

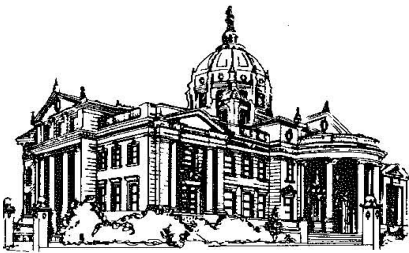
WASHINGTON COUNTY REPORTS

Vol. 102

JULY 14, 2022

No. 52

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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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FOR RETURN SERVICE: 119 S. College St., Washington, PA 15301

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

ESTATE NOTICES**FIRST PUBLICATION**

Barbao, Elma Lee
a/k/a Lee S. Barbao
Late of Donora
Washington Co., PA
File No. 63-22-0991

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: Eric M. Barbao, 3 Santa Arleta, Rancho Santa Margarita, CA 92688
Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

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Bell, Martha Eris
a/k/a Martha E. Bell
Late of Huntington, West Virginia
formerly of Washington Co., PA
File No. 63-22-0265

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

Administrator CTA: David R. Bell, 70 Robin Dr., Hickory, PA 15340
Attorney: Susan Mondick Key, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Bolin, Marion
Late of Deemston Borough
Washington Co., PA
File No. 63-22-1026

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 Taylor, 385 Ridge Rd., Brownsville, PA 15417
Attorney: Benjamin F. Goodwin, Esq., 108 N. Beeson Blvd., Ste. 400, Uniontown, PA 15401

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Greineisen, Lois J.
a/k/a Lois Jeanne Greineisen
Late of Borough of Canonsburg
Washington Co., PA
File No. 63-22-0949

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: Amanda Rae Greineisen, 336 Cherry Ave., Houston, PA 15342, Harry M. Young, III, 122 Church Way, Canonsburg, PA 15317
Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

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Kretchun, Jeanne Marie
Late of Carroll Twp.
Washington Co., PA
File No. 63-22-0989

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: Paula A. Crynick, 86 Donora Rd., Monongahela, PA 15063
Attorney: Thomas B. Kostolansky, Esq.,

617 McKean Ave., Donora, PA 15033
WCR Vol 102 Issues 52,1,2

Levi, Christine M.

Late of McMurray
 Washington Co., PA
 File No. 63-22-0967

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 R. Levi, Sr., 76 Fulton Rd., Canonsburg, PA 15317

Attorney: Stephanie M. Sewak, Esq.,
 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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Machusko, Andrew Joseph

a/k/a Andrew J. Machusko, Jr.
 Late of Brownsville
 Washington Co., PA
 File No. 63-22-0392

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: Sean C. Machusko and Mauree Krofina, 5 Pleasant Dr., Monessen, PA 15062

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

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Machusko, Janice Frye

a/k/a Janice K. Machusko
 Late of Brownsville
 Washington Co., PA
 File No. 63-22-0391

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: Sean C. Machusko and Mauree Krofina, 5 Pleasant Dr., Monessen, PA 15062

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

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Moore, Jr., Charles W.

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

Administratrix: Barbara Moore, 712 Water St., North Charleroi, PA 15022

Attorney: Mark E. Ramsier, Esq., 823 Broad Ave., Belle Vernon, PA 15012

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Nelson, Louise Ann

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

Co-Executors: Dennis Nelson and Kip Nelson c/o

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

WCR Vol 102 Issues 52,1,2

Ostrowski, Sr., William

Late of Canonsburg
 Washington Co., PA
 File No. 63-22-0737

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 Ostrowski, Jr.,
P.O. Box 581, Cochran, PA 16314
Attorney: Thomas J. Boris, Esq., Shields
& Boris, 1150 Old Pond Rd., Bridgeville,
PA 15017

WCR Vol 102 Issues 52,1,2

Robey, Edwin W.

a/k/a Edward Wayne Robey
Late of City of Washington
Washington Co., PA
File No. 63-22-0930

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.

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

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Wickline, Laura A.

a/k/a Laura Ann Wickline
a/k/a Laura Wickline
Late of City of Washington
Washington Co., PA
File No. 63-22-0941

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: Linda C. Chaney, 364 Beacon
Ave., Washington PA 15301
Attorney: Susan Mondik Key, Esq., Pea-

cock Keller, LLP, 95 West Beau St., Ste.
600, Washington, PA 15301

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Wiley, Thomas R.

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: Charles R. Guthrie, 1024 Route
519, Ste. 200, Eighty Four, PA 15330
Attorney: Cary D. Jones, Esq., Marriner,
Jones & Fitch, 6 South Main St., Ste. 600,
Washington, PA 15301

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Yanek, Joseph M.

a/k/a Joseph Mark Yanek
Late of Burgettstown 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: Patricia T. Yanek c/o
Attorney: Kurt J. Winter, Esq., 1535 Main
St., P.O. Box 53, Burgettstown, PA
15021

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SECOND PUBLICATION

Abate, Sr., Kenneth Francis

Late of Smith Twp.
Washington Co., PA
File No. 63-22-0953

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: Dominic A. Abate, 9 Dunbar Ave., Slovan, PA 15078

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

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Augustine, Rose Ellen

a/k/a Rose E. Augustine

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: Alan Ashcraft, 12 James St., Belle Vernon, PA 15012

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

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Cario, James Thomas

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: Jason Coffman c/o

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

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Michalka, Rebecca

a/k/a Francis Rebecca Michalka

a/k/a F. Rebecca Michalka

a/k/a Rebecca Campbell Michalka

Late of Midway
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: Marilyn Michalka Egan,
272 Alleyne Dr., Cranberry Twp., PA 16066

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

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Sewak, Nancy P.

Late of Donora
Washington Co., PA
File No. 63-22-0922

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: Jenna Miller, Esq.,
Penn Liberty Law, LLC, 121 N. Main St., Ste. 112, Greensburg, PA 15601

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Taddeo, Jr., Henry J.

a/k/a Henry Joseph Taddeo, Jr.
Late of Monongahela
Washington Co., PA
File No. 63-22-0917

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: Christina Louise Taddeo,
3412 Trevose Ave., Trevose, PA 19053

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

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Vittone, Eugene A. J.

a/k/a Eugene Anthony John Vittone
Late of Peters Twp.
Washington Co., PA
File No. 63-22-0876

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: Kathleen A.
Gustine, Esq., 146 Valley View Dr.,
Venetia, PA 15367

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Volk, John

Late of Peters Twp.
Washington Co., PA
File No. 63-22-0968

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: Claudia Volk, 893 Bebout Rd., Venetia, PA 15367

Attorney: Benjamin F. Goodwin, Esq.,
Goodwin Como, P.C., 108 N. Beeson Blvd., Ste. 400, Uniontown, PA 15401

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Wloch, Walter

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 attor-

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

Executrix: Ashley Franciscus, 4325 Gazebo Dr., Conway, AR 72034

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

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Yohe, Mary Ann

Late of Monongahela
Washington Co., PA
File No. 63-22-0885

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: PNC Bank, NA c/o Cindy Rarig, 300 Fifth Ave., 31st Flr., Pittsburgh, PA 15222

Attorney: Charles, Haddad, Esq., The Lynch Law Group, 501 Smith Dr., Ste. 3, Cranberry Twp., PA 16066

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THIRD PUBLICATION

Ahwesh, May

Late of Washington
Washington Co., PA
File No. 63-22-0946

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 M. Ahwesh, 256 Nesbit Road, Oakdale, PA 15071

Attorney: Paul A. Tershel, Esq., Tershel & Associates, 55 South Main St., Washington, PA 15301

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Antonelli, Mona R.

a/k/a Mona Rio Antonelli
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: Debra J. Antonelli, 559 E. Main St., Monongahela, PA 15063

Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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Cario, James Thomas

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: Jason Coffman c/o

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

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Cruny, Eugene Howard

Late of Cross Creek 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: Sharon J. Wilson, 807 Longvue Dr., Houston, PA 15342

Attorney: David S. Posner, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz,

62 E. Wheeling St., Ste. 101, Washington, PA 15301

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Dellorso, Jr., John P.

a/k/a John Paul Dellorso, Jr.
Late of North Strabane Twp.
Washington Co., PA
File No. 63-22-0928

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 Milbower, 8555 Charlestown Creek Dr., Mason, OH 45040

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

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Geresti, James D.

a/k/a James David Geresti
Late of Canonsburg Borough
Washington Co., PA
File No. 63-22-0907

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: Samuel John Geresti, 1047 Eldersville Rd., Burgettstown, PA 15021

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

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Hackney, Jeffrey Reed

a/k/a Jeffrey R. Hackney
Late of North Franklin Twp.
Washington Co., PA
File No. 63-22-0938

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: Gregory Paul Hackney, 301 E. Buffalo Church Rd., Washington, PA 15301, Diane H. Chenney, 1325 Allison Ave., Washington, PA 15301

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

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Rush, Reed E.

Late of Washington
Washington Co., PA
File No. 63-22-0829

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: Judy L. Weihe, 308 Golson Rd., Prattville, AL 36067

Attorney: John Paul Vensel, II, 6 South Main St., Ste. 518, Washington, PA 15301

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Seizak, Patrick Paul

a/k/a Patrick Seizak
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 Executor & Attorney or attorney, and all persons indebted to the decedent to make payment to the Executor & Attorney without delay.

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

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Sewak, Nancy P.

Late of Donora
Washington Co., PA
File No. 63-22-0922

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 & Attorney: Jenna Miller, Esq., Penn Liberty Law, LLC, 121 N. Main St., Ste. 112, Greensburg, PA 15601

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Turko, Gustava

a/k/a Gustava A. Turko
Late of Union 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: Frank Turko, 404 Mingo Church Rd., Finleyville, PA 15332

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

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Vaselenak, Victor

Late of Canonsburg
Washington Co., PA
File No. 63-22-0954

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: Jane A. Vaselenak c/o
Attorney: Gary D. Monaghan, Esq., Monaghan & Monaghan, LLP, 57 East Main St., Uniontown, PA 15401

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Waychoff, Kathryn A.

Late of Washington
Washington Co., PA
File No. 63-19-0364

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: Jonathan R. Waychoff,
210 W. Grant St., Houston, PA 15342

Attorney: E.J. Julian, Esq., Julian Law
Office, 71 North Main St., Washington,
PA 15301

_____ WCR Vol 102 Issues 50,51,52

MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
Washington COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE
FORECLOSURE

Term No. C-63-CV-2020-2369
NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

PNC BANK, NATIONAL ASSOCIA-
TION, SUCCESSOR IN INTEREST TO
NATIONAL CITY REAL ESTATE SER-
VICES, LLC, SUCCESSOR BY MER-
GER TO NATIONAL CITY MORT-
GAGE, INC., FORMERLY KNOWN AS
NATIONAL CITY MORTGAGE CO.,
DOING BUSINESS AS
ACCUBANC MORTGAGE
Plaintiff

vs. , Chemical Bank National Association,
ALLEN MCKEAN in his capacity as Heir
of JUDITH D. KUSCH, Deceased, DEN-
NIS MCKEAN in his capacity as Heir of
JUDITH D. KUSCH, Deceased, JAMES
MCKEAN in his capacity as Heir of JU-
DITH D. KUSCH, Deceased & LINDA
SCHMIDT in her capacity as heir of JU-
DITH D. KUSCH, Deceased
Mortgagor and Real Owner
Defendant

TO , Chemical Bank National Associa-
tion, ALLEN MCKEAN in his capacity
as Heir of JUDITH D. KUSCH, De-
ceased, DENNIS MCKEAN in his capaci-
ty as Heir of JUDITH D. KUSCH, De-
ceased, JAMES MCKEAN in his capaci-
ty as Heir of JUDITH D. KUSCH, De-
ceased & LINDA SCHMIDT in her ca-
pacity as heir of JUDITH D. KUSCH,
Deceased, MORTAGOR AND REAL
OWNER, DEFENDANT whose last
known address is 88 Kusch Road Scenery
Hill, PA 15360.

THIS FIRM IS A DEBT COLLECTOR
AND WE ARE ATTEMPTING TO
COLLECT A DEBT OWED TO OUR
CLIENT. ANY INFORMATION OB-
TAINED FROM YOU WILL BE USED
FOR THE PURPOSE OF COLLECT-
ING THE DEBT.

You are hereby notified that Plaintiff
PNC BANK, NATIONAL ASSOCIA-
TION, SUCCESSOR IN INTEREST TO
NATIONAL CITY REAL ESTATE
SERVICES, LLC, SUCCESSOR BY
MERGER TO NATIONAL CITY
MORTGAGE, INC., FORMERLY
KNOWN AS NATIONAL CITY
MORTGAGE CO., DOING BUSINESS
AS ACCUBANC MORTGAGE, has
filed a Mortgage Foreclosure Complaint
endorsed with a notice to defend against
you in the Court of Common Pleas of
Washington County, Pennsylvania, dock-
eted to No. C-63-CV-2020-2369 wherein
Plaintiff seeks to foreclose on the mort-
gage secured on your property located,
88 Kusch Road Scenery Hill, PA 15360
whereupon your property will be sold by
the Sheriff of Washington.

NOTICE

You have been sued in court. If you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after the Com-
plaint and notice are served, by entering a
written appearance personally or by attor-
ney 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 pro-

ceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of 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 OR CANNOT AFFORD ONE, 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.

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

WCR Vol 102 Issue 52

CORPORATION NOTICES

NOTICE

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on or about June 19, 2022, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **UNIVERSITY TWO LLC**. The proposed registered office in this Commonwealth is 104 Highcroft Circle, Eighty Four, PA 15330.

James W. Haines, Jr.
Attorney at Law
1202 West Main Street
Monongahela, PA 15063
724-258-3021

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NAME CHANGE NOTICE

Change of Name Notice

NOTICE IS HEREBY GIVEN that on the date of June 27, 2022, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2022-4205 by the Petitioner, **Demi Victoria DiPiazza**, for a change of name to Daxton Victor Dominick DiPiazza. The court has fixed the date of August 16, 2022 and time of 9:00AM 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.

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MISCELLANEOUS NOTICE

This notice is to inform that:

A hearing will be held at the Washington County Court House, 1 South Main St., Washington, Pennsylvania 15301 on Monday, August 22, 2022 at 9:15 a.m. in Courtroom 6 to hear a Petition filed by Fyda Freightliner Pittsburgh, Inc., 20 Fyda Drive, Canonsburg, PA 15317 in regard to a 2015 Freightliner Cascadia, Vin #3AKJGLD52FSGB7930 to obtain a free and clear title of said Freightliner Cascadia that was abandoned at the dealership on May 5, 2020. Owner on record is Malkiat Singh – Bains Transport, last known address is 2987 E Home Avenue, Fresno, CA 93703

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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, AUGUST 5, 2022 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)

BENTLEYVILLE

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
vs
CHARLES HORVWALT**

**DOCKET #: 2022-758 RAS CITRON
LLC, (855) 225-6906
JUDGEMENT: \$148,147.78**

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

Address: 108 WARREN STREET,
BENTLEYVILLE, PA 15314
Tax #: 040-027-00-00-0016-00

Improvements: Residential Dwelling

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

CHARLEROI

**CITIZENS BANK, N.A. f/k/a
RBS CITIZENS, N.A.
vs
ERIC WORTHING AND
HEIDI D. WORTHING**

**DOCKET #: 2021-292
JUDGEMENT: \$81,219.41**

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

Address: 707 CREST AVENUE, CHAR-
LEROI, PA 15022
Tax #: 160-013-00-04-0028-00

Improvements: Residential Dwelling

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

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CHARLEROI (Cont'd)

**MON VALLEY COMMUNITY
FEDERAL CREDIT UNION
vs
BRADY PASCOE, KNOWN
HEIR OF CLARA PASCOE**

**DOCKET #: 2021-7615
JUDGEMENT: \$115,881.05**

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

Address: 716 LEWIS AVENUE, CHAR-
LEROI, PA 15022
Tax #: 610-020-00-03-0014-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (412) 434-7955

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MONONGAHELA

**PHH MORTGAGE CORPORATION
vs
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST
FROM OR UNDER
CAROLINE PATTON, DECEASED**

**DOCKET #: 2021-3059
JUDGEMENT: \$53,632.04**

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

Address: 519 6TH STREET, MONON-
GAHELA, PA 15063
Tax #: 440-014-00-02-0022-00

Improvements: Residential Dwelling

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

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MONONGAHELA (Cont'd).

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, Not Individually,
But Solely as Trustee for Nationstar
HECM Acquisition Trust 2020-1
vs
ROSEANNE LEE, Executrix of the
ESTATE OF PAUL LEEZER A/K/A
PAUL LEEZER, JR.**

**DOCKET #: 2021-6706
JUDGEMENT: \$107,533.21**

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

Address: 617 4TH STREET, MONON-
GAHELA, PA 15063
Tax #: 430-018-00-00-0003-00

Improvements: Residential Dwelling

Attorney: PINCUS LAW GROUP PLLC,
(484) 575-2201

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MONONGAHELA (Cont'd)

**J.P. MORGAN MORTGAGE
ACQUISITION CORP.
vs
JACQUELINE ALLARD, Solely as
Heir of MARY ELLEN OSTRANDER,
DECEASED, ET AL**

**DOCKET #: 2021-7218
JUDGEMENT: \$49,665.33**

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

Address: 206 OTIS STREET, MONON-
GAHELA, PA 15063
Tax #: 440-026-00-01-0028-00

Improvements: Residential Dwelling

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

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SOUTH STRABANE

WELLS FARGO BANK, N.A.

vs

**JUDITH ANN GARRETT
AND BRADLEY G. GARRETT**

DOCKET #: 2018-1830

JUDGEMENT: \$68,051.38

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

Address: 740 EAST MAIDEN STREET,
WASHINGTON, PA 15301
Tax #: 750-033-00-00-0004-00

Improvements: Residential Dwelling

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

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SPEERS

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**HELEN KAYE STOCKDALE,
Known Heir of KENNETH S. WHITE,
DECEASED, ET AL**

DOCKET #: 2021-7636

JUDGEMENT: \$92,664.09

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

Address: 121 PENNSYLVANIA AVE-
NUE, CHARLEROI, PA 15022
Tax #: 610-002-00-01-0005-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

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