

ESTATE NOTICES**FIRST PUBLICATION****Beckley, Mary K.**

Late of Fallowfield Twp.
Washington Co., PA

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

Executrix: Deborah Danter, 222 Williamsburg Dr., Elizabeth, PA 15037
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 9.10.11

Brem, David L.

Late of McMurray
Washington Co., PA
File No. 63-23-1370

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 J. O'Neill, Jr., 37 McMurray Rd., Bldg. 1, Ste. 204, Upper St. Clair, PA 15241
Attorney: Christine B. Murphy, Zacharia Brown Elder Law, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 9.10.11

Chambers, Jami M.

Late of Washington
Washington Co., PA
File No. 63-23-1240

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

WCR Vol 104 Issues 9.10.11

Clemons, Sr., Robert

Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-23-1206

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 A. Clemons, 8691 Noblestown Rd., McDonald, PA 15057
Attorney: Edward J. Morascyzk, Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 9.10.11

Dietz, Shirley K.

Late of Washington Co., PA
File No. 63-23-1435

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: Janet Madden, 103 Windover Ct., McMurray, PA 15317
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

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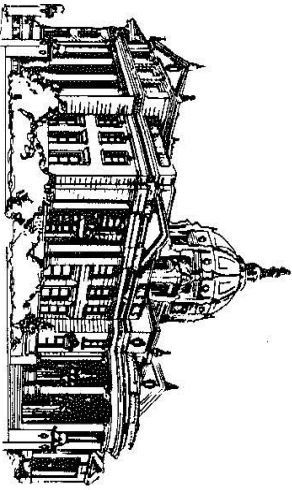
Dinch, Larry Ronald

a/k/a Larry R. Dinch
Late of West Alexander
Washington Co., PA

WASHINGTON COUNTY REPORTS

Vol. 104, No. 9 SEPTEMBER 14, 2023

119 South College Street, Washington, PA 15301



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

File No. 63-23-1350

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: Thelma L. Toland, 209 Hicks Rd., West Alexander, PA 15376
 Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 104 Issues 9,10,11

Grande, Michael

a/k/a Michael Antonio Grande
 a/k/a Michele Grande
 Late of Washington Co., PA
 File No. 63-23-1245

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: Tom Grande a/k/a Gaetano Grande c/o
 Attorney: Robert J. Winters, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143-8782

WCR Vol 104 Issues 9,10,11

Pinkerton, Sandra M.

a/k/a Sandra Marie Pinkerton
 Late of Canton Twp.
 Washington Co., PA
 File No. 63-23-01404

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: Kara M. Antoinette a/k/a Kara Marie Antoinette, 250 Cunningham Rd., West Alexander, PA 15376
 Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 9,10,11

Riggle, Joy Lorraine

a/k/a Joy L. Riggle
 Late of South Franklin Twp.
 Washington Co., PA
 File No. 63-23-1377

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: Lorraine Lynn Ritter, 655 Old Post Rd., Prosperity, PA 15329
 Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 104 Issues 9,10,11

Scabilloni, Alan N.

Late of Eighty Four
 Washington Co., PA
 File No. 63-21-0443

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: DeAnn Scabilloni, 2059 Southwell Dr., South Park, PA 15129
 Attorney: John F. Hooper, Esq., 4712 Clairton Blvd., Pittsburgh, PA 15236

WCR Vol 104 Issues 9,10,11

Sensky, Richard Revay

a/k/a Richard R. Sensky
 Late of City of Washington

Washington Co., PA
 File No. 63-23-1440

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: Donna Long, PO Box 532, Washington, PA 15301
 Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

WCR Vol 104 Issues 9,10,11

Volker, Dennis

a/k/a Dennis L. Volker
 Late of New Eagle 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: William N. Volker, 135 Morton St., New Eagle, PA 15067
 Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Walden, Henry L.

a/k/a Henry Walden
 a/k/a Henry Lee Walden
 Late of Smith Twp.
 Washington Co., PA
 File No. 63-18-0437

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: Phyllis Walden, 273 Ostop Rd., Burgettstown, PA 15021

WCR Vol 104 Issues 9,10,11

Wyrwas, Katherine

Late of Canonsburg
 Washington Co., PA
 File No. 63-23-1410

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: Kathy Ann Flaherty, 1723 Avalon Dr., Hull, MA 02045
 Attorney: Frank D. DeBor, 1065 Brookline Blvd., Pittsburgh, PA 15226

WCR Vol 104 Issues 9,10,11

Yocca, Frank Joseph

Late of Township of Peters
 Washington Co., PA
 File No. 63-23-1288

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: Karen Sue Yocca, 334 Braeburn Dr., McMurray, PA 15317
 Attorney: Branden A. Fulciniti, Esq., 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

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SECOND PUBLICATION

Densen, David Otto

Late of New Milton, Doddridge Co., WV
 Washington Co., PA
 File No. 63-23-0655

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: Deana L. Densen, New Milton, WV c/o
Attorney: Lane M. Turturice, Esq., Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

WCR Vol 104 Issues 8,9,10

Johnston, Cheryl A.

a/k/a Cheryl Ann Johnston
Late of Buffalo Twp.
Washington Co., PA
File No. 63-23-1384

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: Chelsea R. Johnston a/k/a Chelsea Rene Johnston, 1068 Meadowbrook Dr., Canonsburg, PA 15317
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 104 Issues 8,9,10

Meier, Eileen E.

Late of Peters Twp.
Washington Co., PA
File No. 63-23-1358

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

Executor: Daniel J. Meier c/o
Attorney: Robert J. Winters, Esq., Goehring, Rutter & Boehm, 2100 Georgetown Dr., Ste. 300, Sewickley, PA

15143

WCR Vol 104 Issues 8,9,10

Sawchuck, Edna Jean

Late of Chartiers 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: William S. Sawchuck c/o
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 104 Issues 8,9,10

Sethman, Jr., William Lee

Late of Monongahela
Washington Co., PA

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

Administrator: Timothy Bryce Kelly, 411 9th St., Monongahela, PA 15063
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 8,9,10

Smalley, Madeleine B.

a/k/a Madeleine Barbara Smalley
a/k/a Madeleine Roule
a/k/a Madeleine Barbara Roule Smalley
Late of Marianna 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.

dent to make payment to the Executor without delay.

Executor: Norman Thomas Roule, 7815 Crownhurst Ct., McLean, VA 22102
Attorney: David S. Posner, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 104 Issues 8,9,10

Southern, Sr., James Austin

a/k/a James A. Southern, Sr.
Late of Hickory
Washington Co., PA
File No. 63-23-0740

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

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

WCR Vol 104 Issues 8,9,10

Walters, Linda

a/k/a Linda Marie Walters
Late of Donora 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: Aaron T. Walters, 3517 Route 136, Finleyville, PA 15332
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 104 Issues 8,9,10

THIRD PUBLICATION

Atkinson, Jr., Robert L.

Late of Lawrence, Cecil Twp.
Washington Co., PA
File No. 63-23-1331

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: Jacob R. Atkinson, 176 Black Creek Rd., Wind Ridge, PA 15380

WCR Vol 104 Issues 7,8,9

Backus, Dencil K.

Late of McDonald
Washington Co., PA
File No. 63-23-1360

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: Patricia R. Backus, 221 Walnut Rd., McDonald, PA 15057
Attorney: Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228

WCR Vol 104 Issues 7,8,9

Dhanse, Mildred M.

a/k/a Marlene Charlier
Late of Robinson 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 Administratrix without delay.

Administratrix: Sherry Charlier, P.O. Box 191, 100 Montgomery St., Midway, PA 15060

WCR Vol 104 Issues 7,8,9

Kirk, Perry A.

Late of Daisytown
Washington Co., PA
File No. 63-23-1302

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: Hayward Kirk, 125 Suzy Ln., Daisytown, PA 15427
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 104 Issues 7,8,9

McDonough, Patrick D.

Late of Canonsburg, North Strabane Township
Washington Co., PA
File No. 63-23-0498

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: Suzanne McDonough, 1288 Meadowbrook Dr., Canonsburg, PA 15317
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 104 Issues 7,8,9

McWilliams, Rae Lynn

a/k/a Rae L. McWilliams
a/k/a Rae McWilliams
Late of Chartiers 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: William C. McWilliams
c/o Attorney: Frank Arcuri, Esq., 125 S. College St., Washington, PA 15301

WCR Vol 104 Issues 7,8,9

Smith, Sandra L.

Late of Burgettstown
Washington Co., PA
File No. 63-23-1339

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

Executor: Charles E. Ribeau, 2002 Majestic Dr., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 7,8,9

CORPORATION NOTICES

Lone Pine Market Inc. has been incorporated on February 17, 2023 under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended.

Frank Arcuri, Esquire
125 South College Street
Washington, PA 15301

WCR Vol 104 Issue 9

NOTICE OF WINDING UP AND DISSOLUTION OF **KEYSTONE THERAPEUTICS, INC.** On JULY 31, 2023, the sole shareholder of Keystone Therapeutics, inc., A Pennsylvania corporation, approved a plan for the winding up and voluntary dissolution of Keystone Thera-

peutics, Inc (the "Company"). The Company is undertaking winding up proceedings in accordance with the approved plan. This notice is furnished pursuant to relevant provisions of the Pennsylvania Business Corporation Law of 1988, concerning voluntary winding up and dissolution of Pennsylvania corporations.

WCR Vol 104 Issue 9

CERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on August 30, 2023, for the purpose of creating a Limited Liability Company, which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177. The name of the corporation is **REMILON, LLC**. The purpose or purposes for which it has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Dennis M. Makel, Esquire
Makel & Associates, LLC
98 East Maiden Street
Washington, PA 15301

WCR Vol 104 Issue 9

TPR NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
**IN RE: KASEN JOHNSON a/k/a
KASEN LAMONT JOHNSON
D.O.B. November 23, 2018**

CHILD OF: AUTUMN MONROE a/k/a
AUTUMN LYNNE MONROE a/k/a AU-
TUMN L. MONROE a/k/a AUTUMN
LYNN MONROE; KEILAN JOHNSON
a/k/a KEILAN LAMONT JOHNSON a/k/a

KEILAN L. JOHNSON; AND
UNKNOWN FATHER
NO: 63-23-0802

Take notice that a Petition for Involuntary Termination of Parental Rights of Keilan Johnson a/k/a Keilan Lamont Johnson a/k/a Keilan L. Johnson and Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on October 19, 2023, 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 cannot 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.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Cristy Bearden, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 104 Issue 9

REAL PROPERTY NOTICES**Bankruptcy Sale
October 5, 2023**

In re: Thomas and Lucretia Davis

Case No: 23-20951-GLT

Property to be Sold:

1679 ½ Maiden Street, Washington, PA
15301

For Additional Information:

www.pawb.uscourts.gov/easi.htmWCR Vol 104 Issue 9**Bankruptcy Sale
October 3, 2023**

In re: MARTIN JOHN GATES

Case No: 23-21478-CMB

Property to be Sold:

871 E National Pike, Washington, PA
15301

For Additional Information:

www.pawb.uscourts.gov/easi.htmWCR Vol 104 Issue 9**NAME CHANGE NOTICES**

NOTICE IS HEREBY GIVEN that on the 2nd day of August, 2023, a Petition for Change of Name, filed by Petitioner, **Kyle Vanderkemp**, was filed in the Washington County Court, praying for a decree to change his/her name to Kyle Kosinko.

The Court has fixed September 22, 2023, at 9 o'clock a.m., in Courtroom 6 at Washington County Courthouse, Washington, Pa., as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted.

WCR Vol 104 Issue 9

**NOTICE
IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA**

CIVIL DIVISION No. 2023-5097

IN THE MATTER OF

Raylynn N. Ghilani

PETITION FOR CHANGE OF NAME
OF Aryonna N. Casey-Cerciello**NOTICE**

Notice is hereby that on September 7, 2023, the petition of was filed in the above name Court, requesting an order to change the name of **Aryonna N. Casey-Cerciello to Aryonna N. Cerciello**.

The Court has fixed the day of Monday, October 30, 2023 at 3:30 p.m. in courtroom #6 of Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on 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.

By the court: Michael Lucas

WCR Vol 104 Issue 9

Change of Name Notice

Notice is hereby given that on the date of August 9, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-4299 by the Petitioner **Noah Benjamin Hixson** for a change of name to Noah Benjamin Rankin

The Court has fixed the date of October 20, 2023 and time of 9:15am in Courtroom #6 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 104 Issue 9**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 6, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our 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)

BEALLSVILLE**NATIONSTAR MORTGAGE, LLC**

vs

TODD A. FEENEY**DOCKET #: 2022-8755****JUDGEMENT: \$61,622.72**In the Commonwealth of Pennsylvania,
Washington County, Beallsville Borough;Address: 2795 MAIN STREET,
BEALLSVILLE, PA 15313

Tax #: 030-010-00-02-0007-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646WCR Vol 104 Issues 8,9,10**BENTLEYVILLE****LOANCARE, LLC**

vs

BARBARA M. KEARNS**DOCKET #: 2023-1761****JUDGEMENT: \$49,458.61**In the Commonwealth of Pennsylvania,
Washington County, Bentleyville Bor-
ough;Address: 108 HAZEL STREET, BENT-
LEYVILLE, PA 15314

Tax #: 040-019-00-03-0025-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111WCR Vol 104 Issues 8,9,10**CANONSBURG****ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS INC.**

vs

**MICHAEL McKANNA, Solely as heir
for JANICE UNDEREINER,
DECEASED, ET AL****DOCKET #: 2022-5067****JUDGEMENT: \$127,439.18**In the Commonwealth of Pennsylvania,
Washington County, Canonsburg
Borough;Address: 613 WOODLAND ROAD,
CANONSBURG, PA 15317

Tax #: 100-038-00-01-0015-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-

SOCIATES, LLC, (215) 886-8790

CANTON

**ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS INC.**

vs

**JAMES ROBLE, Administrator of the
ESTATE OF JOHN EDWARD ROBLE
a/k/a JOHN E. ROBLE, DECEASED**

**DOCKET #: 2023-2670
JUDGEMENT: \$60,875.60**

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

Address: 101 MARRA AVENUE,
WASHINGTON, PA 15301
Tax #: 120-011-10-02-0010-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & AS-
SOCIATES, LLC, (215) 886-8790

WCR Vol 104 Issues 8,9,10

CECIL

**CARRINGTON MORTGAGE
SERVICES, LLC**

vs

**LORI S. McWHORTER AND
MILDRED McWHORTER**

**DOCKET #: 2022-2255
JUDGEMENT: \$185,705.57**

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

Address: 3987 MILLERS RUN ROAD,
McDONALD, PA 15057
Tax #: 140-005-00-00-0057-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

CENTERVILLE

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**JOSEPH F. MCCLOSKY AND MAR-
LENE M. McCLOSKY AKA MAR-**

LENE McCLOSKY

**DOCKET #: 2023-3161
JUDGEMENT: \$44,876.65**

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

Address: 121 MALDEN ROAD AKA 121
SOUTH MALDEN ROAD, BROWNS-
VILLE, PA 15417

Tax #: 152-021-00-02-0036-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

CENTERVILLE (Cont'd)

NATIONSTAR MORTGAGE, LLC

vs

SHON P. GILL

**DOCKET #: 2022-8048
JUDGEMENT: \$237,832.11**

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

Address: 105 VESTA SEVEN ROAD,
BROWNSVILLE, PA 15417
Tax #: 152-028-00-00-0047-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

EAST WASHINGTON

**ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a QUICK-
EN LOANS INC.**

vs

**JASON RUDD AKA
JASON ANTHONY RUDD**

**DOCKET #: 2023-1142
JUDGEMENT: \$111,645.59**

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

Address: 12 SOUTH WADE AVENUE
AKA 12 S WADE AVE, WASHING-
TON, PA 15301

Tax #: 290-006-00-02-0016-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.,
(215) 627-1322

WCR Vol 104 Issues 8,9,10

MONONGAHELA

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**ANDREW MICHALIC JR. AKA AN-
DREW D. MICHALIC JR. AND
CLAUDIA MICHALIC AKA
CLAUDIA REY MICHALIC**

**DOCKET #: 2020-667
JUDGEMENT: \$89,481.39**

In the Commonwealth of Pennsylvania,
Washington County, City of Monongaha-
la;

Address: 816 LAWRENCE STREET,
MONONGAHELA, PA 15063
Tax #: 440-022-00-02-0010-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

MORRIS

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

JONATHAN WEIR FINCH

**DOCKET #: 2021-7182
JUDGEMENT: \$91,647.32**

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

Address: 98 GROVE ROAD, PROSPERI-
TY, PA 15329
Tax #: 450-008-00-00-0010-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

NORTH STRABANE

MORTGAGE ASSETS MANAGE-

MENT LLC

vs

**HENRY J. MEISSONIER, JR. A/K/A
HENRY MEISSONIER, JR.**

**DOCKET #: 2022-8562
JUDGEMENT: \$184,695.94**

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

Address: 317 CRICKETWOOD COURT,
CANONSBURG, PA 15317
Tax #: 520-001-07-01-0008-00

Improvements: Residential Dwelling

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

PETERS

**METLIFE SECURITIZATION TRUST
2017-1, ET AL**

vs

**ROBERT L. MAKOWSKI AND
LISA M. MAKOWSKI**

**DOCKET #: 2023-1858
JUDGEMENT: \$182,306.46**

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

Address: 496 VENETIA ROAD, VENE-
TIA, PA 15367
Tax #: 540-005-01-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

ROSCOE

**DATA MORTGAGE, INC. DBA
ESSEX MORTGAGE**

vs

STACEY GRAY AND SETH N. GRAY

**DOCKET #: 2023-2205
JUDGEMENT: \$87,531.44**

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

Address: 411 CORWIN STREET, ROS-
COE, PA 15477

Tax #: 560-004-00-04-0013-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

UNION

**JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

**BONNIE K. BASSO, FKA BONNIE K.
WOLOWSKI, Individually and as Be-
lieved Heir to the ESTATE OF
NORMAN A. WOLOWSKI, ET AL**

DOCKET #: 2022-6317

JUDGEMENT: \$55,660.62

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

Address: 12 BELMONT AVENUE, GAS-
TONVILLE, PA 15366

Tax #: 640-009-01-01-0029-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

WASHINGTON

PHH MORTGAGE CORPORATION

vs

**CRISTA WISE In Her Capacity as Heir
of ELIZABETH F. WISE, ET AL**

DOCKET #: 2022-4223

JUDGEMENT: \$29,107.59

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

Address: 233 N LINCOLN STREET,
WASHINGTON, PA 15301

Tax #: 730-006-00-03-0014-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10

WASHINGTON (Cont'd)

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

**JODY LYNN WEAVER, In Her Capac-
ity as Heir and Executrix of the
ESTATE OF MARY EMMA PORTER,
ET AL**

DOCKET #: 2022-6732

JUDGEMENT: \$66,456.73

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

Address: 1250 SUMMERLEA AVENUE,
WASHINGTON, PA 15301

Tax #: 770-037-00-03-0006-00

Improvements: Residential Dwelling

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

WCR Vol 104 Issues 8,9,10