

WASHINGTON COUNTY REPORTS

Vol. 102

OCTOBER 14, 2021

No. 13

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of the judges of the 27th Judicial District of
Pennsylvania and the official legal notices and
advertisements of the several courts of the
County of Washington, Pennsylvania.

SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

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

ESTATE NOTICES

FIRST PUBLICATION

Clendaniel, Garnet Mary
a/k/a Garnet M. Clendaniel
a/k/a Garnet Clendaniel
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.

Executor: Donald C. Clendaniel, Jr.,
203 Joseph Dr., Canonsburg, PA 15317

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Cocchiara, Michael S.

Late of Coal Center
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: Adele Pandrock, 186 Seventh Ave., New Eagle, PA 15067

Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

WCR Vol 102 Issues 13,14,15

Cole, Hazel Irene

a/k/a Hazel I. Cole
Late of Washington
Washington Co., PA
File No. 63-21-1747

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: Jack R. Cole Jr., amd Mila L. Lemley, 156 Sunset Dr., Washington, PA 15301

Attorney: Karen Hassinger, Esq.,
55 S. Main St., 2nd Fl.,
Washington, PA 15301

WCR Vol 102 Issues 13,14,15

Fuller, Richard L.

Late of Washington
Washington Co., PA
File No. 63-20-0636

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: Christine A. Fuller,
275 Mounts Rd., Washington, PA 15301

Attorney: Richard G. Talarico, Esq.,
2945 Banksville Rd., Ste. 200,
Pittsburgh, PA 15216

WCR Vol 102 Issues 13,14,15

Gini, Peter D.

Late of City of Monongahela
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: Michael Gini, 3 Crestview Estates, New Eagle, PA 15067

Attorney: Megan A. Kerns, Esq., 1747 Rostraver Rd., Belle Vernon, PA 15012

WCR Vol 102 Issues 13,14,15

Johnson, Robert L.

a/k/a Robert Lee Johnson
 Late of Chartiers Twp.
 Washington Co., PA
 File No. 63-21-1710

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: Benjamin W. Johnson,
 3403 Parkview Ave., Apt. 1,
 Pittsburgh, PA 15213

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

WCR Vol 102 Issues 13,14,15

Lutes, Norma Elizabeth

Late of California
 Washington Co., PA
 File No. 63-21-1592

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: Chris Doerfler, 235 Temperance Way, California, PA 15419

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

WCR Vol 102 Issues 13,14,15

McAdams, William Gromo

a/k/a William G. McAdams
 Late of Washington
 Washington Co., PA
 File No. 63-21-1697

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: Michael McAdams and Peggy Hines, 706 Enon Church Rd., West Finley, PA 15377

Attorney: Karen Hassinger, Esq.,
 55 S. Main St., 2nd Flr.,
 Washington, PA 15301

WCR Vol 102 Issues 13,14,15

McCaffrey, Patricia Ann

Late of Peters Township
 Washington Co., PA
 File No. 63-21-01689

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: Francis M. McCaffrey, 2631 Beechwood Blvd., Pittsburgh, PA 15217; and Martin J. McCaffrey, 415 Farrington Drive, Seven Fields, PA 16046

Attorney: Dale P. Frayer, Esq.,
 250 Mt. Lebanon Blvd., Suite 207,
 Pittsburgh, PA 15234

WCR Vol 102 Issues 13,14,15

Miller, Margaret E.

a/k/a Margaret E. DeWalt
 Late of Houston
 Washington Co., PA
 File No. 63-21-1653

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: Rosalyn M. Piecka, 151 Hazelwood Dr., Cranberry Twp. PA 16066

WCR Vol 102 Issues 13,14,15

Montgomery, Patricia Ann

Late of Chartiers Township
Washington Co., PA
File No. 63-21-1713

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: Elizabeth Renee Minor c/o
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

_____ WCR Vol 102 Issues 13,14,15

Sargent, Fred A.

a/k/a Fred Anthony Sargent
Late of South Strabane Township
Washington Co., PA
File No. 63-21-1426

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

Executor: Mark Falcone, 2 South Alta Mira Rd., Laguna Beach, CA 92651
Attorney: Daniel P. Gustine, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

_____ WCR Vol 102 Issues 13,14,15

Snell, Gerald Lee

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

Co-Executors: Michael John Cypher, and Shannon Morr c/o
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 North Jefferson Ave., Canonsburg, PA 15317

_____ WCR Vol 102 Issues 13,14,15

Turk, Jr., John G.

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

Executor: John Randall Turk c/o
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut Street, Suite 102, Washington, PA 15301

_____ WCR Vol 102 Issues 13,14,15

Verner, Peggy Louise

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: Jacqueline Clous, 655 Old Hickory Ridge Road, Washington, PA 15301

Attorney: E.J. Julian, Esq., 71 N. Main Street, Washington, PA 15301

_____ WCR Vol 102 Issues 13,14,15

SECOND PUBLICATION

Gordon, Edna J.

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

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

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

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

_____ WCR Vol 102 Issues 12.13.14

Oprosky, Joan E.

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

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

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

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

_____ WCR Vol 102 Issues 12.13.14

THIRD PUBLICATION

Chaussinand, Richard A.

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

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

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

Executrix: Stephanie Spesak, 26 Sacred Heart Dr., Monongahela, PA 15063

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

_____ WCR Vol 102 Issues 11.12.13

Conti, Sam

Late of Clarksville
Washington Co., PA

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

Administrator: Connie Ricciuti, 8763 Weaver Rd., Ravenna, OH 44266

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

_____ WCR Vol 102 Issues 11.12.13

Hurley, Naomi M.

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

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

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

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

_____ WCR Vol 102 Issues 11.12.13

Jennings, Ray L.

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

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

Executor: Dolores C. Jennings c/o
Attorney: Albert C. Odermatt, Esq., P.O.
Box 14608, Pittsburgh, PA 15234

_____ WCR Vol 102 Issues 11,12,13

Linton, Carla J.

Late of Fallowfield Twp.
Washington Co., PA

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

Administratrix: Terry Lynn Wheatley,
1242 Route 481, Charleroi, PA 15022
Attorney: Bradley M. Bassi, Esq., Bassi,
Vreeland & Assoc., P.C., P.O. Box 144,
111 Fallowfield Ave., Charleroi, PA
15022

_____ WCR Vol 102 Issues 11,12,13

Lucciola, Mabel N.

a/k/a Mabel Dino Lucciola
Late of Muse
Washington Co., PA

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

Co-Executors: Andrew Joseph Dino, 1483

State Route 980, Canonsburg, PA 15317;
Salvadore Angelo Dino, 4 Maple St., P.O.
Box 18, Muse, PA 15350,
Attorney: Jeffrey P. Derrico, Esq., Green-
lee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

_____ WCR Vol 102 Issues 11,12,13

McDonald, Mary Kay

Late of South Strabane Twp.
Washington Co., PA

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

Co-Administrators: David W. McDonald,
148 DiCio St., Canonsburg, PA 15317;
Nancy A. Larson, 221 W. South Ave.,
Maryville, MO 64468,
Attorney: Jeffrey P. Derrico, Esq., Green-
lee Derrico Posa, LLC, 60 E. Beau St.,
Washington, PA 15301

_____ WCR Vol 102 Issues 11,12,13

McKnight, Alan

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

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

Executor: Robert A. Walker c/o
Attorney: W. John Rackley, Esq.,
345 Commerce St., Beaver, PA 15009

_____ WCR Vol 102 Issues 11,12,13

Muia, Mary F.

a/k/a Mary Fout Muia
a/k/a Mary Belle Muia
Late of Monongahela

Washington Co., PA
File No. 63-21-0890

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

Executrix: Diane Muia Hockman,
2839 Millwood Pike, Winchester,
VA 22602-4650

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

WCR Vol 102 Issues 11,12,13

Piatnick, John Michael

a/k/a John Piatnick
a/k/a J.M. Piatnick
Late of Chartiers Twp.
Washington Co., PA
File No. 63-21-01066

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

Administrator: Rebecca Ann Bruno c/o
Attorney: L. Dawn Haber, Esq., Akman &
Associates, LLC, 345 Southpointe Blvd.,
Ste. 100, Canonsburg, PA 15317

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CORPORATION NOTICE

ARTICLES OF INCORPORATION

NOTICE is hereby given that Articles of Incorporation-For-Profit were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania for the purpose of incorporating a For Profit Corporation on September 28, 2021 under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **BTJ Holdings, Inc.** The purposes for which the corporation has been organized is to be a services contractor for oil and gas industry to provide labor and equipment in the production of gas and oil and all other lawful activities permitted pursuant to the laws of the Commonwealth of Pennsylvania and the Pennsylvania Business Corporation Law of 1988.

John E. Egers, Jr., Esquire
Julian Law Firm
71 North Main St.
Washington, PA 15301

WCR Vol 102 Issue 13

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on August 16, 2021 for **Ratica Trucking** at 6 Bethlehem St., Fredericktown, PA 15333. The name and address of each individual interested in the business is Nicholas Ratica at 6 Bethlehem St., Fredericktown, PA 15333. This was filed in accordance with 54 Pa.C.S. 311.417

WCR Vol 102 Issue 13

FICTITIOUS NAME REGISTRATION

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on Au-

gust 04, 2021 for **R.B. Hardwood** at 102 Vine Aly, Marianna, PA 15345. The name and address of each individual interested in the business is Robert Byrne at 102 Vine Aly, Marianna, PA 15345. This was filed in accordance with 54 PaC.S. 311.417

WCR Vol 102 Issue 13

NOTICE OF FICTITIOUS NAME REGISTRATION

NOTICE is hereby given that an application for Fictitious Name Registration was filed in the office of the Department of State of the Commonwealth of Pennsylvania on the 3rd day of August, 2021, for the conduct of a business under the assumed or fictitious name of **USA RV Storage** with its principal place of business at 132 Greenside Avenue, Canonsburg, PA 15317.

The names and/or addresses of all persons owning or interested in said business:

NOLAT Holdings, LLC
132 Greenside Avenue
Canonsburg, PA 15317, and

NOLAT Holdings, LLC
1623 Central Avenue, Suite 1B
Cheyenne, WY 82001.

Morasczyk, Yarosz & Morasczyk
Edward C. Morasczyk
382 W. Chestnut St., Ste. 102
Washington, PA 15301

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ARTICLES OF INCORPORATION

Tracy L. Zihmer, Esq., 3244 Washington Road, Suite 210, McMurray, PA 15317. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on August 20, 2021, with respect to a proposed nonprofit corporation, **South Hills Parent Choice Coalition, Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988.

WCR Vol 102 Issue 13

BANKRUPTCY NOTICE

IN THE UNITED STATES
BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF
PENNSYLVANIA

IN RE: DANIEL A. KASH
BANKRUPTCY NUMBER:
19-24494 CMB

NOTICE OF SALE TO CREDITORS AND OTHER PARTIES IN INTEREST

Notice is hereby given that Lauren M. Lamb, Attorney for the Debtors, has filed a Motion to Sell 2011 Harley Davidson.

The Debtor, Daniel A. Kash, received an offer of \$10,000.00 for the 2011 Harley Davidson in Washington County.

A zoom hearing will be held on November 10, 2021 at 11:00 AM before Judge Carlota M. Bohm for the purpose of passing on said Motion when and where all objections will be heard, when and where the public is invited; and when and where higher and better offers will be accepted. Judge Bohm's link to attend the hearing is <http://www.pawb.uscourts.gov/sites/default/files/pdfs/cmb-proc-videohrg.pdf>.

Additional information is available at the office of the debtor's attorney, Lauren M. Lamb, Esquire, Steidl and Steinberg, Suite 2830 – Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219, (412) 391-8000.

WCR Vol 102 Issue 13

SHERIFF'S SALE—Samuel L. Romano, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, November 5, 2021 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

AMWELL

**LAKEVIEW LOAN
SERVICING LLC**

vs

JAMES E. CROSS

DOCKET #: 2018-1592

JUDGEMENT: \$171,856.61

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

Address: 1318 BRUSH RUN ROAD,
WASHINGTON, PA 15301

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

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 12,13,14

CANONSBURG

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

vs

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

DOCKET #: 2021-3376

JUDGEMENT: \$66,926.31

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

Address: 146 EAST COLLEGE
STREET, CANONSBURG, PA 15317

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

Improvements: Residential Dwelling

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

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CENTERVILLE

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

**vs
MARLA KAY WARGO**

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

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

Address: 748 RIDGE ROAD, BROWNSVILLE, PA 15417

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

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
212-471-5100

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NOTTINGHAM

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

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

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

Address: 164 GILKESON ROAD,
EIGHTY FOUR, PA 15330

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

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 12,13,14

MONONGAHELA

COMMUNITY BANK

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

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

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

Address: 402 EAST MAIN STREET,
MONONGAHELA, PA 15063

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

Improvements: Residential Dwelling

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

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PETERS

**FIRST COMMONWEALTH BANK
vs
BRIAN FERRIS a/k/a BRIAN M. FERRIS AND JAMIE FERRIS a/k/a JAMIE M. FERRIS**

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

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

Address: 111 GOLDEN EAGLE DRIVE,
VENETIA, PA 15367

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

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 12,13,14

UNION

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

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

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

Address: 3 CIRCLE AVENUE,
 ELRAMA PA 15038
 Tax #: 640-007-01-02-0002-00 & 640-
 007-01-02-0012-00 (2)

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

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WEST BETHLEHEM

NEW RESIDENTIAL MORTGAGE
LLC
 vs
ROBERT A. COWDEN

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

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

Address: 571 HIGHLAND RIDGE
 ROAD, MARIANNA, PA 15345
 Tax #: 660-002-00-00-0002-00

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

WCR Vol 102 Issues 12,13,14

WASHINGTON

PNC BANK,
NATIONAL ASSOCIATION
 vs
JOSHUA J. ANDERSON

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

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

Address: 111 LINN AVENUE, WASH-
 INGTON, PA 15301
 Tax #: 760-003-00-01-0007-00

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

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