

ESTATE NOTICES**FIRST 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

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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 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 Kusturiss
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 Nichoel Ruth Rehonic, 1443 Harrison St., Hollywood, FL 33020
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 104 Issues 27,28,29

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., Washington, PA 15301

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Lupi, Jr., Carl Peter

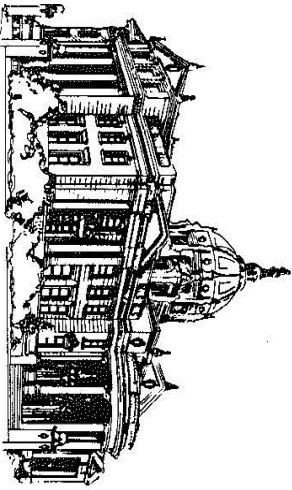
a/k/a Carl P. Lupi, Jr.
Late of Canonsburg
Washington Co., PA
File No. 63-24-00029

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

WASHINGTON COUNTY REPORTS

Vol. 104, No. 27 — JANUARY 18, 2023

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

WCR Vol 104 Issues 27,28,29

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. College 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 Fallowfield 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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SECOND PUBLICATION

Bice, Roy Lee

a/k/a Roy L. Bice
a/k/a Roy Bice
Late of Clarksville, West Bethlehem 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: Linda Sue Bice, 281 Castile Ridge Rd., Clarksville, PA 15322
Attorney: Matthew J. Madvay, Esq., 60 E.

Beau St., Washington, PA 15301

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Grachen, Ines

Late of Bentleyville 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: Ronald D. Grachen, 1 Wheatley Road, Charleroi, PA 15022
Attorney: John M. Petrisek, Esq., 998 Main St., Bentleyville, PA 15314

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Mancuso, Patricia R.

Late of Washington
Washington Co., PA
File No. 6323-0949

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: Dale W. Mancuso, 4837 Meddaugh Ave., Downers Grove, IL 60515

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McIlvaine, Robert Keith

Late of Canonsburg
Washington Co., PA
File No. 430904-2023

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: Matthew Carbonara and Jarad McClellan, 700 Sugar Camp Rd., Finleyville, PA 15332

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Shaffer, Dean E.

Late of Cecil Twp.
Washington Co., PA
File No. 63-23-1933

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

Administrators: Cassandra Paruade / Cynthia Shaffer Coleman, 4006 Noblestown Rd., Oakdale, PA 15071
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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THIRD PUBLICATION

Balsama, Anthony J.

a/k/a Anthony J. Balsama, Sr.
Late of Houston
Washington Co., PA
File No. 63-23-1877

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: Sherry Lemasters, 2604 Lamda Dr., Flower Mound, TX 75028
Attorney: James P. Lieker, Esq., 38 W. Pike St., Canonsburg, PA 15317

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Breth, Marjorie D.

a/k/a Marjorie Breth
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-1928

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,

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

Executor: Barry R. Breth, 405 Kelley Rd., Washington, PA 15301

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

WCR Vol 104 Issues 25,26,27

Brown, Donald Russell

a/k/a Donald R. Brown, Sr.
a/k/a Donald Brown
a/k/a Donald R. Brown
Late of Mount Pleasant 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: Donald R. Brown, Jr. c/o
Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

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Eskew, Shirley A.

Late of Venetia
Washington Co., PA
File No. 63-23-1852

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 A. Eskew c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

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Kulish, Dolores H.

a/k/a Dolores Helen Kulish
Late of Canonsburg Borough
Washington Co., PA
File No. 63-23-1991

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: James M. Kulish and Janice L. Yanosky c/o
Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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Leech, Elmer Stewart

a/k/a Elmer Leech a/k/a E. Stewart Leech
Late of South Franklin 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: Joyce E. Leech, 1400 S-Bridge Rd., Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Lloyd, Evelyn Elizabeth

a/k/a Evelyn E. Lloyd
Late of Peters Twp.
Washington Co., PA
File No. 63-23-1880

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: Kristine Lloyd c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

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Lochran, Karen Ann

a/k/a Karen Lochran
Late of Burgettstown
Washington Co., PA
File No. 63-23-1913

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: Roy Lochran aka Roy Thomas Lochran, 10 Erie Mine Rd., Burgettstown, PA 15021

Attorney: Benjamin W. Urso, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 104 Issues 25,26,27

McGrath, Anna G.

Late of North Strabane
Washington Co., PA
File No. 63-23-1850

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: Paul McGrath, 176 Fawn Valley Dr., McMurray, PA 15317
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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Pierce, Carol June

Late of Canton 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: Lynn Kalich c/o,
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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Rocco, Marlene Ann

a/k/a Marlene A. Rocco
Late of Canton 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: Wayne Zaccarino a/k/a Wayne J. Zaccarino, 66 Mawhinney Rd., P.O. Box 183, Cecil, PA 15321-0183
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Spagnolo, Ellia E.

Late of Canonsburg
Washington Co., PA
File No. 63-23-1909

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: Lennart Aaron Spagnolo,
156 Maple Ln., Canonsburg, PA 15317
Attorney: Benjamin W. Urso, Esq.,
Zacharia Brown Law Offices, 111 W.
McMurray Rd., McMurray, PA 15317

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Thomas, Anthony

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

Executrix: Joyce Ann Johnston, 112 Briwood Dr., Canonsburg, PA 15317
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 104 Issues 25,26,27

TPR NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHANS' COURT DIVISION
**IN RE: ELAYNAH WHITE a/k/a
ELAYNAH PEYTON WHITE**
D.O.B. NOVEMBER 19, 2021
MALE CHILD OF: Any Unknown Father
NO: 63-23-01502

Take notice that a Petition for Involuntary Termination of Parental Rights of Any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 6, 2024, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hear-

ing 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.

Nicole Wenzel, 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 27

DISSOLUTION NOTICE

NOTICE OF DISSOLUTION

All persons were notified that **PGS & Associates, LLC**, a Pennsylvania limited liability company ("PGS & Associates") is dissolving and winding up its business under the provisions of the Pennsylvania Uniform Limited Liability Company Act of 2016. All persons having a claim against PGS & Associates are required to present their claims against PGS & Associates in accordance with this notice. All such claims must be presented in writing and contain sufficient information reasonably to inform PGS & Associates of the identity of the claimant and the substance of the claim. All such claims must be sent to Stephen J. Pieklik, Esq. and Joanne L. Parise, Esq., Williams Coulson, One

Gateway Center, 16th Floor, 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222. A claim against PGS & Associates shall be barred unless an action to enforce the claim is commented within two years after the publication of this notice.

WCR Vol 104 Issue 27

REAL PROPERTY NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2022-6173

NOTICE OF COMPLAINT IN CIVIL
ACTION

TIMBER LAKE COMMUNITY
SERVICES ASSOCIATION,
Plaintiff,

vs.

JAMES D. MULLET AND JODI C.
MULLET,
Defendants.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money 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, 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.

Washington County Notice to Defend
Lawyer Referral and Information Services

Washington County Bar Association
119 S. College Street
Washington, PA 15301
724-225-6710

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

WCR Vol 104 Issue 27

IN THE COURT OF COMMON
PLEAS

OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION

No. 2023-2358

NOTICE OF COMPLAINT IN CIVIL
ACTION

OVERLOOK AT SOUTHPOINTE
HOMEOWNERS' ASSOCIATION,
Plaintiff,

vs.

JACOB INTERTHAL,
Defendant.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money 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, 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.

Washington County Notice to Defend
Lawyer Referral and Information Services

Washington County Bar Association
119 S. College Street
Washington, PA 15301
724-225-6710

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

WCR Vol 104 Issue

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, FEBRUARY 2, 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

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**
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) 572-8111

WCR Vol 104 Issues 25,26,27

CANONSBURG

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

vs

**CHARLES A.J. HALPIN, III,
ESQUIRE, Personal Representative of
the Estate of Dianna Mae Grabowski a/
k/a Diana M. Grabowski a/k/a Dianna
M. Grabowski, Deceased**

DOCKET #: 2023-5058**JUDGEMENT: \$36,079.48**

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

Address: 515 CRAIGHEAD STREET,
CANONSBURG, PA 15317

Tax #: 090-012-00-00-0017-00

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

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CANONSBURG (Cont'd)

NATIONSTAR MORTGAGE, LLC

vs

**WILLIAM M. CHAMBERS A
ND TIFFANY H. CHAMBERS**

DOCKET #: 2023-3156**JUDGEMENT: \$85,674.77**

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

Address: 113 MURDOCK STREET,
CANONSBURG, PA 15317

Tax #: 100-009-00-02-0009-00

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

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CANONSBURG (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**

vs

KIMBERLY J. BUCKNER

DOCKET #: 2023-2239**JUDGEMENT: \$115,520.41**

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

Address: 435 BLAINE AVENUE, CAN-
ONSBURG, PA 15317

Tax #: 090-014-00-02-0010-00

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

WCR Vol 104 Issues 25,26,27

CANTON

**U.S. BANK NATIONAL ASSOCIA-
TION, as Trustee for Credit Suisse First
Boston Mortgage Securities Corp., ET
AL**

vs

**SHAUNA McCracken PUPIN, as
believed Heir and/or Administrator to
the Estate of GARY L. McCracken,
AKA GARY McCracken, ET AL**

DOCKET #: 2023-1359**JUDGEMENT: \$23,122.23**

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 130 ELIZABETH STREET,
WASHINGTON, PA 15301

Tax #: 120-011-12-03-0030-00

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

WCR Vol 104 Issues 25,26,27

CANTON (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**

vs

**SHIRLEY A. COSSU
AND JOHN J. COSSU**

DOCKET #: 2023-2724**JUDGEMENT: \$22,838.59**

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 185 CALDWELL AVENUE,
WASHINGTON, PA 15301

Tax #: 120-011-04-02-0002-00

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

WCR Vol 104 Issues 25,26,27

CECIL

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

vs

JACOB INTERHAL

DOCKET #: 2023-2634**JUDGEMENT: \$272,276.36**

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

Address: 1023 COLDSTREAM DRIVE,
CANONSBURG, PA 15317

Tax #: 140-010-10-00-0033-02

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

WCR Vol 104 Issues 25,26,27

CHARLEROI

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

vs

**AUTUMN PIERCE
A/K/A AUTUMN L. PIERCE AND
MARTHA STEPHENSON**

DOCKET #: 2023-1019**JUDGEMENT: \$18,931.84**

In the Commonwealth of Pennsylvania,
Washington County, Charleroi Borough;
Address: 518 THIRD STREET, CHAR-
LEROI, PA 15022

Tax #: 160-022-00-00-0017-00

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

WCR Vol 104 Issues 25,26,27

DONORA**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

BRANDY C. ROSSEY**DOCKET #: 2023-3204
JUDGEMENT: \$62,377.90**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 317 13TH STREET, DONORA,
PA 15033
Tax #: 240-008-00-02-0027-00 & 240-008-
00-02-0026-00 (2)
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

WCR Vol 104 Issues 25,26,27**DONORA (Cont'd)****WELLS FARGO BANK, N.A.
S/B/M WELLS FARGO HOME
MORTGAGE, INC.**

vs

ELEANOR J. RICHARDSON, ET AL**DOCKET #: 2022-8754
JUDGEMENT: \$25,302.59**

In the Commonwealth of Pennsylvania,
Washington County, Donora Borough;
Address: 157 IDA AVENUE, DONORA,
PA 15033
Tax #: 240-036-00-02-0016-00
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 104 Issues 25,26,27**EAST BETHLEHEM****PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**WILLIAM JOHN NOPWASKEY, JR
AND EVA M. NOPWASKEY****DOCKET #: 2019-289
JUDGEMENT: \$59,090.46**

In the Commonwealth of Pennsylvania,

Washington County, East Bethlehem
Township;
Address: 415 FIRST STREET, VES-
TABURG, PA 15368
Tax #: 260-001-04-07-0008-00
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER,
(717) 234-4178

WCR Vol 104 Issues 25,26,27**ELLSWORTH****PENNYMAC LOAN SERVICES LLC**

vs

AMANDA D. SMITH**DOCKET #: 2022-768
JUDGEMENT: \$68,239.51**

In the Commonwealth of Pennsylvania,
Washington County, Ellsworth Borough;
Address: 63 HICKORY STREET, ELLS-
WORTH, PA 15331
Tax #: 310-009-00-04-0002-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215)
627-1322

WCR Vol 104 Issues 25,26,27**FALLOWFIELD****HSBC BANK USA, NATIONAL
ASSOCIATION, ET AL**

vs

**UNKNOWN HEIRS, Successors, As-
signs and all Persons, Firms, Associa-
tions claiming Right, Title or Interest
from or under HELEN C. DAVIS, De-
ceased Mortgagor and Owner****DOCKET #: 2022-6778
JUDGEMENT: \$75,046.04**

In the Commonwealth of Pennsylvania,
Washington County, Fallowfield Town-
ship;
Address: 325 FREMONT ROAD, CHAR-
LEROI, PA 15022
Tax #: 320-008-01-01-0015-00
Improvements: Residential Dwelling
Attorney: ALBERTELLI LAW, 856-724-
1888

WCR Vol 104 Issues 25,26,27**MARIANNA****U.S. BANK NATIONAL
ASSOCIATION**

vs

**JOSEPH E. SAKEL AND
SONYA CHRISTINE SAKEL****DOCKET #: 2022-6208
JUDGEMENT: \$34,440.71**

In the Commonwealth of Pennsylvania,
Washington County, Marianna Borough;
Address: 920 OAK STREET, MARIAN-
NA, PA 15345
Tax #: 400-014-00-01-0012-00
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646

WCR Vol 104 Issues 25,26,27**MARIANNA (Cont'd)****PNC BANK, NATIONAL
ASSOCIATION AND AS SUCCESSOR
BY MERGER TO NATIONAL CITY
BANK**

vs

**LORENZO KEITH HARRIS,
As Executor of the ESTATE OF
LORENZO B. HARRIS****DOCKET #: 2023-2816
JUDGEMENT: \$42,373.35**

In the Commonwealth of Pennsylvania,
Washington County, Marianna Borough;
Address: 904-905 OAK STREET, MARI-
ANNA, PA 15345
Tax #: 400-016-00-02-0012-00
Improvements: Residential Dwelling
Attorney: TUCKER ARENSBERG, P.C.,
(412) 566-1212

WCR Vol 104 Issues 25,26,27**MONONGAHELA****COMMUNITY LOAN
SERVICING, LLC f/k/a BAYVIEW
LOAN SERVICING, LLC**

vs

**UNKNOWN HEIRS OF
DEBRA L. CHOVAN, ET AL****DOCKET #: 2022-3044
JUDGEMENT: \$117,996.64**

In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;
Address: 1010 MARNE AVENUE, MO-
NONGAHELA, PA 15063
Tax #: 440-011-00-01-0012-00
Improvements: Residential Dwelling

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

WCR Vol 104 Issues 25,26,27**MONONGAHELA (Cont'd)****JPMORGAN CHASE BANK, N.A.**

vs

**UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE, OR INTEREST
FROM OR UNDER LINDA A.
BOYTIM, DECEASED****DOCKET #: 2022-6779
JUDGEMENT: \$53,060.50**

In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;
Address: 440 PLEASANT STREET, MO-
NONGAHELA, PA 15063
Tax #: 430-010-00-01-0006-00
Improvements: Residential Dwelling
Attorney: HILL WALLACK LLP, (215)
579-7700

WCR Vol 104 Issues 25,26,27**NORTH FRANKLIN****PENNYMAC LOAN SERVICES LLC**

vs

STEPHEN E. WELLMAN**DOCKET #: 2023-4651
JUDGEMENT: \$188,310.33**

In the Commonwealth of Pennsylvania,
Washington County, North Franklin
Township;
Address: 1747 RIDGEWOOD DRIVE,
WASHINGTON, PA 15301
Tax #: 510-002-00-00-0051-01 & 510-002

-00-00-0051-09 (2)
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 104 Issues 25,26,27

NORTH STRABANE

**MB HOMEOWNERS'
ASSOCIATION, INC.**
vs
JENNIFER POLLY

DOCKET #: 2022-5702
JUDGEMENT: \$7,499.42

In the Commonwealth of Pennsylvania,
Washington County, North Strabane
Township;
Address: 1278 MEADOWBROOK
DRIVE, CANONSBURG, PA 15317
Tax #: 520-011-04-03-0044-00F
Improvements: Residential Dwelling
Attorney: LMBH LEGAL SERVICES
LLC, (412) 495-5875

WCR Vol 104 Issues 25,26,27

SMITH

**PNC BANK,
NATIONAL ASSOCIATION**
vs
TODD J. MURRAY

DOCKET #: 2023-2945
JUDGEMENT: \$57,289.62

In the Commonwealth of Pennsylvania,
Washington County, Smith Township;
Address: 9 LIBERTY AVENUE, BUR-
GETTSTOWN, PA 15021
Tax #: 570-022-00-00-0019-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215)
627-1322

WCR Vol 104 Issues 25,26,27

SMITH (Cont'd)

**U.S. BANK TRUST NATIONAL
ASSOCIATION, Not In Its Individual
Capacity But Solely as Owner Trustee
for VRMTG Asset Trust**

vs
ROXANNE CALHOUN

DOCKET #: 2022-8674
JUDGEMENT: \$68,637.40

In the Commonwealth of Pennsylvania,
Washington County, Smith Township;
Address: 114 ELEANOR STREET,
LANGELOTH, PA 15054
Tax #: 570-019-04-03-0012-00
Improvements: Residential Dwelling
Attorney: PARKER MCCAY P.A., (856)
810-5815

WCR Vol 104 Issues 25,26,27

SOUTH STRABANE

RBC BANK (GEORGIA), N.A.
vs
**MICHAEL KUNA a/k/a MICHAEL
STEPHEN KUNA and UNITED
STATES OF AMERICA**

DOCKET #: 2019-5066
JUDGEMENT: \$479,912.64

In the Commonwealth of Pennsylvania,
Washington County, South Strabane
Township;
Address: 6 KINGSWOOD COURT,
WASHINGTON, PA 15301
Tax #: 600-001-03-00-0010-00
Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010

WCR Vol 104 Issues 25,26,27

UNION

**MORTGAGE ASSETS
MANAGEMENT LLC**
vs
ELAINE DEWITT

DOCKET #: 2023-2472
JUDGEMENT: \$64,127.71

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 55 PUMPKIN CENTER ROAD,
FINLEYVILLE, PA 15332
Tax #: 640-006-00-00-0026-00
Improvements: Residential Dwelling

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

WCR Vol 104 Issues 25,26,27

UNION (Cont'd)

**THE HUNTINGTON
NATIONAL BANK**
vs
JUSTIN A. MOLINARO

DOCKET #: 2022-3182
JUDGEMENT: \$160,268.22

In the Commonwealth of Pennsylvania,
Washington County, Union Township;
Address: 5148 HAZEL STREET,
FINLEYVILLE, PA 15332
Tax #: 640-004-02-02-0005-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611

WASHINGTON

MIDFIRST BANK
vs
**MELISSA R. MILLER,
AKA MELISSA R. PEPPER**

DOCKET #: 2023-4371
JUDGEMENT: \$13,101.83

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 341 GROVE AVENUE, WASH-
INGTON, PA 15301
Tax #: 780-007-00-02-0001-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611

WCR Vol 104 Issues 25,26,27

WASHINGTON (Cont'd)

**SLOVENIAN SAVINGS AND LOAN
ASSOCIATION OF CANONSBURG,
PENNSYLVANIA**
vs
**MINDY M. BATES
AND WILLIAM GALLO**

DOCKET #: 2022-2293
JUDGEMENT: \$58,436.03

In the Commonwealth of Pennsylvania,
Washington County, City of Washington;
Address: 1130 SYCAMORE STREET,
WASHINGTON, PA 15301
Tax #: 770-046-00-01-0001-00
Improvements: Residential Dwelling
Attorney: GREENLEE DERRICO POSA,
LLC, (724) 225-7660

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