

ESTATE NOTICES**FIRST PUBLICATION****Densen, David Otto**

Late of New Milton, Doddridge Co., WV
Washington Co., PA
File No. 63-23-0655

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: Deana L. Densen, New Milton, WV c/o
Attorney: Lane M. Turturice, Esq., Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 8,9,10

Johnston, Cheryl A.

a/k/a Cheryl Ann Johnston
Late of Buffalo Twp.
Washington Co., PA
File No. 63-23-1384

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: Chelsea R. Johnston a/k/a Chelsea Rene Johnston, 1068 Meadowbrook Dr., Canonsburg, PA 15317
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 8,9,10

Meier, Eileen E.

Late of Peters Twp.
Washington Co., PA
File No. 63-23-1358

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. Meier c/o
Attorney: Robert J. Winters, Esq.,
Goehring, Rutter & Boehm, 2100
Georgetown Dr., Ste. 300, Sewickley, PA
15143

WCR Vol 104 Issues 8,9,10

Sawchuck, Edna Jean

Late of Chartiers Twp.
Washington Co., PA

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

Executor: William S. Sawchuck c/o
Attorney: Frank C. Roney, Jr., Esq., 382
W. Chestnut St., Ste. 102, Washington,
PA 15301

WCR Vol 104 Issues 8,9,10

Sethman, Jr., William Lee

Late 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.

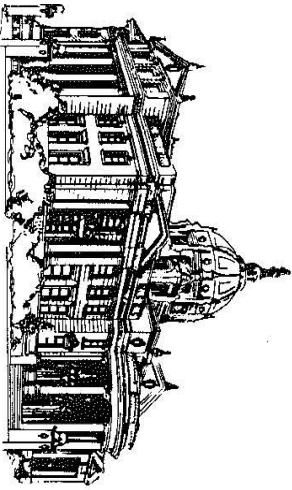
Administrator: Timothy Bryce Kelly, 411
9th St., Monongahela, PA 15063
Attorney: David B. Bassi, Esq., Bassi,
Vreeland & Assoc., P.C., P.O. Box 144,
111 Fallowfield Ave., Charleroi, PA
15022

WCR Vol 104 Issues 8,9,10

WASHINGTON COUNTY REPORTS

Vol. 104, No. 8 SEPTEMBER 7, 2023

119 South College Street, Washington, PA 15301



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

Smalley, Madeleine B.

a/k/a Madeleine Barbara Smalley
a/k/a Madeleine Roule
a/k/a Madeleine Barbara Roule Smalley
Late of Marianna 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: Norman Thomas Roule, 7815
Crownhurst Ct., McLean, VA 22102
Attorney: David S. Posner, Esq., Goldfarb,
Posner, Beck, DeHaven & Drewitz, 62 E.
Wheeling St., Ste. 101, Washington, PA
15301

WCR Vol 104 Issues 8,9,10

Southern, Sr., James Austin

a/k/a James A. Southern, Sr.
Late of Hickory
Washington Co., PA
File No. 63-23-0740

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: E.J. Julian, Esq.,
Julian Law Firm, 71 N. Main St., Wash-
ington, PA 15301

WCR Vol 104 Issues 8,9,10

Walters, Linda

a/k/a Linda Marie Walters
Late of Donora 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 dece-

dent to make payment to the Executor without delay.

Executor: Aaron T. Walters, 3517 Route
136, Finleyville, PA 15332
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 8,9,10

SECOND PUBLICATION**Atkinson, Jr., Robert L.**

Late of Lawrence, Cecil Twp.
Washington Co., PA
File No. 63-23-1331

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: Jacob R. Atkinson, 176
Black Creek Rd., Wind Ridge, PA 15380

WCR Vol 104 Issues 7,8,9

Backus, Dencil K.

Late of McDonald
Washington Co., PA
File No. 63-23-1360

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: Patricia R. Backus, 221
Walnut Rd., McDonald, PA 15057
Attorney: Andrew G. Sykes, Esq., Sykes
Elder Law, LLC, 615 Washington Rd., Ste.
304, Pittsburgh, PA 15228

WCR Vol 104 Issues 7,8,9

Dhanse, Mildred M.

a/k/a Marlene Charlier
Late of Robinson 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: Sherry Charlier, P.O. Box
191, 100 Montgomery St., Midway, PA
15060

WCR Vol 104 Issues 7,8,9

Kirk, Perry A.

Late of Daisytown
Washington Co., PA
File No. 63-23-1302

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: Hayward Kirk, 125 Suzy Ln.,
Daisytown, PA 15427
Attorney: Lisa J. Buday, Esq., P.O. Box
488, California, PA 15419

WCR Vol 104 Issues 7,8,9

McDonough, Patrick D.

Late of Canonsburg, North Strabane
Township
Washington Co., PA
File No. 63-23-0498

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: Suzanne McDonough, 1288
Meadowbrook Dr., Canonsburg, PA
15317

Attorney: Richard J. Amrhein, Esq., Pea-
cock Keller, LLP, 95 West Beau St., Ste.

600, Washington, PA 15301

WCR Vol 104 Issues 7,8,9

McWilliams, Rae Lynn

a/k/a Rae L. McWilliams
a/k/a Rae McWilliams
Late of Chartiers Twp.
Washington Co., PA

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

Administrator: William C. McWilliams
c/o Attorney: Frank Arcuri, Esq., 125 S.
College St., Washington, PA 15301

WCR Vol 104 Issues 7,8,9

Smith, Sandra L.

Late of Burgettstown
Washington Co., PA
File No. 63-23-1339

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: Charles E. Ribeau, 2002 Majes-
tic Dr., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., 165
McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 7,8,9

THIRD PUBLICATION**Abraham, Daniel Albert**

Late of Canonsburg
Washington Co., PA
File No. 63-23-1269

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 A. Abraham, 83 Hart St., Houston, PA 15342

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

WCR Vol 104 Issues 6,7,8

Alexas, Catherine

Late of Peters Twp.
Washington Co., PA
File No. 63-23-1255

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: Cheri Kademenos, 32 Pacers Ridge Dr., Canonsburg, PA 15317

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

WCR Vol 104 Issues 6,7,8

Barney, Albert O.

a/k/a Albert Orville Barney
Late of Somerset 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: Karl Albert Barney, 866 Banetown Rd., Washington, PA 15301

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

WCR Vol 104 Issues 6,7,8

Chabala, Jr., John A.

Late of Avella
Washington Co., PA
File No. 63-23-1327

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: Snezana Chabala, 595 Scenic Dr., Avella, PA 15312

Attorney: Amanda E. McMillen, Esq., 1928 Ardmore Blvd., Pittsburgh, PA 15221

WCR Vol 104 Issues 6,7,8

Chanko, Paul

Late of Donora
Washington Co., PA
File No. 63-23-1313

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 Chanko, 155 Grandview Ave., Donora, PA 15033

Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

WCR Vol 104 Issues 6,7,8

Danna, Jean

Late of Cross Creek Twp.
Washington Co., PA
File No. 63-23-1164

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 L. Danna, 344 Fox Rd.,

Avella, PA 15312

Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 104 Issues 6,7,8

Gobleck, Ruth M.

a/k/a Ruth Gobleck
Late of Smith Twp.
Washington Co., PA
File No. 63-23-00342

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: Julian M. Gobleck, 843 NW Greenwich Ct., Port St. Lucie, FL 34983

Attorney: Michael A. Carr, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

WCR Vol 104 Issues 6,7,8

Hawkins, II., Thomas K.

Late of North Strabane Twp.
Washington Co., PA
File No. 63-23-1274

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 Grace Musuneggi, 1058 Surrey Woods Dr., Canonsburg, PA 15317

Attorney: Steven L. Sablowsky, Esq., Goldblum Sablowsky, LLC, 285 E. Waterfront Dr., Ste. 160, Homestead, PA 15120

WCR Vol 104 Issues 6,7,8

Hisiro, William E.

Late of Charleroi
Washington Co., PA
File No. 63-23-1296

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: Zoe Gaussoin c/o

Attorney: Benjamin Scott Johns, Esq., 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

WCR Vol 104 Issues 6,7,8

King, Edward M.

a/k/a Edward Michael King
Late of Avella
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: Dorothy A. King, 166 Scenic Dr., Avella, PA 15312

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

WCR Vol 104 Issues 6,7,8

Lombardi, Lydia J.

a/k/a Lidia J. Lombardi aka Lidia Josephine Lombardi
Late of Houston
Washington Co., PA
File No. 63-23-1248

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

Executrix: Patricia L. Boenning, 209 1/2 Ross St., Houston, PA 15342

Attorney: James P. Liekar, Esq., 38 W.

Pike St., Canonsburg, PA 153137

WCR Vol 104 Issues 6,7,8

Masters, Earl L.

a/k/a Earl Loyd Masters
Late of Carroll Twp.
Washington Co., PA

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

Executrix: Rose Ann Masters, 73 Cracker-jack Rd., Monongahela, PA 15063-3302
Attorney: Jennifer M. Merx, Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101

WCR Vol 104 Issues 6,7,8

McMurray, Dorothy K.

a/k/a Dorothy Kiger McMurray
Late of Donegal Twp.
Washington Co., PA
File No. 63-23-1225

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 K. McMurray and John F. McMurray, 223 Route 40 West, West Alexander, PA 15376

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

WCR Vol 104 Issues 6,7,8

Melson, Rita L.

a/k/a Rita Melson
Late of Canonsburg
Washington Co., PA
File No. 63-23-1166

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

Co-Administrator: Wendy Talmonti and Tracy Melson c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Rd., McMurray, PA 15317

WCR Vol 104 Issues 6,7,8

Mike, Edna

Late of Smith Twp.
Washington Co., PA
File No. 63-23-0935

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 Mike, 11003 Vineyard Dr., North East, PA 16428

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

WCR Vol 104 Issues 6,7,8

Myers, Paul Steven

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

Administratrix: Julie P. Kern, 514 32nd St., Beaver Falls, PA 15010

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

15022

WCR Vol 104 Issues 6,7,8

Partezana, Carol J.

Late of Coal Center 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: Jenna Russell, 708 Jackson Ave., Brownsville, PA 15417

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

WCR Vol 104 Issues 6,7,8

Putorti, Kathleen K.

Late of Washington
Washington Co., PA
File No. 63-23-0818

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. Washington St., NY 14456
Administrator: Eric D. Duchess, 183 Washington St., Geneva, NY 14456
Attorney: E.J. Julian, Esq., 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 6,7,8

Riggins, Jr., Edward Leroy

Late of Canton Twp.
Washington Co., PA
File No. 63-23-0968

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: Edward Leroy Riggins, III,

38 Clarence Oliver Lane, Willsboro, NY 12995

Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 104 Issues 6,7,8

Rodriguez, Lorraine R.

a/k/a Lorraine E. Palmer
Late of Washington
Washington Co., PA
File No. 63-23-1265

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: Lennie B. Nowlin, 1627 Sweetwater West Circle, Apopka, FL 32712

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

WCR Vol 104 Issues 6,7,8

Ruschell, Robert L.

Late of Canton Twp.
Washington Co., PA
File No. 63-23-1310

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. Ruschell a/k/a Robert Alan Ruschell, 2614 Jefferson Ave., Washington, PA 15301

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

WCR Vol 104 Issues 6,7,8

Springer, Marcianna L.

Late of Houston
Washington Co., PA
File No. 63-23-1174

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: Margaret Fritch a/k/a Margaret Ruth Fritch, 4730 West Barlind Dr., Pittsburgh, PA 15227

Attorney: Thomas A. Will, Esq., Thomas A. Will & Assoc., 6000 Town Ctr. Blvd., Ste. 106, Canonsburg, PA 15317

_____ WCR Vol 104 Issues 6,7,8

Venditti, Rudy J.

a/k/a Rudy Joseph Venditti
Late of Avella
Washington Co., PA
File No. 63-23-01312

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: Mia M. Daudet, 130 Camelot Circle, Coraopolis, PA 15108

Attorney: Carolyn A.W. Whitworth, Esq., Tucker Arensberg, PC, 1500 One PPG Place, Pittsburgh, PA 15222

Ⓢ

White, Forda

a/k/a Forda Reagan White
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1231

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 Beth White, 301 N. Jef-

erson Ave., Canonsburg, PA 15317
Attorney: Thomas M. Butz, Esq., Smith Butz LLC, 125 Technology Dr., Ste. 202, Canonsburg, PA 15317

_____ WCR Vol 104 Issues 6,7,8

MISCELLANEOUS NOTICE

NOTICE OF ADMINISTRATIVE SUSPENSION

Notice is hereby given that **Michael Charles Hardoby, Jr.** of Washington County has been **Administratively Suspended** by Order of the Supreme Court of Pennsylvania dated July 26, 2023, pursuant to Rule 111(b), Pa.R.C.L.E., which requires that every active lawyer shall annually complete, during the compliance period for which he or she is assigned, the continuing legal education required by the Continuing Legal Education Board. The Order became effective August 25, 2023, for Compliance Group 3.

Suzanne E. Price
Attorney Registrar
The Disciplinary Board of the
Supreme Court of Pennsylvania

_____ WCR Vol 104 Issue 8

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, OCTOBER 6, 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)

BEALLSVILLE

NATIONSTAR MORTGAGE, LLC

vs

TODD A. FEENEY

DOCKET #: 2022-8755
JUDGEMENT: \$61,622.72

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

Address: 2795 MAIN STREET,
BEALLSVILLE, PA 15313

Tax #: 030-010-00-02-0007-00

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 8,9,10

BENTLEYVILLE

LOANCARE, LLC

vs

BARBARA M. KEARNS

DOCKET #: 2023-1761
JUDGEMENT: \$49,458.61

In the Commonwealth of Pennsylvania,
Washington County, Bentleyville Bor-
ough;

Address: 108 HAZEL STREET, BENT-
LEYVILLE, PA 15314

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

Improvements: Residential Dwelling

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

_____ WCR Vol 104 Issues 8,9,10

CANONSBURG

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

vs

MICHAEL McKANNA, Solely as heir
for JANICE UNDEREINER,
DECEASED, ET AL

DOCKET #: 2022-5067
JUDGEMENT: \$127,439.18

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg

Borough;

Address: 613 WOODLAND ROAD,
CANONSBURG, PA 15317

Tax #: 100-038-00-01-0015-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-

SOCIATES, LLC, (215) 886-8790

CANTON

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

vs

**JAMES ROBLE, Administrator of the
ESTATE OF JOHN EDWARD ROBLE
a/k/a JOHN E. ROBLE, DECEASED**

**DOCKET #: 2023-2670
JUDGEMENT: \$60,875.60**

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

Address: 101 MARRA AVENUE,
WASHINGTON, PA 15301
Tax #: 120-011-10-02-0010-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-
SOCIATES, LLC, (215) 886-8790

WCR Vol 104 Issues 8,9,10

CECIL

**CARRINGTON MORTGAGE
SERVICES, LLC**

vs

**LORI S. McWHORTER AND
MILDRED McWHORTER**

**DOCKET #: 2022-2255
JUDGEMENT: \$185,705.57**

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

Address: 3987 MILLERS RUN ROAD,
McDONALD, PA 15057
Tax #: 140-005-00-00-0057-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

CENTERVILLE

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**JOSEPH F. MCCLOSKY AND MAR-
LENE M. McCLOSKY AKA MAR-**

LENE McCLOSKY

**DOCKET #: 2023-3161
JUDGEMENT: \$44,876.65**

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

Address: 121 MALDEN ROAD AKA 121
SOUTH MALDEN ROAD, BROWNS-
VILLE, PA 15417

Tax #: 152-021-00-02-0036-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

CENTERVILLE (Cont'd)

NATIONSTAR MORTGAGE, LLC

vs

SHON P. GILL

**DOCKET #: 2022-8048
JUDGEMENT: \$237,832.11**

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

Address: 105 VESTA SEVEN ROAD,
BROWNSVILLE, PA 15417
Tax #: 152-028-00-00-0047-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

EAST WASHINGTON

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

vs

**JASON RUDD AKA
JASON ANTHONY RUDD**

**DOCKET #: 2023-1142
JUDGEMENT: \$111,645.59**

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

Address: 12 SOUTH WADE AVENUE
AKA 12 S WADE AVE, WASHING-
TON, PA 15301

Tax #: 290-006-00-02-0016-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322

WCR Vol 104 Issues 8,9,10

MONONGAHELA

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**ANDREW MICHALIC JR. AKA AN-
DREW D. MICHALIC JR. AND
CLAUDIA MICHALIC AKA
CLAUDIA REY MICHALIC**

**DOCKET #: 2020-667
JUDGEMENT: \$89,481.39**

In the Commonwealth of Pennsylvania,
Washington County, City of Monongaha-
la;

Address: 816 LAWRENCE STREET,
MONONGAHELA, PA 15063
Tax #: 440-022-00-02-0010-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

MORRIS

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

JONATHAN WEIR FINCH

**DOCKET #: 2021-7182
JUDGEMENT: \$91,647.32**

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

Address: 98 GROVE ROAD, PROSPERI-
TY, PA 15329
Tax #: 450-008-00-00-0010-00

Improvements: Residential Dwelling

Attorney: VITTI LAW GROUP, INC.,
(412) 281-1725

WCR Vol 104 Issues 8,9,10

NORTH STRABANE

MORTGAGE ASSETS MANAGE-

MENT LLC

vs

**HENRY J. MEISSONIER, JR. A/K/A
HENRY MEISSONIER, JR.**

**DOCKET #: 2022-8562
JUDGEMENT: \$184,695.94**

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

Address: 317 CRICKETWOOD COURT,
CANONSBURG, PA 15317
Tax #: 520-001-07-01-0008-00

Improvements: Residential Dwelling

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

PETERS

**METLIFE SECURITIZATION TRUST
2017-1, ET AL**

vs

**ROBERT L. MAKOWSKI AND
LISA M. MAKOWSKI**

**DOCKET #: 2023-1858
JUDGEMENT: \$182,306.46**

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

Address: 496 VENETIA ROAD, VENE-
TIA, PA 15367

Tax #: 540-005-01-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

ROSCOE

**DATA MORTGAGE, INC. DBA
ESSEX MORTGAGE**

vs

STACEY GRAY AND SETH N. GRAY

**DOCKET #: 2023-2205
JUDGEMENT: \$87,531.44**

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

Address: 411 CORWIN STREET, ROS-
COE, PA 15477

Tax #: 560-004-00-04-0013-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

UNION

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**BONNIE K. BASSO, FKA BONNIE K.
WOLOWSKI, Individually and as Be-
lieved Heir to the ESTATE OF
NORMAN A. WOLOWSKI, ET AL**

DOCKET #: 2022-6317

JUDGEMENT: \$55,660.62

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

Address: 12 BELMONT AVENUE, GAS-
TONVILLE, PA 15366

Tax #: 640-009-01-01-0029-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

WASHINGTON

PHH MORTGAGE CORPORATION

vs

**CRISTA WISE In Her Capacity as Heir
of ELIZABETH F. WISE, ET AL**

DOCKET #: 2022-4223

JUDGEMENT: \$29,107.59

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

Address: 233 N LINCOLN STREET,
WASHINGTON, PA 15301

Tax #: 730-006-00-03-0014-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

WASHINGTON (Cont'd)

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

vs

**JODY LYNN WEAVER, In Her Capac-
ity as Heir and Executrix of the
ESTATE OF MARY EMMA PORTER,
ET AL**

DOCKET #: 2022-6732

JUDGEMENT: \$66,456.73

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

Address: 1250 SUMMERLEA AVENUE,
WASHINGTON, PA 15301

Tax #: 770-037-00-03-0006-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10