

**ESTATE NOTICES****FIRST PUBLICATION**

**Lawson, Jr., Henry Crosby**  
a/k/a Henry Lawson, Jr.  
Late of Borough 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Zachary A. Lawson, Sr.,  
913 McMahan Ave., Monessen, PA  
15062

Attorney: Megan A. Kerns, Esq., 1747  
Rostraver Rd., Belle Vernon, PA 15012

WCR Vol 105 Issues 12,13,14

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

Executrix: Kristie Lee Turkovich c/o  
Attorney: Frank C. Roney, Jr., Esq., 382  
West Chestnut St., Ste. 102, Washington,  
PA 15301

WCR Vol 105 Issues 12,13,14

**Levering, Andrew Joseph**  
a/k/a Andrew Levering  
Late of Dunlevy  
Washington Co., PA  
File No. 63-24-1328

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: George Levering c/o  
Attorney: Analija M. Zampogna, Esq.,

Anderson & Labovitz, LLC, 429 Fourth  
Ave., Ste. 602, Pittsburgh, PA 15219

WCR Vol 105 Issues 12,13,14

**Pabian, Susan Carol**  
a/k/a Susan C. Pabian  
Late of Muse  
Washington Co., PA  
File No. OC-2024-01141

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: Patrick N. Pabian, PO Box  
458, Muse, PA 15350  
Attorney: Kristine M. Anthou, Esq., 165  
McClelland Rd., Canonsburg, PA 15317

WCR Vol 105 Issues 12,13,14

**SECOND PUBLICATION**

**Bedner, Raymond**  
Late of Donora Borough  
Washington Co., PA  
File No. 63-24-1249

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: Raymond Bedner, Jr.,  
Nelle Bedner Runge, and Mary Bedner  
c/o Attorney: Thomas B. Kostolansky,  
Esq., 617 McKean Ave., Donora, PA  
15033

WCR Vol 105 Issues 11,12,13

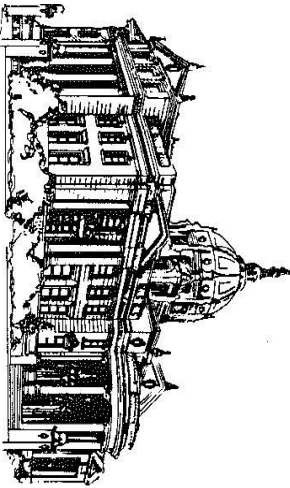
**Blum, Jo-Ann**  
a/k/a Jo-Ann Gilson  
Late of Canonsburg  
Washington Co., PA  
File No. 63-24-01278

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having

**WASHINGTON COUNTY REPORTS**

**Vol. 105 No. 12 – OCTOBER 3, 2024**

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



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

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 F. Blum, 123 Meadowbrook Circle, Venetia, PA 15367

WCR Vol 105 Issues 11,12,13

**Kirwan, Bridget Mary**

a/k/a Bridget Kirwan  
Late of McMurray  
Washington Co., PA  
File No. 63-24-01297

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: Casey Kirwan a/k/a Casey J. Kirwan, 1005 Meadow Lane, Unit 306, Canonsburg, PA 15317  
Attorney: Benjamin Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 11,12,13

**Kramzer, Evelyn H.**

Late of Pittsburgh, PA, Allegheny County  
File No. 63-24-1374

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 K. Langenbacher, 7008 Highland Creek Dr., Bridgeville, PA 15017

WCR Vol 105 Issues 11,12,13

**Scott, Sharon L.**

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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Admin-

istratrix without delay.

Administratrix: Cynthia J. Desmond, 95 E. Buffalo Church Rd., Washington, PA 15301  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 11,12,13

**Sninsky, Donald R.**

Late of McMurray  
Washington Co., PA  
File No. 63-24-1348

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: Kenneth Sninsky, 157 Shoreline Dr., McMurray, PA 15317  
Attorney: Benjamin Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 11,12,13

**Ungar, Ira Jay**

a/k/a Ira J. Ungar  
Late of Peters Twp  
Washington Co., PA  
File No. 63-24-1214

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: Elizabeth Rachel Ungar, 720 Crosswinds Dr., McMurray, PA 15317  
Attorney: McKenna Adams, Esq., Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

WCR Vol 105 Issues 11,12,13

**Wise, Frances Ann**

a/k/a Frances A. Wise  
Late of Washington  
Washington Co., PA  
File No. 63-24-1293

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: Darlene F. McKahan, 135 Waynesburg Rd., Washington, PA 15301  
Attorney: Clark A. Mitchell, Esq., Clark Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 105 Issues 11,12,13

## TRUST NOTICE

### TRUST NOTICE

Nicholas Prewett, Trustee of the Helen K. Fisfis Revocable Living Trust, dated June 1, 2024, as amended, pursuant to 20 Pa.C.S. §7755 requests all persons having claims or demands against the Trust of Helen K. Fisfis to make known the same, and all persons indebted to said Trust and/or the decedent, Helen K. Fisfis, to make payment without delay to NICHOLAS PREWETT, 1530 Locust Avenue, Apt. 11C, Philadelphia, PA 19102 or to NICHOLAS PREWETT c/o ROSALIE P. WISOTOZKI, ESQUIRE, 310 Grant Street, Suite 1109, Pittsburgh, PA 15219.

WCR Vol 105 Issues 11,12,13

## THIRD PUBLICATION

**Bernhart, Jacqueline Y.**

Late of Borough of McDonald  
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 and Attorney: William M. Bernhart, Esq., 4008 Alden Dr., Pittsburgh, PA 15220

WCR Vol 105 Issues 10,11,12

**Coligan, Nora A.**

a/k/a Nora Alice Britt Coligan

Late of Canonsburg  
Washington Co., PA  
File No. 63-24-01342

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 A. Britt a/k/a Mark Allen Britt, 20 Cherry Valley Rd., McDonald, PA 15057

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

WCR Vol 105 Issues 10,11,12

**Henline, Penny Jane**

a/k/a Penny Henline  
Late of Charleroi 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Clint F. Henline, 505 Meadow Ave., Charleroi, PA 15022  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 10,11,12

**Kennedy, Mary Jane**

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

Executrix: Natalie Hewitt a/k/a Natalie Kennedy Hewitt, 143 School House Rd., Claysville, PA 15323  
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 10,11,12

**Ronto, John A.**

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

Administrator: John D. Ronto, 58 Leet St., Washington, PA 15301

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

WCR Vol 105 Issues 10,11,12

**Ronto, Nancy J.**

a/k/a Nancy Jane Ronto  
Late of North 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: John D. Ronto, 58 Leet St., Washington, PA 15301

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

WCR Vol 105 Issues 10,11,12

**Vertullo, Alphonse George**

Late of California  
Washington Co., PA  
File No. 63-24-1304

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: Erin A. Vertullo, 4824 Starr Ranch Rd., Apt. 7206, Fort Mill, SC 29707

Attorney: John R. Cook, Esq., Cook Law

& Mediation Services, 9380 McKnight Rd., Ste. 106 Arcadia Ct., Pittsburgh, PA 15237

WCR Vol 105 Issues 10,11,12

**Wallach, David Lee**

a/k/a David L. Wallach  
Late of Canonsburg  
Washington Co., PA  
File No. 63-24-1290

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 W. Busche a/k/a Deborah Wallace Busche, 202 Clubview Dr., Canonsburg, PA 15317

Attorney: Matthew F. Schwartz, Esq., Schwartz Montoya Legal, LLC, 2212 Murray Ave., Pittsburgh, PA 15217

WCR Vol 105 Issues 10,11,12

**Warner, Robert H.**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-24-1296

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

Administrator: James T. Warner, 885 Old Hickory Rd., Pittsburgh, PA 15243, Anne Warner Atwood, 93 Hoodridge Dr., Pittsburgh, PA 15228,

Attorney: Daniel L. Goodyear, Esq., Sciuillo & Goodyear, P.C., 3809 Willow Ave., Pittsburgh, PA 15234

WCR Vol 105 Issues 10,11,12

**REAL PROPERTY NOTICES****NOTICE OF SALE BY AUCTION**

LEGAL NOTICE: Trigild IVL Group, LLC, in its capacity as the court appointed receiver in CIVIL ACTION NO. 2:21-cv-00237-RJC pending in the United States District Court for the Western District of Pennsylvania (the "Receiver") has entered into an auction agreement with Ten-X, LLC ("Ten-X"), with respect to real and other property located at 19 S. Main Street, Ellsworth, Pennsylvania 15331, and known as the Park View Apartments (the "Property"). The auction of the Property (the "Auction") will be conducted online at [www.ten-x.com](http://www.ten-x.com) between October 21, 2024 and October 23, 2024. SALE OF THE PROPERTY IS SUBJECT TO APPROVAL BY THE UNITED STATES DISTRICT COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA. Should any person wish to submit an Auction bid for the purchase of the Property, the interested party must participate in the Ten-X online Auction. For further information regarding the auction, contact Bradley Carver, Senior Sales Director, Ten-X, at (727) 580-4533.

WCR Vol 105 Issues 11,12,13,14

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION No. 2023-7550

SLOVENIAN SAVINGS AND LOAN  
ASSOCIATION OF CANONSBURG,  
PENNSYLVANIA Plaintiff

Vs.

THE ESTATE OF JANETTA V.  
LEDBETTER, Georgette Ledbetter,  
Administratrix, Defendant

**NOTICE TO DEFENDANT**

To: The Estate of Janetta V. Ledbetter  
Georgette Ledbetter, Administratrix  
464 East Hallam Avenue  
Washington, PA 15301

Notice is hereby given to the above-named individual and the owner or reputed owner of the following described property which are to be sold virtually by Anthony E. Andronas, Sheriff of Washington County, Pennsylvania, on the dates and on the times hereinafter set forth:

The description of the premises which is the subject of the above-captioned proceeding and of which the Defendant, The Estate of Janetta V. Ledbetter, Georgette Ledbetter, Administratrix is the owner or the reputed owner, is as follows:

**ALL** that certain lot or parcel of ground situate in the Sixth Ward of the City of Washington, Washington County, Pennsylvania, known as Disposition Parcel J, Highland Ridge Redevelopment Project, Land Disposition Map 10 as recorded in Modification Two to the Redevelopment Proposal dated April 2003, recorded in Deed Map Book 14, pages 359-368, Instrument Number 200328376, Being Lot 61 and 62 in Linn's Extension Plan as recorded in the office of the Recorder of Deeds of Washington County, Pennsylvania in Plan Book Volume 1, page 41 and Deed Book Volume 4-Y, page 99 and portions of Clover Alley and Rye Alley as vacated by the City of Washington Bill No. 8 of 2003, ordinance number 1715, being more particularly bounded and described as follows:

**BEGINNING** at an iron pin on the Southerly right of way line of Hallam Avenue, 10 feet wide (formerly Third Street) at the center of the vacated portion of Clover Alley, 10 feet wide in said Linn's Extension Plan; thence along the center of said vacated Clover Alley South 20 degrees 25' West a distance of 140 feet to an iron pin at the center of the terminus of said Clover Alley; thence along the terminus of Clover Alley and the line dividing Lot 56 and Lot 55 from Lot 61 and 62 and the terminus of Rye Alley, 10 feet wide in said Linn's Extension Plan North 69 degrees 35' West a distance of 90 feet to a Mag nail at the center of the terminus of said Rye Alley; thence along the center of the vacated portion of said Rye Alley North 20 degrees 25' East a distance of 140 feet to a Mag nail on the Southerly right of way line of said Hallam Avenue; thence along said Southerly right of way line South 69 degrees 35' East a distance of 90 feet to the point of beginning, in accordance with Drawing Number A4460J of Senate Engineering Company dated January 8, 2007.

**Tax Parcel I.D. No.**  
**760-001-00-03-0021-00**

**This property has an address of 464 East Hallam Avenue, Washington, PA 15301.**

Said sale shall be held virtually on November 1, 2024 at 10:00 a.m., prevailing time at <https://washington.pa.realforeclose.com>.

Ten percent (10%) of the purchase price (but not less than Sheriff's costs) shall be paid on the date of the sale and the balance on or before November 6, 2024, prevailing time.

If, however, such ten percent (10%) down payment be not made on the day of sale, the property will again be exposed to sale immediately on the date aforesaid. If balance of payment be not made on November 6, 2024, following the date of sale, the property will again be put up for sale on November 8, 2024, prevailing time, at the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale shall make good the same.

Notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and the distribution shall be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution will be given.

#### **NOTICE OF RIGHTS**

**NOTE:** The sale is scheduled for 10:00 a.m., **PREVAILING TIME**, on November 1, 2024.

YOU HAVE BEEN OR WILL BE SERVED WITH A WRIT OF EXECUTION. IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGEMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD OR TAKEN TO PAY THE JUDGEMENT. YOU MAY HAVE LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN AWAY. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

YOU HAVE THE RIGHT TO FILE A MOTION TO OPEN OR STRIKE THE JUDGEMENT AND YOU HAVE THE RIGHT TO ASK TO SET ASIDE THE SALE FOR A GROSSLY INADEQUATE PRICE. THE PETITIONS

MUST BE IN WRITING AND SET FORTH YOUR CLAIMS AND BE FILED WITH THE PROTHONOTARY OF WASHINGTON COUNTY. YOUR LAWYER CAN ASSIST YOU IN TAKING THAT ACTION.

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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE.

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

**IF YOU CANNOT AFFORD A  
LAWYER, CONTACT:**

SOUTHWESTERN PENNSYLVANIA  
LEGAL AID SOCIETY  
16 West Cherry Avenue  
Washington, PA 15301  
(724) 225-6170

WCR Vol 105 Issue 12

### **MISCELLANEOUS NOTICE**

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION No. 2024-1680

LUIS DANIEL VIDAL OVIEDO,  
Plaintiff,

v.  
BLAIR J. CARPENTER and TAMMY  
M. CARPENTER, Defendants.

#### **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 on the

### **Articles of Incorporation Nonprofit Notice**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg on July 7, 2023, with respect to a nonprofit corporation, Dorothea P. Hughes Foundation Inc., which has been incorporated under the Nonprofit Corporation Law of 1988.

Christian E. Sesek, Esq.  
Peacock Keller, LLP  
95 West Beau Street, Suite 600  
Washington, PA 15301

WCR Vol 105 Issue 12

Complaint. 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 TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ON AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

**Lawyer Referral Service**  
**19 S. College Street**  
**Washington, PA 15301**  
**Telephone Number (724) 225-6710**  
**IF YOU CANNOT AFFORD A  
LAWYER, CONTACT-**  
**Southwestern Pennsylvania**  
**Legal Aid Society**  
**10 West Cherry Avenue**  
**Washington, PA 15301**  
**Telephone Number (724) 225-6170**

WCR Vol 105 Issue 12

### **CORPORATION NOTICES**

**CERTIFICATE OF  
ORGANIZATION**  
**Verners Property Management LLC**

NOTICE is hereby given that Certificate of Organization – Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on or about September 17, 2024, for a Limited Liability Company established under the provisions of the Business Corporation Law of 1994, for **VERNERS PROPERTY MANAGEMENT LLC**. The name of the individual and address of this limited liability company's proposed registered office in this Commonwealth is Joshua M Verner, 1095 Sugar Run Rd, Venetia, PA 15367-1513

WCR Vol 105 Issue 12

## NOVEMBER 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, NOVEMBER 1, 2024**, at **10:00 o'clock A.M.** - **ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

### CANONSBURG

**PENNSYLVANIA  
HOUSING FINANCE AGENCY**

vs

**DARYL L. LITZINGER**

**DOCKET #: 2024-2727  
JUDGEMENT: \$142,335.46**

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

Address: 436 CHARTIERS AVENUE,  
CANONSBURG, PA 15317  
Tax #: 090-014-00-02-0014-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### CHARLEROI

**M&T BANK**

vs

**THE UNKNOWN HEIRS OF EDWARD CHILDS AKA EDWARD W. CHILDS, DECEASED, ET AL**

**DOCKET #: 2024-2619  
JUDGEMENT: \$28,884.14**

In the Commonwealth of Pennsylvania,  
Washington County, Charleroi Borough;  
Address: 606 CREST AVENUE,  
CHARLEROI, PA 15022  
Tax #: 160-013-00-03-0027-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### CHARLEROI (Cont'd)

**TOWD POINT MORTGAGE  
TRUST 2020-4, U.S. BANK  
NATIONAL ASSOCIATION,  
AS INDENTURE TRUSTEE**

vs

**DELORES D. COPPI A/K/A  
DOLORES D. COPPI  
AND FRANK A. COPPI**

**DOCKET #: 2024-3265  
JUDGEMENT: \$54,601.63**

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

Address: 722 WASHINGTON AVE-  
NUE, CHARLEROI, PA 15022  
Tax #: 160-012-00-05-0029-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND  
FEDERMAN, LLP, (215) 855-9521

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### CHARTIERS

**PENNYMAC LOAN  
SERVICES LLC**

vs

**DENNIS E. JENKINS AND  
KIMBERLY S. JENKINS**

**DOCKET #: 2022-7128  
JUDGEMENT: \$91,777.20**

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

Address: 405 CHERRY STREET, HOU-  
STON, PA 15342

Tax #: 170-006-04-14-0011-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### EAST BETHLEHEM

**PLANET HOME LENDING, LLC**

vs

**ERIC HUFFMAN**

**DOCKET #: 2023-7084  
JUDGEMENT: \$59,607.79**

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

Address: 111 CENTER STREET,  
MILLSBORO, PA 15348  
Tax #: 260-006-00-02-0023-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### FALLOWFIELD

**FEDERAL HOME LOAN MORT-  
GAGE CORPORATION**

vs

**DEBORAH PAINTER, In Her  
Capacity as Administratrix and Heir to  
the ESTATE OF KENNETH PAINT-  
ER, DECEASED**

**DOCKET #: 2023-1020  
JUDGEMENT: \$38,887.30**

In the Commonwealth of Pennsylvania,  
Washington County, Fallowfield Town-  
ship;

Address: 54 VAN VOORHIS LANE,  
VAN VOORHIS, PA 15366  
Tax #: 320-005-01-04-0020-00 & 320-  
005-01-04-0019-00 (2)

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### HOUSTON

**HSBC BANK USA, N.A., ET AL**

vs

**DAVID W. GRUDI**

**DOCKET #: 2023-6643  
JUDGEMENT: \$124,751.22**

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

Address: 113 N MAIN STREET, HOU-  
STON, PA 15342

Tax #: 360-009-00-04-0016-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### MONONGAHELA

**FREEDOM MORTGAGE  
CORPORATION**

vs

**SHERRY L MIZWA, KNOWN HEIR  
OF LINDA L MIZWA, DECEASED,  
ET AL**

**DOCKET #: 2024-1638  
JUDGEMENT: \$32,352.03**

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

Address: 614 E MAIN STREET, MO-  
NONGAHELA, PA 15063  
Tax #: 420-011-00-02-0010-00

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 105 Issues 12,13,14

### NORTH CHARLEROI

**REAL ESTATE  
COMMERCIAL LENDER, LLC**

vs

**JAHEEL KIMBO, as Sole Member and  
Sole Manager of KIMBO FAMILY  
REALTY, LLC, ET AL**

**DOCKET #: 2023-5792  
JUDGEMENT: \$42,184.93**

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

Address: 719 FOURTH STREET,  
CHARLEROI, PA 15022  
Tax #: 500-001-00-01-0019-00

Improvements: Residential Dwelling  
 Attorney: SHNAYDER LAW FIRM  
 LLC, 215-834-3103

WCR Vol 105 Issues 12,13,14

**PETERS**

**MEB LOAN TRUST VI  
 vs  
 RICHARD M. McPEEK**

**DOCKET #: 2024-2822  
 JUDGEMENT: \$84,565.29**

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

Address: 357 EAST McMURRAY  
 ROAD, McMURRAY, PA 15317  
 Tax #: 540-010-09-03-0027-00 & 540-  
 010-09-03-0028-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

**PETERS (Cont'd)**

**WEST-AIRCOMM  
 FEDERAL CREDIT UNION  
 vs  
 DUSTIN E. JONES AND  
 MELISSA M. JONES**

**DOCKET #: 2024-3413  
 JUDGEMENT: \$454,600.05**

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

Address: 112 MOUNT BLAINE DRIVE,  
 CANONSBURG, PA 15317  
 Tax #: 540-011-07-03-0001-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

**PETERS (Cont'd)**

**CITIZENS BANK OF  
 MORGANTOWN  
 vs**

**DANIEL R. GERMAIN, MELISSA M.  
 GERMAIN, AND UNITED STATES  
 OF AMERICA, ET AL**

**DOCKET #: 2023-7207  
 JUDGEMENT: \$277,154.62**

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

Address: 102 BOWER HILL ROAD,  
 VENETIA, PA 15367  
 Tax #: 540-005-00-00-0010-00

Improvements: Residential Dwelling

Attorney: BOWLES RICE LLP, 724-514-  
 8938

WCR Vol 105 Issues 12,13,14

**UNION**

**JPMORGAN CHASE BANK,  
 NATIONAL ASSOCIATION**

**vs**

**ELIZABETH A. ABBOTT**

**DOCKET #: 2024-3370  
 JUDGEMENT: \$61,068.07**

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

Address: 5146 HAZEL STREET,  
 FINLEYVILLE, PA 15332

Tax #: 640-004-02-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

**WASHINGTON**

**WASHINGTON SCHOOL DISTRICT**

**vs**

**LANCE VALLEE**

**DOCKET #: 2017-2991  
 JUDGEMENT: \$2,510.67**

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

Address: 820 DUNCAN AVENUE,  
 WASHINGTON, PA 15301

Tax #: 770-016-00-01-0012-01

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-  
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 12,13,14

**WASHINGTON (Cont'd)**

**CITY OF WASHINGTON**

**vs**

**RICHARD I. CLEMENS  
 AND MARCY L. CLEMENS**

**DOCKET #: 2014-3426  
 JUDGEMENT: \$1,992.75**

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

Address: 250 E PROSPECT AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 750-019-00-01-0002-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-  
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 12,13,14

**WASHINGTON (Cont'd)**

**WASHINGTON SCHOOL DISTRICT**

**vs**

**SHAWN NAJOWICZ**

**DOCKET #: 2018-3486  
 JUDGEMENT: \$1,094.23**

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

Address: 1010 E MAIDEN STREET,  
 WASHINGTON, PA 15301

Tax #: 750-035-00-00-0005-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-  
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 12,13,14

**WASHINGTON (Cont'd)**

**WASHINGTON SCHOOL DISTRICT**

**vs**

**JAIMEE STUCHELL PHILLIPS**

**DOCKET #: 2018-4038  
 JUDGEMENT: \$2,627.59**

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

Address: 380 ALLISON AVENUE,  
 WASHINGTON, PA 15301

Tax #: 770-002-00-03-0021-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-  
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 12,13,14

**WASHINGTON (Cont'd)**

**WASHINGTON SCHOOL DISTRICT**

**vs**

**MARK A. LENNOX  
 AND TRACEY LENNOX**

**DOCKET #: 2020-4404  
 JUDGEMENT: \$1,955.24**

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

Address: 345 E PROSPECT AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 750-023-00-02-0023-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCI-  
 ATES, LTD, (866) 720-9748

WCR Vol 105 Issues 12,13,14

**WASHINGTON (Cont'd)**

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

**vs**

**ROBERT J. SCHURR,  
 SOLELY IN HIS CAPACITY AS  
 HEIR OF MILDRED L. SCHURR,  
 DECEASED, ET AL**

**DOCKET #: 2023-6279  
 JUDGEMENT: \$106,906.42**

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

Address: 40 LAUREL AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 760-011-00-02-0012-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

**WASHINGTON (Cont'd)**

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

**vs**

**THE ESTATE OF J  
 ANETTA V. LEDBETTER,  
 Georgette Ledbetter, Administratrix**

**DOCKET #: 2023-7550  
 JUDGEMENT: \$46,803.72**

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

Address: 464 EAST HALLAM AVE-  
 NUE, WASHINGTON, PA 15301  
 Tax #: 760-001-00-03-0021-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14

**WEST BROWNSVILLE****PNC BANK, NATIONAL  
ASSOCIATION****vs****ISAIAH Z. GRIMES****DOCKET #: 2023-6613****JUDGEMENT: \$55,297.61**

In the Commonwealth of Pennsylvania,  
Washington County, West Brownsville  
Borough;

Address: 536 MIDDLE STREET,  
BROWNSVILLE, PA 15417  
Tax #: 670-007-00-01-0022-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 12,13,14**OCTOBER SHERIFF'S SALE—Anthony E. Andronas, Sheriff**

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, OCTOBER 4, 2024, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

**AS CORRECTED:****WASHINGTON (Cont'd)****MORTGAGE ASSETS  
MANAGEMENT LLC****vs****SONJA BAILEY****DOCKET #: 2024-2754****JUDGEMENT: \$95,298.67**

In the Commonwealth of Pennsylvania,  
Washington County, City of Washing-  
ton;

Address: 209 LINN AVENUE,  
WASHINGTON, PA 15301  
Tax #: 760-004-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 10,11,12