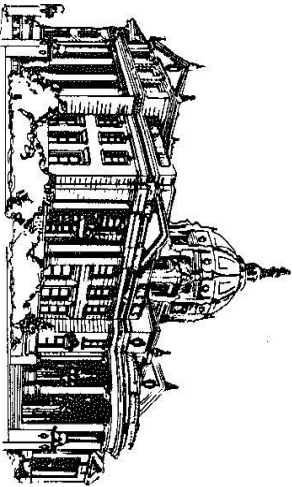


WASHINGTON COUNTY REPORTS

Vol. 104, No. 29 - FEBRUARY 1, 2024

119 South College Street, Washington, PA 15301



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

ESTATE NOTICES**FIRST PUBLICATION**

Andrick, Elizabeth M.
a/k/a Elizabeth Andrick
Late of Monongahela
Washington Co., PA
File No. 63-23-01859

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: Terence M. Andrick, 102 Eagle Point Estates, New Eagle, PA 15067
Attorney: James W. Haines, Jr., Esq., 1202 W. Main St., Monongahela, PA 15063

WCR Vol 104 Issues 29,30,31

Berry, Margaret Ross
a/k/a Margaret R. Berry
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: Beverly J. Ross, 64 Robert Lane, Canonsburg, PA 15317
Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 104 Issues 29,30,31

Brown, Patricia D.
a/k/a Patty Brown
a/k/a Patricia Dolores Brown
a/k/a Patty D. Brown
Late of Claysville
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-Executor or attorney, and all persons indebted to the decedent to make payment to the Co-Executor without delay.

Co-Executor: Kevin Brown a/k/a Kevin P. Brown, 3251 Annandale Dr., Presto, PA 15142, Susan Simms a/k/a Susan Jane Simms, 108 Green St., PO Box 105, Claysville, PA 15323,
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Daugherty, Dorothy Marlene
a/k/a Dorothy M. Daugherty
a/k/a Marlene Daugherty
Late of Washington
Washington Co., PA
File No. 63-24-00097

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: Kyeonna J. Whitlock, 398 Houston St., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31

Dicks, Judith Ann
a/k/a Judith Dicks
Late of North Franklin Twp.
Washington Co., PA
File No. 63-23-01975

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

WASHINGTON

WESBANCO BANK, INC.
vs
**CHARLES FULLER, Executor of the
ESTATE OF DANIEL E. FULLER,
also known as DANIEL EARL
FULLER, SR.**

**DOCKET #: 2023-2207
JUDGEMENT: \$91,918.16**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 695 MARYLAND AVENUE,
WASHINGTON, PA 15301
Tax #: 770-034-00-01-0002-00
Improvements: Residential Dwelling
Attorney: MEYER, UNKOVIC &
SCOTT LLP, (412) 456-2885

WCR Vol 104 Issues 29,30,31

WASHINGTON (Cont'd)

**LAKEVIEW LOAN
SERVICING, LLC**
vs
**THE UNKNOWN HEIRS OF NANCY
L. BRADLEY AKA NANCY
BRADLEY, DECEASED, ET AL**

**DOCKET #: 2023-3360
JUDGEMENT: \$134,135.86**

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 1125 SYCAMORE STREET,
WASHINGTON, PA 15301
Tax #: 770-031-00-06-0017-00 & 770-031-00-06-0016-00 (2)
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322

WCR Vol 104 Issues 29,30,31

WASHINGTON (Cont'd)

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, Not Individually but
Solely as Trustee for Finance of
America Structured Securities
Acquisition Trust 2018-HB1**
vs
**LARRY RUSSELL, In His Capacity
as Heir of THELMA RUSSELL
A/K/A THELMA E. RUSSELL,
ET AL**

**DOCKET #: 2021-5591
JUDGEMENT: \$73,334.72**

In the Commonwealth of Pennsylvania,
Washington County, City of Washing-
ton;
Address: 53 SHARP AVENUE,
WASHINGTON, PA 15301
Tax #: 760-008-00-02-0007-00
Improvements: Residential Dwelling
Attorney: RAS CITRON LLC,
(855) 225-6906

WCR Vol 104 Issues 29,30,31

NORTH FRANKLIN

**U.S. BANK NATIONAL
ASSOCIATION
vs
ROBERT C. BARRETT**

DOCKET#: 2022-3365**JUDGEMENT: \$131,350.63**

In the Commonwealth of Pennsylvania,
Washington County, North Franklin
Township;
Address: 272 PARK AVENUE,
WASHINGTON, PA 15301
Tax #: 510-003-03-01-0007-00
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646

WCR Vol 104 Issues 29,30,31**PETERS**

**BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.,
As Trustee for Mortgage Assets
Management Series I Trust
vs
UNKNOWN HEIRS OF
ROBERT D. FULTON AKA
ROBERT DONALD FULTON, ET AL**

DOCKET#: 2022-51**JUDGEMENT: \$219,511.53**

In the Commonwealth of Pennsylvania,
Washington County, Peters Township;
Address: 110 FOREST DRIVE,
McMURRAY, PA 15317
Tax #: 540-006-01-04-0021-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322

WCR Vol 104 Issues 29,30,31**SOUTH STRABANE**

**CITIZENS BANK, N.A., S/B/M
TO CITIZENS BANK OF
PENNSYLVANIA
vs
KAREN I. THOMPSON**

DOCKET #: 2023-878**JUDGEMENT: \$35,547.18**

In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;
Address: 395 WILBERT AVENUE,
WASHINGTON, PA 15301
Tax #: 600-004-01-02-0010-00
Improvements: Residential Dwelling
Attorney: LAW OFFICE OF
GREGORY JAVARDIAN, LLC,
(215) 942-9690

WCR Vol 104 Issues 29,30,31**SOUTH STRABANE (Cont'd)**

**CITIZENS BANK, N.A.
vs
TRAVIS D. MARTIN**

DOCKET #: 2023-5563**JUDGEMENT: \$67,135.25**

In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;
Address: 20 OAK GROVE ROAD,
WASHINGTON, PA 15301
Tax #: 600-004-15-02-0001-00
Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, LLC, (215) 790-1010

WCR Vol 104 Issues 29,30,31

known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Lori Ann Head, 995 Benson Rd., Leland, IL 60531

WCR Vol 104 Issues 29,30,31**Holmes, Sr., Joseph Wylie**

a/k/a Joseph W. Holmes
a/k/a Joseph W. Holmes, Sr.
Late of Washington
Washington Co., PA
File No. 63-24-0098

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: Joseph W. Holmes, Jr.,
585 Western Ave., Canonsburg, PA
15317

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

WCR Vol 104 Issues 29,30,31**Lee, Michael Hall**

a/k/a Michael H. Lee
Late of Stockdale Borough
Washington Co., PA
File No. 63-24-0042

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: Mary Alice Lee a/k/a Maryalice Lee,
422 Locust St., Stockdale, PA
15483

Attorney: Anthony M. Tedesco, Esq., 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

WCR Vol 104 Issues 29,30,31**Mayton, Emory A.**

a/k/a Emory Andrew Mayton
Late of Brownsville
Washington Co., PA
File No. 63-24-0133

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: Emory A. Mayton, Jr., 161 Paul St., Washington, PA 15301

WCR Vol 104 Issues 29,30,31**McKee, Jr., Charles Meade**

Late of McDonald
Washington Co., PA
File No. 63-24-0100

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: Mauriann Curtis, 57 Rocky Ridge Rd., Imperial, PA 15126
Attorney: Thomas J. Boris, Esq., Boris & Shields, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 104 Issues 29,30,31**Saldanha, Ramon Albert**

Late of Canonsburg
Washington Co., PA
File No. 63-24-0085

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: Schanelle M. Saldanha,

1004 Oak Ridge Dr., Canonsburg, PA
15317

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

WCR Vol 104 Issues 29,30,31

Schofield, Margaret Rea

a/k/a Anna Margaret Rea Schofield
Late of Canonsburg
Washington Co., PA
File No. 63-24-00084

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: Connie Rea Crider, 336
Weavertown Rd., Canonsburg, PA 15317
Attorney: James P. Lieker, Esq., 38 W.
Pike St., Canonsburg, PA 15317

WCR Vol 104 Issues 29,30,31

Thompson, Karen I.

Late of Washington
Washington Co., PA
File No. 63-23-1162

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 attor-
ney, and all persons indebted to the deced-
ent to make payment to the Executor
without delay.

Executor: Raeleen Thompson, 395 Wil-
bert Ave., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law
Firm, 71 N. Main St., Washington, PA
15301

WCR Vol 104 Issues 29,30,31

SECOND PUBLICATION

Bergmark, Marian Kay

a/k/a a Kay Bergmark
a/k/a M. Kay Bergmark
a/k/a Marian Kay Farnsworth Bergmark
Late of Peters Township
Washington Co., PA
File No. 63-24-00075

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: Wendy Bergmark, 156
Kimber Dr., McMurray PA 15317
Attorney: Richard J. Amrhein, Esq., Pea-
cock Keller, LLP, 95 West Beau St., Ste.
600, Washington, PA 15301

WCR Vol 104 Issues 28,29,30

Brightbill, Marilyn Joyce

a/k/a Marilyn Brightbill
Late of Bridgeville
Washington Co., PA
File No. 63-24-0027

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 deced-
ent to make payment to the Executrix
without delay.

Executrix: Lucinda Kalkbrenner c/o
Attorney: Christina Brown, Esq., Zacharia
Brown, 111 W. McMurray Rd., McMur-
ray, PA 15317

WCR Vol 104 Issues 28,29,30

Dzurino, Judith A.

a/k/a Judith Ann Dzurino
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1979

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

CHARTIERS (Cont'd)

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs
HOPE M. HAYMAN

**DOCKET#: 2023-5829
JUDGEMENT: \$54,416.54**

In the Commonwealth of Pennsylvania,
Washington County, Chartiers Township;
Address: 516 RIDGE AVENUE,
CANONSBURG, PA 15317
Tax #: 170-005-01-02-0007-00
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER
(717) 234-4178

WCR Vol 104 Issues 29,30,31

DONORA

CITIBANK, N.A., ET AL

vs
**ANGELINA MORGAN, Individually
and in her capacity as Administratrix
of the Estate and Heir of
JAMES M. MORGAN, DECEASED**

**DOCKET#: 2023-2823
JUDGEMENT: \$82,168.39**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 520 McCREA AVENUE,
DONORA, PA 15033
Tax #: 240-031-00-03-0012-00
Improvements: Residential Dwelling
Attorney: LEOPOLD & ASSOCIATES
PLLC, (914) 219-5787

WCR Vol 104 Issues 29,30,31

EAST FINLEY

**THE HUNTINGTON
NATIONAL BANK**

vs
SEAN A. SOUTHERN

**DOCKET#: 2022-2556
JUDGEMENT: \$272,928.58**

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

Address: 328 CHAPEL HILL ROAD,
CLAYSVILLE, PA 15323
Tax #: 270-005-00-00-0003-04
Improvements: Residential Dwelling
Attorney: MANLEY DEAS
KOCHALSKI LLC, (614) 220-5611
WCR Vol 104 Issues 29,30,31

FALLOWFIELD

**SERVIS ONE, INC. DBA
BSI FINANCIAL SERVICES**

vs
JESSE ALLEN BASHUR

**DOCKET#: 2023-5056
JUDGEMENT: \$154,197.42**

In the Commonwealth of Pennsylvania,
Washington County, Fallowfield Town-
ship;
Address: 11 SMITH STREET,
CHARLEROI, PA 15022
Tax #: 320-009-01-02-0041-01
Improvements: Residential Dwelling
Attorney: HILL WALLACK LLP,
(215) 579-7700

WCR Vol 104 Issues 29,30,31

MONONGAHELA

**DOLLAR BANK, FEDERAL
SAVINGS BANK**

vs
DOLLIE E. WASHABAUGH

**DOCKET #: 2023-1807
JUDGEMENT: \$72,385.26**

In the Commonwealth of Pennsylvania,
Washington County, City of
Monongahela;
Address: 612 HANCOCK STREET,
MONONGAHELA, PA 15063
Tax #: 440-015-00-01-0008-00
Improvements: Residential Dwelling
Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521

WCR Vol 104 Issues 29,30,31

CARROLL**CITIZENS BANK OF
PENNSYLVANIA**

vs

**ANY AND ALL UNKNOWN HEIRS,
Successors, Assigns and All Persons,
Firms or Associations Claiming Right,
Title, or Interest from or under
VERNA KOVALAK, Deceased Mort-
gagor and Last Real Owner, ET AL**

DOCKET #: 2015-2479**JUDGEMENT: \$67,883.79**

In the Commonwealth of Pennsylvania,
Washington County, Carroll Township;
Address: 30 PARK MANOR PLACE,
DONORA, PA 15033

Tax #: 245-046-01-03-0028-00

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

WCR Vol 104 Issues 29,30,31**CECIL****WELLS FARGO BANK, N.A.
Vs**

**AMANDA SERRINO, Individually and
As Administratrix of the ESTATE OF
MICHAEL G. SERRINO, DECEASED**

DOCKET #: 2023-5789**JUDGEMENT: \$103,761.58**

In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;
Address: 1110 VALLEYVIEW DRIVE
AKA 109 VALLEYVIEW DRIVE,
LAWRENCE, PA 15055

Tax #: 140-012-09-00-0001-00B

Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC,
(215) 942-2090

WCR Vol 104 Issues 29,30,31**CECIL (Cont'd)****AMERIHOM MORTGAGE
COMPANY, LLC**

vs

NICOLE ELIZABETH CAPES**DOCKET#: 2022-6430****JUDGEMENT: \$163,551.14**

In the Commonwealth of Pennsylvania,
Washington County, Cecil Township;
Address: 466 MUSE BISHOP ROAD,
McDONALD, PA 15057

Tax #: 140-006-00-00-0059-00

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

WCR Vol 104 Issues 29,30,31**CHARTIERS****WELLS FARGO BANK,
NATIONAL ASSOCIATION, ET AL**

vs

**JASON R. WOOD, In His Capacity
as Administrator and Heir of the
ESTATE OF CANDICE WOOD
A/K/A CANDICE N. WOOD, ET AL**

DOCKET #: 2023-3508**JUDGEMENT: \$104,044.13**

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

Address: 492 REGENT STREET,
HOUSTON, PA 15342

Tax #: 170-016-05-01-0007-00

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

WCR Vol 104 Issues 29,30,31

known the same to the Executrix or attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executrix
without delay.

Executrix: Danielle D. Dzurino, 4158 NW
6th St., Deerfield Beach, FL 33442
Attorney: J. Lynn DeHaven, Esq., Gold-
farb, Posner, Beck, DeHaven & Drewitz,
62 E. Wheeling St., Ste. 101, Washington,
PA 15301

WCR Vol 104 Issues 28,29,30**Fullerton, Nancy H.**

a/k/a Nancy Hemphill Fullerton
Late of Dunedin, Pinellas County, Florida
with assets in Washington Co., PA
File No. 63-24-0064

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 Admin-
istrator without delay.

Administrator & Attorney: Daniel B.
Kostrub, 125 Technology Dr., Ste. 207,
Canonsburg, PA 15317

WCR Vol 104 Issues 28,29,30**Holbert, Joan C.**

Late of Eighty Four, Somerset 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 attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executor
without delay.

Executor: James G. Holbert, 16 Weiko
Rd., Eighty Four, PA 15330
Attorney: Matthew J. Madvay, Esq., 60 E.
Beau St., Washington, PA 15301

WCR Vol 104 Issues 28,29,30**Houston, Doris A.**

Late of Canonsburg
Washington Co., PA
File No. 63-24-0025

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: Scott H. Houston and Beth
Ann Grimm c/o
Attorney: Jeffrey A. Golvash, Esq.,
9 Dewalt Ave., Pittsburgh, PA 15227

WCR Vol 104 Issues 28,29,30**Sharpeta, John J.**

Late of Eighty Four
Washington Co., PA
File No. 63-23-01949

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 Admin-
istrator without delay.

Administrator: Frances S. Jones, 911 Hor-
ton St., Clairton, PA 15025
Attorney: Daniel F. Bekavac, Sr., Esq.,
400 Market St., Elizabeth, PA 15037

WCR Vol 104 Issues 28,29,30**Shriver, Susanna Marie**

Late of Avella
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 attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executor
without delay.

Executor: Paul Wayne Shriver, 624 Tay-
lorstown Ridge Rd., Avella, PA 15312
Attorney: Thomas O. Vreeland, Esq., Bas-
si, Vreeland & Assoc., P.C., 62 E. Wheel-
ing St., Washington, PA 15301

WCR Vol 104 Issues 28,29,30**Siba, Frances M.**

Late of South Strabane Twp.
Washington Co., PA
File No. 63-24-0019

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

Executrix: Kathleen A. Siba, 109 Hollington Drive, N.E., Huntsville, AL 35811
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 28,29,30

Teagarden, Sr., Charles K.

Late of Daisytown
Washington Co., PA
File No. 160-30-7259

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: Charles K. Teagarden, Jr., Box 373, Junction A-ST, Ellsworth, PA 15331
Attorney: Joseph E. Fieschko, Jr., Esq., 300 Cedar Blvd., Ste. 202, Pittsburgh, PA 15228

WCR Vol 104 Issues 28,29,30

Wilhelm, John E.

Late of West Alexander
Washington Co., PA
File No. 63-24-0034

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: Lisa M. Sonk, 219 Wilhelm Rd., West Alexander, PA 15376
Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 104 Issues 28,29,30

Wilkins, Kenneth L.

a/k/a Kenneth Leslie Wilkins
a/k/a Kenneth Leslie "Petey" Wilkins
Late of City of Washington
Washington Co., PA
File No. 63-23-1711

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: Courtney D. Wilkins, 558 Delaware Ave., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 28,29,30

THIRD PUBLICATION

Beall, Linda R.

a/k/a Linda Rae Beall
Late of North Bethlehem Twp.
Washington Co., PA
File No. 63-23-1899

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

Executor: Frederick Lyon, Jr., 197 Maple Ave., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 27,28,29

Billante, Joan Ann

a/k/a Joan A. Billante
Late of Chartiers Twp.
Washington Co., PA
File No. 63-23-1966

The Register of Wills has granted Letters

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, MARCH 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 release 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 description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BENTLEYVILLE

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

MARK E. MILLIGAN

DOCKET#: 2023-1204

JUDGEMENT: \$65,010.51

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

Address: 116 LINCOLN AVENUE,
BENTLEYVILLE, PA 15314

Tax #: 040-052-00-06-0010-00

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

WCR Vol 104 Issues 29,30,31

CANONSBURG

BOROUGH OF CANONSBURG

vs

AARON J. PATRAGAS

DOCKET #: 2022-2678

JUDGEMENT: \$2,854.37

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

ough;

Address: 611 FRANKLIN AVENUE,
CANONSBURG, PA 15317

Tax #: 090-008-00-02-0006-00

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

WCR Vol 104 Issues 29,30,31

CANTON

**NATIONSTAR MORTGAGE, LLC
its successors and assigns**

vs

CHRISTOPHER I. FORCEY

DOCKET #: 2022-7838

JUDGEMENT: \$172,256.01

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 955 BUENA VISTA STREET,
WASHINGTON, PA 15301

Tax #: 120-011-08-05-0010-00

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

WCR Vol 104 Issues 29,30,31

MISCELLANEOUS

In The Court Of Common Pleas of
Washington County, Pennsylvania

The Township of Chartiers, Plaintiff,
vs. Jeffrey L. Okorn, Defendant
No. 2023-5511

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 by 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 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.

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

Lawyer Referral Service
119 South College Street
Washington, PA 15301
Phone: (724) 225-6710

WCR Vol 104 Issue 29

NAME CHANGE NOTICES

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION No. 2024-250

IN THE MATTER OF:
MORGAN MARIE SNYDER

NOTICE

Notice is hereby given that on January 18, 2024, the Petition of **MORGAN MARIE SNYDER** was filed in the above-named Court requesting an Order to change her name to **MORGAN MARIE CISERANO**.

The Court has fixed the date of February 9, 2024 at 10:30 a.m. in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on the said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

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IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION No. 2024-249

IN THE MATTER OF:
BRAYDEN MICHAEL SNYDER

NOTICE

Notice is hereby given that on January 18, 2024, the Petition of **BRAYDEN MICHAEL SNYDER** was filed in the above-named Court requesting an Order to change his name to **BRAYDEN MICHAEL CISERANO**.

The Court has fixed the date of February 9, 2024 at 10:30 a.m. in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on the said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

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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: Laureen Trovato a/k/a Laureen J. Trovato, 209 Coachside Dr., Washington, PA 15301

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

WCR Vol 104 Issues 27,28,29

Kusturis, Kaaren

aka Kaaren J. Kusturis
aka Kaaren Kusturis
Late of Canonsburg
Washington Co., PA
File No. 63-24-0022

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: Nickoel R. Rehonic aka
Nickoel Ruth Rehonic, 1443 Harrison St.,
Hollywood, FL 33020
Attorney: Emmanuel S. Anthon, Esq.,
Anthon Legal Services, LLC, 165
McClelland Rd., Canonsburg, PA 15317

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Lindley, Glenn S.

Late of Eighty-Four
Washington Co., PA
File No. 63-23-1990

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: Roy E. Lindley, Jr., 282
Seal Rd., Eighty Four, PA 15330, John
Lindley, 331 Carlton Dr., Eighty Four, PA
15330,

Attorney: Clark A. Mitchell, Esq. and
Clark Mitchell, Jr., Esq., Mitchell Law
Group, LLC, 17 South College St., Wash-
ington, PA 15301

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Lupi, Jr., Carl Peter

a/k/a Carl P. Lupi, Jr.
Late of Canonsburg
Washington Co., PA
File No. 63-24-00029

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: Jacqueline Lupi, 916 4th
St., Canonsburg, PA 15317
Attorney: Gary M. Zyra, Esq., 314 E.
Main St., Carnegie, PA 15106

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Magdich, David Andrew

Late of Atlasburg
Washington Co., PA
File No. 63-24-00011

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: Dana Hertzler Magdich AKA
Dana Magdich c/o
Attorney: Michele S. Haggerty, Esq.,
3935 Washington Rd., Unit 1518,
McMurray, PA 15317

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McNeel, Maryanna H.

a/k/a Maryanna McNeel
Late of South Strabane Twp.

Washington Co., PA
File No. 63-23-1953

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: Megan C. Hickman, 365 Old Stewart Rd., Tennessee Ridge, TN 37178
Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

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Menendez, Jose

a/k/a Josa A. Menendez
a/k/a Jose Antonio Menendez
Late of Donora
Washington Co., PA
File No. 63-23-01902

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: Jason Menendez, 5715 Bayleaf Lane, Greensboro, NC 27455
Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

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Olinger, Lenore S.

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

Executor: Wayne E. Olinger, 343 W. Col-

lege St., Canonsburg, PA 15317
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Rasel, Albert Duane

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

Executrix: Jamielynn Hanam-Jahr c/o
Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., 6 South Main St., Washington, PA 15301

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Russell, Stephen V.

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

Executor: Ryan P. Russell, 928 Fayette Ave., Belle Vernon, PA 15012
Attorney: Colt A. McKelvey, Esq., McKelvey Law Offices, LLC, 300 Fal-lowfield Ave., Charleroi, PA 15022

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Schuler, Mary

a/k/a Mary Val Gene Schuler
Late of Washington
Washington Co., PA
File No. 63-24-0036

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

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

Executrix: Susan A. Dugas, 36 Spring Valley St., Slovan, PA 15078
Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

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Spangler, Toyoko

Late of South Franklin Twp.
Washington Co., PA
File No. 63-24-0054

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 Louise Pendleton, 250 Vista Valley Road, Washington, PA 15301

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

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Yonek, Thomas G.

a/k/a Thomas George Yonek
Late of Peters 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: Jennifer M. Bakey c/o
Attorney: Frank C. Roney, Jr., Esq., Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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TRUST NOTICE

Decedent's Trust Administration Notice

The following decedent died maintaining a Revocable Living Trust, in which administration proceedings commenced. The named trustee requests that all person (s) having claims against the decedent make known the same in writing to the Trustee or their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Smith, Bodil E. Revocable Trust, deceased September 21, 2023, of Peters Township, Washington County, Pennsylvania. Jeffrey A. Smith, Trustee, c/o Leech Tishman Fuscaldto & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

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CORPORATION NOTICES

CERTIFICATE OF ORGANIZATION

Notice is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on January 16, 2024, under the Limited Liability Company Law of 1994. The name of the company is **The Wooden Peel, LLC.**

Blane A. Black, Esquire
223 Second Street
Monongahela, PA 15063

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NOTICE OF DISSOLUTION

Notice is given of the filing with the Commonwealth of Pennsylvania Department of State of Articles of Dissolution for **WIGMAN CONSULTING, INC.**, and of the winding-up of its affairs.

Cary D. Jones, Esquire
Marriner, Jones & Fitch
6 South Main St., Suite 600
Washington, PA 15301

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