

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 101

THURSDAY, JANUARY 14, 2021

No. 26



*Serving the
Legal Community
of Washington County*

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

NOTICE OF JAMES ROMAN
Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO JANUARY 15, 2021 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-19-1027	KOPCHAK, Joan D. Accountant:Pauline DiSora Attorney:Jack L. Bergstein, Esquire
63-18-1181	BRYAN, Kelly Ann Accountant:Thomas Kazmierczak, Jr. Attorney:Paul J. Leventon, Esquire

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AU-
DIT IS JANUARY 15, 2021 AT 9:30 A.M., COURTROOM #2, BEFORE THE HON-
ORABLE JOHN F. DISALLE, JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans' Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

Washington, Pennsylvania
January 15, 2021

Publication Dates: January 7, 2021 and January 14, 2021

ESTATE NOTICES

FIRST PUBLICATION

Bauer, Betty H.

Late of Canonsburg
Washington Co., PA
File No. 63-21-0019

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 Bauer, 149 Foxchase Dr.,
Canonsburg, PA 15317

Attorney: Emmanuel S. Anthon, Esq., 165
McClelland Rd., Canonsburg, PA 15317

WCR Vol 101 Issues 26,27,28

Hayes, Patricia W.

Late of Peters Twp.
Washington Co., PA
File No. 63-20-1511

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: Thomas P. Hayes; 939 N.
Sheridan Ave., Pittsburgh, PA 15206,
Mary Carla Hayes; 230 Robinhood Ln.,
McMurray, PA 15317,

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

WCR Vol 101 Issues 26,27,28

Kennedy, Lloyd L.

a/k/a Lloyd Louis Kennedy
Late of Cross Creek Twp.
Washington Co., PA
File No. 63-20-1548

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: Marie C. Smitsky, 170 Strope
Rd., Burgettstown, PA 15021

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

WCR Vol 101 Issues 26,27,28

Kirn, Sr., Edward P.

a/k/a Edward Paul Kirn
a/k/a Edward Paul Kirn, Sr.
Late of Amwell 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: Edward P. Kirn, Jr., 201 Win-
field Ave., Bentleyville, PA 15314

WCR Vol 101 Issues 26,27,28

Polaski, Judith A.

a/k/a Judith Amy Polaski
Late of Monongahela
Washington Co., PA
File No. 63-20-1465

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: Beth A. Tesznar, 110 Donner
Ave., Monessen, PA 15062

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

WCR Vol 101 Issues 26,27,28

SECOND PUBLICATION

Barnes, Audrey S.

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: James L. Barnes c/o

Attorney: Dorothy A. Milovac, Esq., 775
E. Maiden St., Washington, PA 15301

WCR Vol 101 Issues 25,26,27

Berger, Virginia K.

a/k/a Virginia Berger
Late of Amwell 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: Teri L. Kiger c/o

Attorney: Dorothy A. Milovac, Esq., 775
E. Maiden St., Washington, PA 15301

WCR Vol 101 Issues 25,26,27

Birmingham, Thomas Robert

Late of Finleyville
Washington Co., PA
File No. 63-20-1359

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: Patricia Birmingham c/o

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

WCR Vol 101 Issues 25,26,27

Burns, Harriett Kathern

a/k/a H. Kathern Burns
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: Carl E. Rush, 103 Municipal
Dr., Rogersville, PA 15359

Attorney: Kirk A. King, Esq., 77 S. Wash-
ington St., Waynesburg, PA 15370

WCR Vol 101 Issues 25,26,27

Cowan, Sandra Lee

Late of Canonsburg
Washington Co., PA
File No. 63-20-1505

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: Ann Knaus, 264 Verbeke St.,
Harrisburg, PA 17102

Attorney: Timothy R. Berggren, Esq.,
Law Offices of Timothy R. Berggren,
Esq., 22 E. Beau St., Washington, PA
15301

WCR Vol 101 Issues 25,26,27

Cunningham, Robert D.

Late of Fredricktown
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: Theresa A. Mitchell c/o

Attorney: David Bayard Wolf, Esq.,

Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 101 Issues 25,26,27

Kime, Robert

Late of Richeyville
Washington Co., PA
File No. 63-20-1316

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: Robin Poole, 250 Richland Dr., Pittsburgh, PA 15235

Attorney: Susan Foster-Blank, Esq.,
1634 East National Pike, Scenery Hill, PA 15360

WCR Vol 101 Issues 25,26,27

Nagy, Charles E.

Late of Finleyville
Washington Co., PA
File No. 63-20-1521

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: Robin Barker, 212 Lea St., Munhall, PA 15120

Attorney: Timothy R. Berggren, Esq.,
Law Offices of Timothy R. Berggren,
Esq., 22 E. Beau St., Washington, PA 15301

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Sloan, Gregg Williams

a/k/a Gregg Sloan
Late of Centerville 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Elizabeth Sloan c/o
Attorney: Webster & Webster, 51 E. South St., Uniontown, PA 15401

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Zollars, Katherine D.

Late of Burgettstown
Washington Co., PA
File No. 63-20-0485

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: David M. Zollars,
1303 Main St., Burgettstown, PA 15021

Attorney: Stephen H. Lebovitz, Esq.,
Lebovitz & Lebovitz, P.A., 2018 Monongahela Ave., Pittsburgh, PA 15218

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THIRD PUBLICATION

Carney, John Charles

a/k/a John C. Carney
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Shannon M. Daddario c/o
Attorney: Angela D. Kusturiss, Esq.,
Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

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Castor, Clea I.

a/k/a Clea Irene Castor
Late of Finleyville

Washington Co., PA
File No. 63-20-1504

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: Gaylyn Frosini, 482 Ross Rd., Eighty Four, PA 15330

Attorney: Timothy R. Berggren, Esq., Law Offices of Timothy R. Berggren, Esq., 22 E. Beau St., Washington, PA 15301

WCR Vol 101 Issues 24,25,26

Johnson, Lois Jean

a/k/a Lois J. Johnson
Late of Washington
Washington Co., PA
File No. 63-20-1104

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: Jon D. Lackman, 19 Leet St., Washington, PA 15301

Attorney: Art Wilson, Esq., 189 Hackney Station Rd., Amity, PA 15311

WCR Vol 101 Issues 24,25,26

Lutes, Barbara A.

Late of Richeyville
Washington Co., PA
File No. 63-20-1382

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: Terri L. Schweichler, P.O. Box

436, Richeyville, PA 15358

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

WCR Vol 101 Issues 24,25,26

Maund, Jeffrey

a/k/a Jeffrey K. Maund
a/k/a Jeffrey Kevin Maund
Late of California Borough
Washington Co., PA
File No. 63-20-1489

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

Administrator: Alex Andrea Maund, 1240 Highland Dr., California, PA 15419

Attorney: Christopher M. Swart, Esq., 1151 Old Freeport Rd., Pittsburgh, PA 15238

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Shaw, Deborah M.

Late of Eighty Four, Somerset Twp.
Washington Co., PA
File No. 63-20-1497

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: Joshua J. Shaw, 16 Somerset Dr., Eighty Four, PA 15330

Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, P.O. Box 36, 401 Washington Ave., Bridgeville, PA 15017

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West, Cindy L.

a/k/a Cindy Lee West
a/k/a Cindy L. Lesch
Late of Canton Twp.
Washington Co., PA
File No. 63-20-1502

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: Cindy K. Main, 738 Wilmington Ave., Washington, PA 15301

Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 E. Maiden St., Washington, PA 15301

WCR Vol 101 Issues 24,25,26

CORPORATION NOTICES

ARTICLES OF INCORPORATION

Michael E. Silverman, Esq., DENTONS COHEN & GRIGSBY P.C., 625 Liberty Avenue, Pittsburgh, PA 15222-3152. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA in accordance with the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania. The name of the corporation is **Artha Kranti, Inc.**

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FICTITIOUS NAME NOTICE

Daniel C. Conlon, Esquire
Tucker Arensberg, P.C., Attorneys
1500 One PPG Place
Pittsburgh, PA 15222
(412) 566-1212

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed with the Department of State of the Commonwealth of Pennsylvania for the conduct of business under the fictitious name of **CFS SETTLEMENT SERVICES** with its principal office at 101 McKean Avenue,

Charleroi, Pennsylvania 15022. The name and address of the person who is party to the registration is: **Challenge, Inc.**, 101 McKean Avenue, Charleroi, Pennsylvania 15022.

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ARTICLES OF INCORPORATION

Kids Excel With Pets, Inc.

ARTICLES OF INCORPORATION

Notice is hereby given that Articles of Incorporation - Nonprofit have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on or about August 20, 2020, for: **KIDS EXCEL WITH PETS, INC.** P.O. Box 1461, 116 North Wade Ave., Washington, PA 15301. The corporation has been Incorporated under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988, as amended. The purpose for which the corporation is to be organized is for raising funds for use towards animals health and welfare.

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FICTITIOUS NAME NOTICE

Kid Excel With Pets

FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S., Sec. 311), that a certificate was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on the 17th of August, 2020 for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **Kids Excel With Pets**, with Its principal place of business at 116 North Wade Ave., Washington, PA, 15301. The names and addresses of all persons, owning or interested in said business are: John C. Simpson, 116 North Wade Ave., Washington, PA 15301 and Rebecca L. Simpson, P.O. Box 622, 116 North Wade Ave., Washington, PA 15301.

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ARTICLES OF INCORPORATION

NOTICE

Notice is hereby given that Articles of Incorporation have been approved and filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on November 1, 2020, for the purpose of incorporating a non-profit corporation under the Pennsylvania Non-Profit Corporation Law of 1988. The name of the corporation is **VetPets** and its initial registered address is 9 Grove Street, Washington, PA 15301. The organization is organized exclusively for charitable, educational, and scientific purposes under §501(c)(3) of the Internal Revenue Code.

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REAL ESTATE NOTICE

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

MORTGAGE FORECLOSURE

Term No. 2020-338

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

PNC BANK, NATIONAL ASSOCIATION,
SUCCESSOR BY MERGER TO
NATIONAL CITY BANK

Plaintiff

vs.

The Unknown Heirs of Ada Smith Deceased & DANIEL MANGAN Solely in
His Capacity as Heir of Ada Smith Deceased

Mortgagor and Real Owner

Defendant

The Unknown Heirs of Ada Smith Deceased, MORTGAGOR AND REAL OWNER, DEFENDANT whose last known address is 543 Euclid Avenue Canonsburg, PA 15317.

THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLI-

ENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT.

You are hereby notified that Plaintiff PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. 2020-338 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 543 Euclid Avenue Canonsburg, PA 15317 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 Complaint and notice are served, by entering a written appearance personally or by attorney 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 proceed 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 SER-

VICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

WASHINGTON COUNTY BAR ASSOCIATION

119 South College Street
Washington, PA 15301
724-225-6710

SOUTHWESTERN PA LEGAL AID SOCIETY

10 West Cherry Avenue
Washington, PA 15301
724-225-6170

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 101 Issue 26

MISCELLANEOUS

Aaron M. Tomczak, Esq.
BusinessLegal
5021 Noblestown Rd.
Oakdale, PA 15071
Phone: 412-257-2617
Fax: 412-257-2618
Counsel for the Plaintiff

KSS PARTNERS, LLC, a
Pennsylvania limited liability
Company, Plaintiff,

vs.

Richard Zelenko, Jr. an adult individual
t/d/b/aALL STATE SIGNZ CO., Defend-
ant.

**Washington County Common Pleas
Civil Action No: 2020-2623**

NOTICE TO DEFEND

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 this complaint and notice are served, by entering a written appearance personally or by attorney 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 proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money, property, or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE.

If you do not know a lawyer, contact:

LAWYER REFERRAL SERVICE
119 South College Street
Washington, PA 15301
Telephone: (724) 225-6710

If you cannot afford a lawyer, contact:

Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
Telephone: (724) 225-6170

WCR Vol 101 Issue 26

NOTICE

**IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: ISRAEL CAMPBELL
CHILD OF SHELBY WHITLOCK
NOS: 63-20-0643**

Take notice that a Petition for Involuntary Termination of Parental Rights of Shelby Whitlock to Israel Campbell will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on January 28, 2021 at 10:00 a.m.

You are warned that even if you fail to

appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Deanna Bevan, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 101 Issue 26

OFFICIAL
NOTICE OF ANNUAL MEETING
OF POLICYHOLDERS OF
OLD ELIZABETH MUTUAL
FIRE INSURANCE COMPANY

The Annual Meeting of the
policyholders of the Old Elizabeth
Mutual Fire Insurance Co.
will be held by a zoom meeting
on January 16, 2021
at ten o'clock a.m. for the purpose
of acting on any other pertinent
business.

If would like to participate
please call 724-484-0839
for call in information.

Shirley A. Bedillion,
Secretary

WCR Vol 101 Issues 24,25,26

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, February 5, 2021 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

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

CALIFORNIA

**QUICKEN LOANS LLC F/K/A
QUICKEN LOANS INC.**

Vs

**CHRISTINE NOEL AKA CHRISTINE
A. NOEL**

**DOCKET #: 2019-7944
JUDGEMENT: \$177,347.95**

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

Address: 156 QUARRY LANE, CALIFORNIA, PA 15419
Tax #: 080-022-01-00-0016-00

Improvements: Residential Dwelling

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

WCR Vol 101 Issues 25,26,27

CANONSBURG

LOANCARE, LLC

Vs

**MARTIN E. LESTANDER
DOCKET #: 2020-2183
JUDGEMENT: \$69,396.96**

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg Bor-

ough;

Address: 501 W COLLEGE STREET,
CANONSBURG, PA 15317
Tax #: 100-017-00-00-0012-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

WCR Vol 101 Issues 25,26,27

CANONSBURG

**LENDING ONE, LLC c/o NewRez,
LLC f/k/a New Penn Financial, LLC d/
b/a Shellpoint Mortgage Servicing**

Vs

PATTY RUTH LLC

**DOCKET #: 2019-8094
JUDGEMENT: \$72,701.92**

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg Bor-

ough;
Address: 146 MURDOCK STREET,
CANONSBURG, PA 15317
Tax #: 100-009-00-01-0022-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, 215-579-7700

WCR Vol 101 Issues 25,26,27

CHARLEROI**EQUITY RESOURCES, INC.****Vs****DYLAN M. FRITZ AND BROOKE A. KINDER****DOCKET #: 2016-3083****JUDGEMENT: \$110,114.01**In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;Address: 503 CREST AVENUE, CHAR-
LEROI, PA 15022

Tax #: 160-017-00-02-0025-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611WCR Vol 101 Issues 25,26,27**CHARTIERS****SELECT PORTFOLIO SERVICING
INC.****Vs****TIMOTHY P. O'NEIL****DOCKET #: 2019-7947****JUDGEMENT: \$47,123.27**In the Commonwealth of Pennsylvania,
Washington County, Chartiers Township;Address: 700 NORTH MAIN STREET,
HOUSTON, PA 15342

Tax #: 170-007-00-00-0011-01

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521WCR Vol 101 Issues 25,26,27**HANOVER****DEUTSCHE BANK NATIONAL
TRUST COMPANY, As Trustee, In
Trust For The Registered Holders of
Morgan Stanley ABS Capital I Inc.
Trust 2006-HE8, Mortgage Pass-
Through Certificates, Series 2006 HE8****Vs****MICHELLE ANN DEITRICH, ET AL****DOCKET #: 2019-7410****JUDGEMENT: \$189,727.08**In the Commonwealth of Pennsylvania,
Washington County, Hanover Township;Address: 155 FIVE POINTS ROAD,
BURGETTSTOWN, PA 15021

Tax #: 340-034-00-00-0002-02

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521WCR Vol 101 Issues 25,26,27**MONONGAHELA****U.S. BANK NATIONAL ASSOCIA-
TION, As Indenture Trustee, for the
Holders of the CIM Trust 2018-NR1,
Mortgage-Backed Notes, Series 2018-
NR1****Vs****DAVID CONSTAN COOKE, Individu-
ally and in his capacity as Heir of VIR-
GINIA SARA FAIR, Deceased****DOCKET #: 2019-4105****JUDGEMENT: \$71,436.16**In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;Address: 503 FOURTH STREET, MO-
NONGAHELA, PA 15063

Tax #: 430-014-00-03-0006-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322WCR Vol 101 Issues 25,26,27

NORTH FRANKLIN & CANTON

UNION

THE TOWNSHIP OF CHARTIERS
Vs

REGINA V. BOBIK

DOCKET #: 2018-2331
JUDGEMENT: \$11,300.00

In the Commonwealth of Pennsylvania,
Washington County, (straddling) North
Franklin and Canton Townships;

Address: 230 ROOSEVELT STREET,
WASHINGTON, PA 15301
Tax #: 510-001-04-04-0008-00

Improvements: Residential Dwelling

Attorney: LIEKAR & LIEKAR, (724)
745-0557

WCR Vol 101 Issues 25,26,27

**KEYBANK, N.A. s/b/m to FIRST NI-
AGARA BANK, N.A.**

Vs

DONNA ANTIS
DOCKET #: 2018-1486
JUDGEMENT: \$87,525.45

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

Address: 3519 ORCHARD AVENUE,
FINLEYVILLE, PA 15332
Tax #: 640-010-03-01-0008-00

Improvements: Residential Dwelling

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

WCR Vol 101 Issues 25,26,27

PETERS

FIRST COMMONWEALTH BANK

Vs

BRIAN FERRIS a/k/a BRIAN M.
FERRIS AND JAMIE FERRIS a/k/a
JAMIE M. FERRIS

DOCKET #: 2020-5357
JUDGEMENT: \$83,971.96

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

Address: 111 GOLDEN EAGLE
DRIVE, VENETIA, PA 15367
Tax #: 540-001-03-00-0045-00

Improvements: Residential Dwelling

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

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