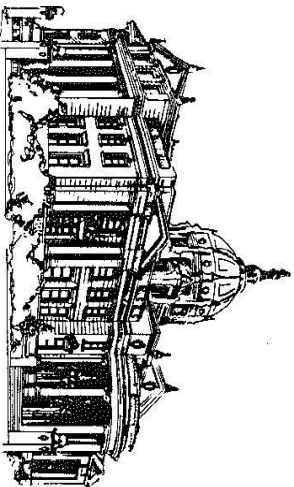


# **WASHINGTON COUNTY REPORTS**

**Vol. 103, No. 26 JANUARY 12, 2023**

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**119 South College Street, Washington, PA 15301**



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

## ESTATE NOTICES

### FIRST PUBLICATION

**Abbott, Sr., Domonic T.**

a/k/a Domonic Abbott

a/k/a Domonic Abbott, Sr.

a/k/a Domonic Thomas Abbott, Sr.

a/k/a Domonic T. Abbott,

Late of Burgettstown

Washington Co., PA

File No. 63-22-1633

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: Jennifer L. Brezinski, c/o

Attorney: Peter K. Darragh, Esq., P.O.

Box 435, Hickory, PA 15340

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Anderson, Scott Gary**

Late of Peters Twp.

Washington Co., PA

File No. 63-22-1938

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: Nicole McCormack Anderson  
c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Baker, Jane Ann**

Late of Amwell Twp.

Washington Co., PA

File No. 430792-2022

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: Steven William Baker, 57  
Laurel Ave., Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Barnhart, Helen Ruth**

a/k/a Helen Ruth McAdoo Barnhart

a/k/a Ruth M. Barnhart

Late of Buffalo Twp.

Washington Co., PA

File No. 63-07-0799

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

Administrator: Brian Barnhart, 8018 Blarney Stone Way, Manlius, NY 13104

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Bartolotta, Joan G.**

Late of Fallowfield Twp.

Washington Co., PA

File No. 63-22-1869

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: Toni J. Allridge, 69 Orchard St., Charleroi, PA 15022

Attorney: Jan A. Marks, Esq., Lovett Bookman Harmon Marks LLP, 1001 Liberty Ave., Liberty Ctr., Ste. 1150, Pittsburgh, PA 15222

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Daniels, Jack T.**

Late of Ellsworth 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-Administratrices or attorney, and all persons indebted to the decedent to make payment to the Co-Administratrices without delay.

Co-Administratrices: Deborah Yakubik  
and Melissa Ruffing c/o

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

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Garry, Vera**

a/k/a Vera Senich Garry  
Late of Union Twp.  
Washington Co., PA  
File No. 63-22-1920

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: Barbara E. Garry, 6309 State  
Route 88, Finleyville, PA 15332

Attorney: Timothy R. Berggren, Esq.,  
Peacock Keller, LLP, 95 W. Beau St.,  
Ste. 600, Washington, PA 15301

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Golen, Leslie A.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-23-0004

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 H. Bronder, 313 Anthem  
Way, Canonsburg, PA 15317

Attorney: Stephen F. Ban, Esq., Metz  
Lewis Brodman Must O'Keefe LLC,  
535 Smithfield St., Ste. 800, Pittsburgh,  
PA 15222

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Kastory, Rose Marie**

Late of South Strabane  
Washington Co., PA  
File No. 63-22-1910

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: Deborah Rheel, 5010 Dividend  
Dr., Washington, PA 15301, and Arlene  
Ruffner Romilly, 569 Oxford Blvd., Pitts-  
burgh, PA 15243,

Attorney: Robin L. Rarie, Esq., Brenlove  
& Fuller, LLC, 401 Washington Ave.,  
Bridgeville, PA 15017

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Mudrick, Ruth Shirley**

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

Executor: Kevin L. Zajack, 612 Shady  
Ave., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 103 Issues 26,27,28

**Patrick, Lamese**

Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-22-0293

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 Patrick, 5394 Herring Run Rd., Dublin, OH 43016

Attorney: Melanie M. Lasota, Esq., One PPG Place, Ste. 1710, Pittsburgh, PA 15222-5416

WCR Vol 103 Issues 26,27,28

**Petro, John G.**

Late of McMurray Twp.  
Washington Co., PA  
File No. 63-22-1759

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: Frederick M. Petro c/o

Attorney: A. Todd Wilson, Esq., 82 Firethorn Rd., Baden, PA 15005

WCR Vol 103 Issues 26,27,28

**Ponikvar, Jr., John James**

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: Annis E. Ponikvar, 5226 Palm-er Ridge Rd., Proctor, WV 26055

WCR Vol 103 Issues 26,27,28

**Smith, Bonnie B.**

Late of Peters Twp.  
Washington Co., PA  
File No. 63-21-2156

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: Tracy Ann Smith, 212 Glen Spring Circle, Canonsburg, PA 15317

Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 103 Issues 26,27,28

## **SECOND PUBLICATION**

**Ambrose, Marla L.**

Late of Fallowfield Twp.  
Washington Co., PA

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

Executor: Lawrence A. Ambrose, 24 Hickory Dr., Charleroi, PA 15022

Attorney: Frank C. Kocevar, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 103 Issues 25,26,27

**Burdelski, Stephen Christopher**

Late of Carroll Twp.  
Washington Co., PA  
File No. 63-22-1893

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: Gabriele Burdelski, 1416 Marion Dr., Pittsburgh, PA 15236

Attorney: Carl M. Hanchak, Esq., 76 Old Clairton Rd., Pittsburgh, PA 15236

WCR Vol 103 Issues 25,26,27

**Cimarolli, Gene E.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-1914

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: Linda Schmidt and George Schmidt, 309 Grant St., McDonald, PA 15057

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa LLC, 122 S. McDonald St., McDonald, PA 15057

WCR Vol 103 Issues 25,26,27

**Furlage, James R.**

a/k/a James Furlage  
a/k/a James Robert Furlage  
Late of Bentleyville, Somerset Township  
Washington Co., PA  
File No. 63-22-1831

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

Executrix: Susan Furlage, 14 Sprowls Road, Bentleyville PA 15314

Attorney: Keith E. Hodgens, II, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 25,26,27

**Gilpin, Irene**

Late of Washington  
Washington Co., PA  
File No. 63-22-1922

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: Ms. Susan Doak, 25 Ramsey Road, Washington, PA 15301  
Attorney: Joseph H. Fox, Esq., Joseph H. Fox, LLC, 125 South College St., Washington, PA 15301

WCR Vol 103 Issues 25,26,27

**Griffin, Donna J.**

Late of Washington  
Washington Co., PA  
File No. 63-22-1913

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

Executor: Amber Bennett, 309 Belmont Ave., Canonsburg, PA 15317

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

WCR Vol 103 Issues 25,26,27

**Kasimirsky, Sharon L.**

a/k/a Sharon Kasimirsky  
a/k/a Sharon Louise Kasimirsky  
a/k/a Sharon Louise Tompkins  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-22-1932

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 T. Kasimirsky, 433 Munntown Rd., Eighty Four, PA 15330

WCR Vol 103 Issues 25,26,27

**Kemp, Deborah S.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-22-1915

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: George Rickman and Cynthia Nicols Rickman, 7690 Rodebaugh Rd., Reynoldsburg, OH 43068

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald Ave., McDonald, PA 15057

WCR Vol 103 Issues 25,26,27

### **Owens, Marlene M.**

Late of Carroll Twp.  
Washington Co., PA  
File No. 63-22-1940

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: Fred C. Owens, II, 2587 Cottingham Circle NW, North Canton, OH 44720

Attorney: Lynn Owens Boucek, Esq., 1826 Tilton Dr., Pittsburgh, PA 15241

WCR Vol 103 Issues 25,26,27

### **Price, Lucille A.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-22-1532

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 A. Irwin, 36 Abbeyswood Ln., Canonsburg, PA 15317

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

WCR Vol 103 Issues 25,26,27

### **Speer, Edison C.**

Late of City of Eighty Four  
Washington Co., PA  
File No. 63-22-1877

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

Executor: Nancy Speer, 30 Windy Hill Lane, Eighty Four, PA 15330

Attorney: R. Douglas DeNardo, Esq., Galanter Tomosovich LLC, 437 Grant St., Ste. 1000, Pittsburgh, PA 15219

WCR Vol 103 Issues 25,26,27

## **THIRD PUBLICATION**

### **Carl, Irene K.**

Late of Vestaburg  
Washington Co., PA  
File No. 63-22-1613

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: Pamela Carl c/o

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

WCR Vol 103 Issues 24,25,26

### **Colvin, Carolyn G.**

a/k/a Carolyn Galbraith Colvin  
Late of Washington  
Washington Co., PA

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

Administratrix: Isabelle Holzapfel c/o

Attorney: Frank C. Roney, Jr., Esq., 382  
W. Chestnut St., Ste. 102, Washington,  
PA 15301

WCR Vol 103 Issues 24,25,26

**Laskey, Helena**

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

Executrix: Brooke Marie Behanna c/o

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

WCR Vol 103 Issues 24,25,26

**Pierce, George L.**

a/k/a George Larry Pierce  
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Cynthia L. Pierce, 12 Leyda  
Ave., Charleroi, PA 15022

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

WCR Vol 103 Issues 24,25,26

**Pierotti, James J.**

Late of Washington  
Washington Co., PA

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

Executor: Joseph K. Kusic, 210 Shady  
Ave., Houston, PA 15342

Attorney: Kathleen Smith-Delach, Esq.,

Phillips, Phillips & Smith-DeLach, P.C.,  
29 E. Beau St., Washington, PA 15301  
WCR Vol 103 Issues 24,25,26

**Salamon, Henry S.**

Late of 7th Ward of Washington  
Washington Co., PA  
File No. 63-22-01721

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: Anna Faller c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer  
Law Firm, LLC, 3244 Washington Rd.,  
Ste. 210, McMurray, PA 15317

WCR Vol 103 Issues 24,25,26

**Simmons, Jr., Earl W.**

Late of McMurray, PA  
Washington Co., PA  
File No. 63-22-1332

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: David Simmons, 55 Loffert Rd.,  
McDonald, PA 15057

Attorney: Marjorie A. Marotta, Esq.,  
Brzustowicz & Marotta, P.C., 4160  
Washington Rd., Ste. 208, McMurray, PA  
15317

WCR Vol 103 Issues 24,25,26

**Stegenga, Georgiann I.**

Late of Eighty Four  
Washington Co., PA  
File No. 63-22-1470

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:** Gary S. Stegenga, 386 Booth Rd., Washington, PA 15301  
**Attorney:** Marjorie A. Marotta, Esq., Brzustowicz & Marotta, P.C., 4160 Washington Rd., Ste. 208, McMurray, PA 15317

WCR Vol 103 Issues 24,25,26

### **Stewart, Tena Marie**

Late of Washington  
 Washington Co., PA  
 File No. 63-22-01842

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:** Brandon M. Stewart, 30 Kish Ave., Washington, PA 15301

**Attorney:** E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 24,25,26

### **Wilhelm, Suzanne M.**

Late of Blane Twp.  
 Washington Co., PA  
 File No. 63-22-1740

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

**Co-Executrices:** Kathleen Williams, 3668 Buffalo Creek Rd., Avella, PA 15312; Michelle Strobe, 114 Susan Way, Somerset, PA 15501

**Attorney:** Keith E. Hodgins, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 24,25,26

## **ADOPTION NOTICE**

Notice is hereby given that on December 9, 2022, the Petition of Patricia Lewis was filed in the Court of Common Pleas of Washington County, Orphan's Court Division requesting an order for an adoption of **Abel Tayaban Chilagan**.

The court has fixed the day of January 25, 2023 at 1:00 pm in Courtroom No. 6 of the Washington County Courthouse in Washington, Pennsylvania as the time and place for the hearing of said petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 103 Issue 26

## **BANKRUPTCY NOTICE**

Bankruptcy Sale  
 February 2, 2023

In re:  
 LENECO, LLC  
 Case No: 22-20659-GLT

Property to be Sold:  
 915-917 Main Street, Bentleyville, PA 15413

For Additional Information:  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

WCR Vol 103 Issue 26



**SHERIFF'S SALE—Anthony E. Andronas, Sheriff**

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, FEBRUARY 3, 2023 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)

**CANTON**

**THE HUNTINGTON  
NATIONAL BANK**

**vs**

**SHIRLEY A. COSSU AKA SHIRLEY  
COSSU AKA SHIRLEY H. COSSU  
AND JOHN J. COSSU AKA JOHN  
COSSU**

**DOCKET #: 2022-4387  
JUDGEMENT: \$21,233.28**

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

Address: 633 BUENA VISTA AKA 633  
BUENA VISTA STREET, WASHING-  
TON, PA 15301  
Tax #: 120-011-09-05-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**CECIL**

**CARRINGTON MORTGAGE  
SERVICES, LLC**

**vs**

**LORI S. McWHORTER & MIL-  
DRED 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 GREGO-  
RY JAVARDIAN, LLC, 215-942-9690

WCR Vol 103 Issues 25,26,27

**CECIL (Cont'd)**

**WELLS FARGO BANK, N.A.**  
**vs**  
**AMANDA SERRINO,**  
**AKA AMANDA L. SERRINO**

**DOCKET #: 2022-4017**  
**JUDGEMENT: \$106,335.31**

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

Address: 1110 VALLEYVIEW DRIVE,  
 LAWRENCE, PA 15055  
 Tax #: 140-012-09-00-0001-00B

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**CHARLEROI**

**TOWD POINT MASTER**  
**FUNDING TRUST 2021-PM1**  
**vs**  
**CAITLIN M. CARLTON AND**  
**JONATHON B. CARLTON**

**DOCKET #: 2022-1100**  
**JUDGEMENT: \$62,063.57**

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

Address: 311 SHADY AVENUE, CHAR-  
 LEROI, PA 15022  
 Tax #: 160-023-00-01-0010-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)  
 579-7700

WCR Vol 103 Issues 25,26,27

**CHARTIERS**

**CALIBER HOME LOANS, INC.**  
**vs**  
**KELTON ANDERSON, AKA**  
**KELTON L. ANDERSON AND**  
**BELINDA ANDERSON**

**DOCKET #: 2019-6670**  
**JUDGEMENT: \$347,241.69**

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

Address: 131 PIATT ESTATES DRIVE,  
 WASHINGTON, PA 15301  
 Tax #: 170-017-08-00-0025-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**DONORA**

**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, As Trustee of**  
**BKPL LODGE SERIES I TRUST**  
**vs**  
**KIMBERLY A. MYERS**

**DOCKET #: 2022-2143**  
**JUDGEMENT: \$58,840.53**

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

Address: 83 CASTNER AVENUE, DO-  
 NORA, PA 15033  
 Tax #: 240-031-00-02-0005-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**EAST BETHLEHEM****FIRST NATIONAL BANK OF  
PENNSYLVANIA**

vs

**PHILLIP L. REDMAN****DOCKET #: 2022-4297****JUDGEMENT: \$18,791.93**

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

Address: 47 CLARK STREET,  
CLARKSVILLE, PA 15322

Tax #: 260-004-02-07-0019-00

Improvements: Residential Dwelling

Attorney: DAVID W. RAPHAEL, ES-  
QUIRE, (412) 465-9718

WCR Vol 103 Issues 25,26,27

**NORTH CHARLEROI****PNC BANK, NATIONAL  
ASSOCIATION**

vs

**TOBY CHARNACK, as believed Heir  
and/or Administrator to the Estate of  
ROBERT F. CHARNACK, ET AL****DOCKET #: 2022-2397****JUDGEMENT: \$52,195.43**

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

Address: 316 SHEPPARD AVENUE,  
NORTH CHARLEROI, PA 15022

Tax #: 500-002-00-02-0013-01

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**MOUNT PLEASANT****PNC BANK, NATIONAL  
ASSOCIATION**

vs

**ROBERT F. HAJEK,  
AKA ROBERT HAJEK****DOCKET #: 2022-4284****JUDGEMENT: \$49,958.78**

In the Commonwealth of Pennsylvania,  
Washington County, Mount Pleasant  
Township;

Address: 86 WASHINGTON AVENUE,  
HICKORY, PA 15340

Tax #: 460-011-00-00-0002-04

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**NORTH STRABANE****LAKEVIEW LOAN  
SERVICING LLC**

vs

**UNKNOWN HEIRS, SUCCESSORS  
AND ASSIGNS, REPRESENTA-  
TIVES, DEVISEES AND ALL PER-  
SONS, FIRMS OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE OR IN-  
TEREST FROM OR UNDER RICH-  
ARD W. DEMARCO, DECEASED,  
ET AL****DOCKET #: 2020-5241****JUDGEMENT: \$195,400.19**

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

Address: 566 WEST MCMURRAY  
ROAD, CANONSBURG, PA 15317

Tax #: 520-001-02-01-0017-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 25,26,27

**PETERS**

**UNION**

**PETERS TOWNSHIP  
vs  
THE UNKNOWN HEIRS  
AND ASSIGNS OF LENORA ANDRE,  
DECEASED**

**AJAX E MASTER TRUST I,  
a Delaware Trust, Wilmington  
Savings Fund Society FSB, Trustee  
vs  
LARRY A. HOFFMAN**

**DOCKET #: 2022-2365  
JUDGEMENT: \$3,176.21**

**DOCKET #: 2021-5607  
JUDGEMENT: \$86,862.19**

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

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

Address: 225 CENTER CHURCH  
ROAD, MCMURRAY, PA 15317  
Tax #: 540-011-06-03-0001-00

Address: 13 CIRCLE AVENUE f/k/a 13  
FAIRVIEW AVENUE, ELRAMA, PA  
15038  
Tax #: 640-007-01-02-0007-00

Improvements: Residential Dwelling

Improvements: Residential Dwelling

Attorney: GOEHRING, RUTTER &  
BOEHM, (412) 835-7317

Attorney: TIMOTHY D. PADGETT,  
P.A. dba PADGETT LAW GROUP,  
(850) 422-2520

WCR Vol 103 Issues 25,26,27

WCR Vol 103 Issues 25,26,27

**SOUTH STRABANE**

**WASHINGTON**

**SPECIALIZED LOAN  
SERVICING LLC  
vs  
JON R. GENDT**

**FREEDOM MORTGAGE  
CORPORATION  
vs  
LAUREL F. REYNOLDS**

**DOCKET #: 2022-5873  
JUDGEMENT: \$191,383.79**

**DOCKET #: 2022-5068  
JUDGEMENT: \$52,066.29**

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

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

Address: 65 FERNWOOD STREET,  
WASHINGTON, PA 15301  
Tax #: 600-006-07-05-0007-00

Address: 246 FRANKLIN STREET,  
WASHINGTON, PA 15301  
Tax #: 720-007-00-01-0013-00

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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

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