

WASHINGTON COUNTY REPORTS

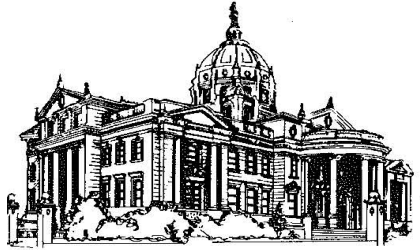
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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

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

ESTATE NOTICES

FIRST PUBLICATION

Crockett, Audrey J.

Late of Brownsville
Washington Co., PA
File No. 63-21-1454

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: Jan Crockett, 1030 White Oak Lane, Marianna, PA 15345;
Jill Micsky, 213 Summerton Drive, Bluffton, SC 29910,

Attorney: Daniel P. Gustine, Esq.,
Peacock Keller, LLP, 95 W. Beau St.,
Ste. 600, Washington, PA 15301

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Dranzo, Jennifer Bettina

Late of Canonsburg
Washington Co., PA
File No. 63-21-1477

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: Roger Graf, 180 Quarry Road,
California, PA 15419

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

WCR Vol 102 Issues 9,10,11

Grimes, William K.

Late of Claysville
Washington Co., PA
File No. 63-21-1588

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 Mark Hamilton,
1361 Burnsville Ridge Road,
Claysville, PA 15323

Attorney: Richard J. Amrhein, Esq.,
Peacock Keller, LLP, 95 West Beau St.,
Ste. 600, Washington, PA 15301

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Livolsi, Mickey

a/k/a Michelana Stanley
a/k/a Mickey Stanley
Late of Houston 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: Jeanine Cumer,
229 Cherry Ave., Houston, PA 15342

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

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Robinson, Orie A.

a/k/a Orie Allen Robinson
Late of Washington Co., PA
File No. 63-21-1520

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: Mechelle Lynn Lively
Robinson, 727 N. Franklin St.,
Washington, PA 15301

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

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Taborski, James C.

Late of Robinson Twp.
Washington Co., PA
File No. 63-21-1405

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: Edmond L. Taborski, 144 Robinson Highway, McDonald, PA 15057

Attorney: James P. Shields, Esq., Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

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SECOND PUBLICATION

DaLee, Kathleen

Late of California
Washington Co., PA
File No. 63-21-1478

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 Stephen Hanak, 604 Madison Ave., Brownsville, PA 15417

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

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Evans Jr., Charles F.

a/k/a Charles F. Evans
Late of City of Washington
Washington Co., PA
File No. 63-21-1481

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: Cathy L. Evans, 19 Scout Dr., Washington, PA 15301

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

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Hickle, Hunter Gene

Late of Amwell Twp.
Washington Co., PA
File No. 63-21-1476

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: Theresa Hickle c/o

Attorney: Adam G. Anderson, Esq., Anderson & Labovitz, LLC, 429 Fourth Ave. Ste. 602, Pittsburgh, PA 15219

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Jeffries, Priscilla M.

Late of Borough of Elco
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: Diane Greenlief, 181 Hillcrest Dr., California, PA 15419

Attorney: Melenzyer & Agrafiotis, 411 Washington Ave., Charleroi, PA 15022

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Rush, Virginia J.

a/k/a Virginia Lee Rush
 a/k/a Virginia Lee Jones Rush
 a/k/a Virginia Jones Rush
 Late of Donegal Twp.
 Washington Co., PA
 File No. 63-21-1509

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

Executor: John Lee Rush, 51978 Blue Spruce Dr., St. Clairsville, OH 43950

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Tretinik, Albert W.

Late of Fredericktown
 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: Florence L. Taylor, 122 Robinson Ave., Clarksville, PA 15322

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Ward, Diana D.

Late of McMurray
 Washington Co., PA
 File No. 63-21-1485

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: Erroll B. Davis, Jr.,

2881 Peachtree Road, NE #2403,
 Atlanta GA 30305

Attorney: Donald B. Formoso, Esq.,
 Peacock Keller, LLP, 95 West Beau St.,
 Ste. 600, Washington, PA 15301

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Youdell, Phyllis R.

Late of Borough of Donora
 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: Harry F. Youdell, III, 1119 Race St., Connellsville, PA 15425

Attorney: Jason M. Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

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Young, James J.

a/k/a James Joseph Young
 Late of Canton Twp.
 Washington Co., PA
 File No. 63-21-1480

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: Laura Young c/o

Attorney: Liotta Law Offices, PLLC,
 3058 Leechburg Rd., Suites 10 & 11,
 Lower Burrell, PA 15068

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THIRD PUBLICATION

Abbassian, Gail Ann

a/k/a Gail A. Abbassian
Late of Canonsburg
Washington Co., PA
File No. 63-21-1373

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: Michelle A. Frediani, 2 Percheron Court, Canonsburg, PA 15317

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Houseman, Patricia A.

Late of Speers 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: Linda A. Johnson, 107 Crestview Ave., Bentleyville, PA 15314

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

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Kegel, Tim Paul

Late of Borough of Finleyville
Washington Co., PA
File No. 63-21-01307

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: Denise Kegel, 3548 Mari-on Avenue, Finleyville, PA 15332

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

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Martin, Carol Louise

Late of Washington Co., PA
File No. 63-21-1303

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

Administrator: William L. Martin, 925 Manifold Rd., Washington, PA 15301

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

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Martin, Jacqueline M.

Late of South Strabane Twp.
Washington Co., PA
File No. 63-21-1393

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: Louis G. Martin, 1419 Willowbrook Dr., Washington, PA 15301

Attorney: Susan M. Key, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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McKay, Diane Toth

Late of Morris Township
Washington Co., PA
File No. 63-21-1424

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: Justine Pisciotano, 300 Cedar Hill Drive, McMurray, PA 15317
Attorney: Donald B. Formoso, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Springer, James H.

a/k/a James Springer
 Late of Washington Co., PA
 File No. 63-21-1452

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: Cathy S. Shader,
 235 Ridgeview Dr., Venetia, PA 15367

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Van Voorhis, Donna J.

a/k/a Donna June Van Voorhis
 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Louann Beck, 10828 Bellview Dr., Irwin, PA 15642

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

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CORPORATION NOTICE

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on August 27, 2021, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988.

The name of the Corporation is **LAPPEN EVECARE-SOUTH, INC.** with its principal place of business at 3402 Washington Road, Suite 303, McMurray, PA 15317.

A brief summary of the purpose or purposes of the corporation is as follows: a professional optometric office, vision/eye examinations, medical eye care testing and treatment, sales of eye glasses/sunglasses/contact lenses, and all other lawful activities permitted pursuant to the laws of the Commonwealth of Pennsylvania and the Pennsylvania Business Corporation Law.

Todd T. Turin, Esquire
 Turin & DeMatt, P.C.
 115 North Main Street
 Greensburg, PA 15601

WCR Vol 102 Issue 9

SHERIFF'S SALE—Samuel L. Romano, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, October 1, 2021 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

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

CANONSBURG

U.S. BANK NATIONAL ASSOCIATION, as Trustee for Greenpoint Mortgage Funding Trust Mortgage Pass-Through Certificates, Series 2006-AR4

vs

ANY AND ALL KNOWN AND UNKNOWN HEIRS OF THE ESTATE OF HERBERT C. MOLLENAUER, DECEASED, ET AL

**DOCKET #: 2021-1563
JUDGEMENT: \$94,436.42**

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

Address: 221 BELMONT AVENUE,
CANONSBURG, PA 15317
Tax #: 100-010-00-01-0004-00

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

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CARROLL

**CITIZENS BANK, N.A. S/B/M TO
CITIZENS BANK OF
PENNSYLVANIA**

vs

MARY LOUISE PATTON

**DOCKET #: 2021-2216
JUDGEMENT: \$51,049.39**

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

Address: 1286 WICKERHAM DRIVE,
MONONGAHELA, PA 15063
Tax #: 130-011-01-01-0001-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 7,8,9

CENTERVILLE

U.S. BANK NATIONAL ASSOCIATION as Legal Title Trustee for Truman 2016 SC6 Title Trust

vs

JOHN C. CHIERA

DOCKET #: 2020-4276

JUDGEMENT: \$163,856.86

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

Address: 309 NATIONAL AVENUE,
BROWNSVILLE, PA

Tax #: 152-027-00-03-0006-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO AR-
GENTIERI COUNSELORS AT LAW
LLC, (856) 384-1515

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CHARTIERS

**GOVERNMENT LOAN
SECURITIZATION
TRUST 2011-FV1, ET AL**

vs

**JOHN TOWNSEND JR.
AND EVA M. TOWNSEND**

DOCKET #: 2021-1220

JUDGEMENT: \$42,419.69

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

Address: 145 RIDGEVIEW STREET,
CANONSBURG, PA 15317

Tax #: 170-006-03-08-0002-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., 3
(856) 810-5815

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CHARLEROI

**LAKEVIEW LOAN
SERVICING LLC**

vs

**LINDSAY ELIAS a/k/a
LINDSAY MERRIT as heir f the
ESTATE OF ERNEST N. ELIAS,
DECEASED, ET AL**

DOCKET #: 2020-3527

JUDGEMENT: \$89,979.17

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

Address: 427 TWIN BRIDGES ROAD,
CHARLEROI, PA 15022

Tax #: 320-009-00-00-0030-00

Improvements: Residential Dwelling

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

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DONORA

**NATIONSTAR MORTGAGE, LLC
d/b/a Mr. Cooper**

vs

SHEILA M. DOMHOFF

DOCKET #: 2018-2529

JUDGEMENT: \$16,462.50

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

Address: 344 & 346 WISE STREET, DO-
NORA, PA 15033

Tax #: 240-023-00-05-0003-00

Improvements: Residential Dwelling

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

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FALLOWFIELD

**WILMINGTON SAVINGS FUNDS
SOCIETY, FSB, ET AL**

vs

**RONALD JONES, Solely in His
Capacity as Heir of SARAH E. JONES,
DECEASED, ET AL**

**DOCKET #: 2018-2397
JUDGEMENT: \$184,935.29**

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

Address: 1427 MAIN STREET, BENT-
LEYVILLE, PA 15314

Tax #: 320-011-00-00-0037-07

Improvements: Residential Dwelling

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

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UNION

**PNC BANK, NATIONAL ASSOCIA-
TION, Successor by Merger to
NATIONAL CITY BANK**

vs

**MARIO RYBACKI, Solely in His
Capacity as Heir of BEATRICE J.
RYBACKI, DECEASED**

**DOCKET #: 2020-1808
JUDGEMENT: \$54,744.57**

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

Address: 46 DAVIDSON AVENUE,
ELRAMA, PA 15038

Tax #: 640-007-02-02-0005-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 7,8,9

NORTH STRABANE

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG
PENNSYLVANIA**

vs

**THOMAS E. HORVATH AND
KATHY HORVATH, His Wife**

**DOCKET #: 2020-7040
JUDGEMENT: \$39,132.05**

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

Address: 108 FULTON ROAD,
CANONSBURG, PA 15317

Tax #: 520-013-15-00-0013-00

Improvements: Residential Dwelling

Attorney: GREENLEE, DERRICO &
POSA, (724) 225-7660

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WASHINGTON

DITECH FINANCIAL LLC

vs

**TAMMY ZINK, In Her Capacity as
Heir of NANCY J. LAWSON, ET AL**

**DOCKET #: 2019-5507
JUDGEMENT: \$87,222.55**

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

Address: 735 ALLISON AVENUE,
WASHINGTON, PA 15301

Tax #: 770-008-00-01-0007-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC, (855) 225-6906

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