesdale, PA 18431-4047

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

WCR Vol 104 Issues 12,13,14

Miller, Paul D.
a/k/a Paul David Miller
Late of Canton Twp.
Washington Co., PA
File No. 63-23-1552

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 Miller, 33 Nutter 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 12,13,14

Trovato, Joseph

Late of Canonsburg
Washington Co., PA
File No. 63-23-1465

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

Executor: Joseph J. Trovato, Jr. 292 Center Church Rd., McMurray, PA 15317
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 12,13,14

Zupancic, Dolores M.

a/k/a Dolores Mae Zupancic
Late of McDonald
Washington Co., PA
File No. 63-23-1451

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: Linda Cherokee, John Cherokee, 115 Smithfield St., Canonsburg, PA 15317
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 104 Issues 12,13,14

REAL PROPERTY NOTICES

CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. C-63-CV-2023-3508
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2, Plaintiff

v.

JASON R. WOOD, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CANDICE WOOD A/K/A CANDICE N. WOOD; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CANDICE WOOD A/K/A CANDICE N. WOOD Defendant(s), 492 REGENT STREET, HOUSTON, PA 15342

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2, 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. C-63-CV-2023-3508, seeking to foreclose the mortgage secured on your property located, 492 REGENT STREET, HOUSTON, PA 15342.

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.

Lawyer Referral Service
119 South College Street
Washington, PA 15301
(724) 225-6710

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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

A Florida professional limited liability company

ATTORNEYS FOR PLAINTIFF
Jonathan M. Etkowicz, Esq. ID No. 208786

133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

WCR Vol 104 Issue 14

CIVIL ACTION
 COURT OF COMMON PLEAS
 WASHINGTON COUNTY, PA
 CIVIL ACTION-LAW
 NO. C-63-CV-2023-909
 NOTICE OF ACTION IN MORTGAGE
 FORECLOSURE
 NEWREZ LLC D/B/A SHELLPOINT
 MORTGAGE SERVICING, Plaintiff
 v.
 JANET BULKO, INDIVIDUALLY, AND
 IN HER CAPACITY AS ADMINISTA-
 TRIX AND HEIR OF THE ESTATE OF
 CLARA L. BULKO A/K/A CLARA V.
 BULKO; EDWARD BULKO, IN HIS CA-
 PACITY AS HEIR OF CLARA L.
 BULKO A/K/A CLARA V. BULKO; PA-
 TRICIA CARLSON, IN HER CAPACITY
 AS HEIR OF CLARA L. BULKO A/K/A
 CLARA V. BULKO; UNKNOWN HEIRS,
 SUCCESSORS, ASSIGNS, AND ALL
 PERSONS, FIRMS OR ASSOCIATIONS,
 CLAIMING RIGHT, TITLE OR INTER-
 EST FROM OR UNDER CLARA L.
 BULKO A/K/A CLARA V. BULKO, De-
 fendants
 To: UNKNOWN HEIRS, SUCCESSORS,
 ASSIGNS, AND ALL PERSONS, FIRMS
 OR ASSOCIATIONS, CLAIMING
 RIGHT, TITLE OR INTEREST FROM
 OR UNDER CLARA L. BULKO A/K/A
 CLARA V. BULKO Defendant(s), 767
 MCKEAN AVENUE DONORA, PA
 15033

**COMPLAINT IN
 MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff,
 NEWREZ LLC D/B/A SHELLPOINT
 MORTGAGE SERVICING, has filed a
 Mortgage Foreclosure Complaint endorsed
 with a Notice to Defend, against you in the
 Court of Common Pleas of WASHING-
 TON County, PA docketed to No. C-63-CV-
 -2023-909, seeking to foreclose the mort-
 gage secured on your property located, 767
 MCKEAN AVENUE DONORA, PA
 15033.

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 writ-
 ten 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 en-
 tered 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 INFOR-
 MATION ABOUT HIRING A LAW-
 YER.**

**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 SER-
 VICES TO ELIGIBLE PERSONS AT A
 REDUCED FEE OR NO FEE.**

Lawyer Referral Service
 119 South College Street
 Washington, PA 15301
 (724) 225-6710

Southwestern Pennsylvania Legal Aid
 Society

10 West Cherry Avenue
 Washington PA, 15301
 724-225-6170
 Robertson, Anschutz, Schneid, Crane &
 Partners, PLLC
 A Florida professional limited liability
 company
 ATTORNEYS FOR PLAINTIFF
 Jonathan Etkowicz, Esq. ID No. 208786
 133 Gaither Drive, Suite F
 Mt. Laurel, NJ 08054
 855-225-6906

WCR Vol 104 Issue 14

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

GETGO OPERATING, LLC, Plaintiff, vs.
MARTHA F. MCCLELLAND
(DECEASED), LOIS MCCLELLAND
SIMS (DECEASED), WILLIAM JAMES
MCCLELLAND (DECEASED), WIL-
LIAM JAMES MCCLELLAND, II, JESSI-
CA DEANNE MCCLELLAND,
NICHOLE LEE MCCLELLAND, KAREN
JANE MCCLELLAND, ALL KNOWN
HEIRS OF MARTHA F. MCCLELLAND
(DECEASED), ALL UNKNOWN HEIRS
OF MARTHA F. MCCLELLAND
(DECEASED), ALL CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UN-
DER MARTHA F. MCCLELLAND
(DECEASED), ALL KNOWN HEIRS OF
LOIS MCCLELLAND SIMS
(DECEASED), ALL UNKNOWN HEIRS
OF LOIS MCCLELLAND SIMS
(DECEASED), ALL CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UN-
DER LOIS MCCLELLAND SIMS
(DECEASED), ALL KNOWN HEIRS OF
WILLIAM JAMES MCCLELLAND
(DECEASED), ALL UNKNOWN HEIRS
OF WILLIAM JAMES MCCLELLAND
(DECEASED), AND ALL CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER WILLIAM JAMES
MCCLELLAND (DECEASED), Defend-
 ants. Case No. 2023-4574.

Declaratory Judgment Action regarding
 that certain parcel of real property situated
 in North Strabane Township, Washington
 County, Pennsylvania, being known as
 Washington County Tax Parcel No. 520-
 013-00-00-0001-07.

TO DEFENDANTS:

NOTICE

You have been sued in court. If you wish
 to defend, you must enter a written appear-
 ance personally or by attorney and filing
 your defenses or objections in writing with
 this 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 re-
 quested by plaintiff. You may lose mon-
 ey 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 IN-
 FORMATION ABOUT AGENCIES
 THAT MAY OFFER LEGAL SER-
 VICES TO ELIGIBLE PERSONS AT A
 REDUCED FEE OR NO FEE.**

LAWYER REFERRAL SERVICE

The Washington County Bar Association
 119 South College Street,
 Washington, PA 15301
 724.225.6710 phone
 724.225.8345 fax
wcba@washcobar.org
www.washcobar.org

Plaintiff's Attorney: Frank Kosir, Jr.,
 Meyer Unkovic & Scott LLP, 535 Smith-
 field Street, Suite 1300, Pittsburgh, PA
 15222, 412-456-2825.

WCR Vol 104 Issue 14

**IN THE COURT OF
 COMMON PLEAS
 OF WASHINGTON COUNTY,
 PENNSYLVANIA
 CIVIL DIVISION
 No.: C-63-CV-2019-6615**

SANTANDER BANK, N.A.

Plaintiff

v.

**SUSAN GRIFFITH A/K/A SUSAN
 SANDERS, IN HER CAPACITY AS
 ADMINISTRATRIX AND HEIR OF
 THE ESTATE OF MARK H. GRIF-
 FITH A/K/A MARK HARPER GRIF-
 FITH; SHANNON LYNN, IN HER
 CAPACITY AS HEIR OF MARK H.
 GRIFFITH A/K/A MARK HARPER**

GRIFFITH, DECEASED ; SETH GRIFFITH, IN HIS CAPACITY AS HEIR OF MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, DECEASED; ANTHONY GRIFFITH, IN HIS CAPACITY AS HEIR OF MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, DECEASED
Defendant(s)

NOTICE

NOTICE TO:
Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or Under MARK H. GRIFFITH A/K/A MARK HARPER GRIFFITH, Deceased

You are hereby notified on that on October 25, 2019, Plaintiff, SANTANDER BANK, N.A. filed a Complaint against you in the Court of Common Pleas of WASHINGTON County, Pennsylvania, Docket No. C-63-CV-2019-6615, wherein Plaintiff seeks to enforce its rights under its loan documents.

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.

**Washington County
Bar Association
119 South College Street
Washington, PA 15301
Telephone: 724-225-6710**

**BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646**

WCR Vol 104 Issue 14

NAME CHANGE NOTICES

Change of Name Notice

Notice is hereby given that a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-5505 by the Petitioner **R.M.B.** for a change of name to R.M.W.

The Court has fixed the date of November 22, 2023 and time of 9 a.m. in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 104 Issue 14

Change of Name Notice

Notice is hereby given that a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-4330 by the Petitioner **Ashley Carlson** for a change of name of Gabriella Mae Ellis, a minor, to the name of: Gabriella Mae Carlson.

The Court has fixed the date of October 20, 2023 and time of 9:15 a.m. in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 104 Issue 14

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, NOVEMBER 3, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our 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)

CANTON

**HSBC BANK USA, NATIONAL
ASSOCIATION, ET AL**

vs

**MICHAEL G. WRIGHT, JOY L.
WRIGHT AND AMBER WRIGHT**

**DOCKET #: 2022-7434
JUDGEMENT: \$32,333.95**

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

Address: 783 FINDLAY STREET,
WASHINGTON, PA 15301
Tax #: 120-011-09-01-0020-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY, (856) 810-5815

WCR Vol 104 Issues 12, 13,14

CARROLL

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**FAYE L. IREY AKA FAYE IREY;
THE UNITED STATES OF AMERI-
CA, ET AL**

**DOCKET #: 2020-31
JUDGEMENT: \$83,874.14**

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

Address: 129 ROSEWOOD DRIVE, MO-
NONGAHELA, PA 15063
Tax #: 130-006-00-00-0082-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

CECIL

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

vs

**LAWRENCE STEVENS, Solely in His
Capacity as Heir of RAINA M. THOM-
AS, DECEASED, ET AL**

**DOCKET #: 2023-1680
JUDGEMENT: \$59,530.57**

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

Address: 11 WEST END DRIVE,
McDONALD, PA 15057
Tax #: 140-002-01-01-0014-00

Improvements: Residential Dwelling
 Attorney: KML LAW GROUP, P.C.,
 (215) 627-1322
WCR Vol 104 Issues 12, 13,14

CHARLEROI

**PENNSYLVANIA EQUITY
 RESOURCES INC.**

vs

**MATTHEW J. PAINTER AND
 AMANDA M. PAINTER**

**DOCKET #: 2023-1636
 JUDGEMENT: \$86,876.52**

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

Address: 437 SHADY AVENUE,
 CHARLEROI, PA 15022
 Tax #: 160-017-00-01-0002-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

DONEGAL

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

vs

**KIRK M. LAMAY, Solely in his
 capacity as Administrator of the
 Estate of BRANDON M. LAMAY
 A/K/A BRANDON MICHAEL LA-
 MAY, ET AL**

**DOCKET #: 2022-6561
 JUDGEMENT: \$90,035.50**

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

Address: 600 OLD NATIONAL PIKE,
 WEST ALEXANDER, PA 15376
 Tax #: 230-004-00-00-0038-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

FALLOWFIELD

**PNC BANK, NATIONAL
 ASSOCIATION**

vs

**GEORGE W. COOK IV
 A/K/A GEORGE COOK
 A/K/A GEORGE W COOK**

**DOCKET #: 2022-2021
 JUDGEMENT: \$43,161.83**

In the Commonwealth of Pennsylvania,
 Washington County, Fallowfield Town-
 ship;

Address: 36 LAVONNE AVENUE,
 CHARLEROI, PA 15022
 Tax #: 320-008-03-02-0013-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

JEFFERSON

WELLS FARGO BANK, N.A.

vs

JACLYN ELICH

**DOCKET #: 2015-6912
 JUDGEMENT: \$118,291.17**

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

Address: 21 ELICH ROAD,
 BURGETTSTOWN, PA 15021
 Tax #: 380-004-00-00-0003-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

NORTH STRABANE

**DEUTSCHE BANK NATIONAL
 TRUST COMPANY, As Trustee for
 Morgan Stanley ABS Capital I Inc.
 Trust 2003-NC8**

vs

**KAREN ANN KLETCH, In Her Ca-
 pacity as Administratrix and Heir of
 The Estate of VINCENT PAUL
 KLETCH A/K/A VINCENT KLETCH,
 ET AL**

**DOCKET #: 2023-815
 JUDGEMENT: \$76,626.20**

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

Address: 294 CHUBBIC ROAD, CAN-
 ONSBURG, PA 15317
 Tax #: 520-014-03-00-0003-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14

NORTH STRABANE (Cont'd)

PENNYMAC LOAN SERVICES LLC

vs

MICHAEL P. BOYLE

**DOCKET #: 2023-1925
 JUDGEMENT: \$166,343.00**

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

Address: 113 ARNOLD AVENUE,
 STRABANE, PA 15363
 Tax #: 520-015-02-17-0006-01

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)
 942-2090

WCR Vol 104 Issues 12, 13,14

WASHINGTON

NATIONSTAR MORTGAGE, LLC

vs

DENNIS MOSIER

**DOCKET #: 2023-1616
 JUDGEMENT: \$71,028.26**

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

Address: 490 GLENN STREET, WASH-
 INGTON, PA 15301
 Tax #: 770-023-00-01-0002-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 12, 13,14