



ESTATE NOTICES

FIRST PUBLICATION

Beyer, Jean R.
a/k/a Ruth Jean Beyer
Late of McDonald
Washington Co., PA
File No. 63-23-0659

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: Kevin P. Beyer, 55 N. De-
paoli Rd., McDonald, PA 15057
Attorney: Richard J. Amrhein, Esq.,
Peacock Keller, LLP, 95 W. Beau St.,
Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 43,44,45

Lidey, William Keith
a/k/a William K. Lidey
a/k/a Bill Lidey a/k/a William Lidey
Late of City of Washington
Washington Co., PA
File No. 63-23-0674

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: Christy L. Madigan,
293 Dalrymple St., P.O. Box 153,
Pittsfield, PA 16340

WCR Vol 103 Issues 43,44,45

Marnich, Nicole
Late of Union 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 Adminis-

trator without delay.

Administrator: William A. Marnich, Sr.,
20 Henry's Lane, Finleyville, PA 15332
Attorney: David B. Bassi, Esq., Bassi,
Vreeland & Assoc., P.C., P.O. Box 144,
111 Fallowfield Ave., Charleroi, PA
15022

WCR Vol 103 Issues 43,44,45

Mirt, Debra Ann
Late of Venetia
Washington Co., PA
File No. 63-23-0693

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 Mirt, 107 Mervin
Dr., Venetia, PA 15367
Attorney: Deborah L. Lesko, Esq., Law &
Mediation Offices of Deborah L. Lesko,
P.C., 373 Vanadium Rd., Pittsburgh, PA
15243

WCR Vol 103 Issues 43,44,45

Mullen, Christopher James
Late of Slovan
Washington Co., PA
File No. 63-23-0464

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

Limited Guardian for William Mullen &
Attorney: Dennis P. Popojas, Esq., 20 W.
Cherry Ave., Washington, PA 15301

WCR Vol 103 Issues 43,44,45

Ostroskie, Edward F.
a/k/a Edward Francis Ostroskie
Late of Canonsburg
Washington Co., PA
File No. 63-22-1610

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

Executor: Mark D. Palmer a/k/a Mark David Palmer, 604 Vermont Ave., Pittsburgh, PA 15234

Attorney: Glenn A. Smith, Esq., Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 103 Issues 43,44,45

Ostroskie, Marlene

Late of Canonsburg
Washington Co., PA
File No. 63-22-0979

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

Executor: Mark D. Palmer a/k/a Mark David Palmer, 604 Vermont Ave., Pittsburgh, PA 15234

Attorney: Glenn A. Smith, Esq., Shields & Boris, 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 103 Issues 43,44,45

Patterson, Constance Grace

a/k/a Constance Patterson
a/k/a Constance G. Patterson
a/k/a Connie Patterson
Late of North Strabane
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: Rebecca Anderson, 309 Cherry Ave., Houston, PA 15342

WCR Vol 103 Issues 43,44,45

Progar, Michael

Late of Strabane
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: Amanda Progar a/k/a Amanda Holly Stincic a/k/a Amanda Holly Progar, 130 Alexander Ave., Strabane, PA 15363

Attorney: Steven R. Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Ste. 1501, Canonsburg, PA 15317

WCR Vol 103 Issues 43,44,45

Rhodes, Lorraine C.

a/k/a Lorraine Clark Rhodes
Late of McMurray
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-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Brian Grimes, 225 Fox Run Dr., Venetia, PA 15367, Legatha Marie Barber, 29 Old Bridge Rd., Stafford, VA 22554,

Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 43,44,45

Schultz, Linda K.

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

Co-Administrators: Edward W. Schultz and Jason L. Schultz c/o

Attorney: John M. Petrisek, Esq.,
998 Main St., Bentleyville, PA 15314

WCR Vol 103 Issues 43,44,45

Staley, Susan E.

Late of Washington
Washington Co., PA

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

Administrator: Shawn T. Staley, 327 Fort Cherry Rd., McDonald, PA 15057

Attorney: Kathleen Smith-DeLach, Esq., Phillips, Phillips & Smith-DeLach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 43,44,45

Tyler, Betty J.

Late of Washington
Washington Co., PA
File No. 63-23-0671

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: Glenn L. Mull, 840 Maple Ave., Washington, PA 15301

WCR Vol 103 Issues 43,44,45

Weller, Debra D.

a/k/a Debra Darlene Weller
Late of South Franklin Twp.
Washington Co., PA
File No. 63-23-0638

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 W. Weller a/k/a Donald Willet Weller, III, 1413 E. 11th St., Lumberton, NC 28358

Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

WCR Vol 103 Issues 43,44,45

SECOND PUBLICATION

Bailey, Jr., Louis J.

Late of North Strabane Twp.
Washington Co., PA
File No. 63-23-0681

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: Lucinda R. Bailey, 129 Weavertown Rd., Canonsburg, PA 15317
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 103 Issues 42,43,44

Clark, Edith

a/k/a Matilda Edith Clark
Late of McDonald
Washington Co., PA
File No. 63-23-0482

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: Susan Clark a/k/a Susan D. Clark, 109 Boxwood Dr., Bridgeville, PA 15017

WCR Vol 103 Issues 42,43,44

Costello, Pauline Mary

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: Philip Costello c/o
Attorney: Frank C. Roney, Jr., Esq.,
382 W. Chestnut St., Ste. 102, Wash-
ington, PA 15301

WCR Vol 103 Issues 42,43,44

Dykins, Thomas Edward

Late of Ellsworth Borough
Washington Co., PA

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

Co-Administrators: Thomas E. Dykins, Jr.
and Lawanda Yannacci c/o
Attorney: John M. Petrisek, Esq.,
998 Main St., Bentleyville, PA 15314

WCR Vol 103 Issues 42,43,44

King, Kathryn V.

a/k/a Kathryn Vietta May George King
Late of Jefferson Twp.
Washington Co., PA
File No. 63-23-00585

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: Robert W. King, Jr., 8 Armando
Lane, Bulger, PA 15019
Attorney: Loretta B. Kendall, Esq., 364 E.
Lincoln Ave., McDonald, PA 15057

WCR Vol 103 Issues 42,43,44

Miller, Jr., Edward W.

Late of Washington Co., PA
File No. 63-23-0230

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: Mary M. Wrobel, 726 Mission
Hills Dr., Canonsburg, PA 15317
Attorney: Roger J. Gaydos, Esq., 407 Oak
Spring Rd., Canonsburg, PA 15317

WCR Vol 103 Issues 42,43,44

Rubin, Darlene

Late of Sloan
Washington Co., PA
File No. 63-23-0210

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: Martin J. Ragan, 47 Sugar
Run Rd., Avella, PA 15312
Attorney: Peter K. Darragh, Esq., P.O.
Box 435, Hickory, PA 15340

WCR Vol 103 Issues 42,43,44

Saftner, Martha D.

Late of Peters Twp.
Washington Co., PA
File No. 63-23-0516

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: Doreen Leech, 324 Thomas
Rd., McMurray, PA 15317
Attorney: Theodore F. Huckestein, Jr.,
Esq., 1538 Redfern Dr., Pittsburgh, PA
15241

WCR Vol 103 Issues 42,43,44

Shimrock, Elizabeth R.

a/k/a Elizabeth Roberta Shimrock
Late of Borough of Marianna

Washington Co., PA
File No. 63-23-0606

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

Co-Executors: Thomas Jeffrey Shimrock,
1606 Pig's Ear Rd, Grantsville, MD
21536, Christine Helene Shimrock, 2979
Ridgedale Rd, Morgantown, WV 26508,
Attorney: Dorothy A. Milovac, Esq.,
Peacock Keller, LLP, 95 W. Beau St.,
Washington, PA 15301

WCR Vol 103 Issues 42,43,44

Simmons, Janice K.

a/k/a J.K. Simmons
a/k/a Janice Simmons
Late of North Strabane Twp.
Washington Co., PA
File No. 63-23-0643

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: Michael D. Duffy, 621 Orchard
St., Portage, PA 15946
Attorney: Daniel M. Flynn, Esq., Michael
D. Flynn & Assoc., P.C., 2770 South Park
Rd., Bethel Park, PA 15102

WCR Vol 103 Issues 42,43,44

Staley, Lynnwood R.

a/k/a Lynnwood Staley
a/k/a Lynnwood Robert Staley
Late of Washington
Washington Co., PA

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

Administrator: Shawn T. Staley, 327 Fort
Cherry Rd., McDonald, PA 15057
Attorney: Kathleen Smith-Delach, Esq.,
Phillips, Phillips & Smith-Delach, P.C.,
29 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 42,43,44

Starkey, Alverda J.

Late of East Bethlehem Twp.
Washington Co., PA
File No. 63-23-0624

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 Starkey, 126 Ontario
Rd., Eighty Four, PA 15330
Attorney: J. Lynn DeHaven, Esq., Gold-
farb, Posner, Beck, DeHaven & Drewitz,
62 E. Wheeling St., Ste. 101, Washington,
PA 15301

WCR Vol 103 Issues 42,43,44

THIRD PUBLICATION

Brooks, Helen Coen

a/k/a Helen C. Brooks
a/k/a Helen Brooks
a/k/a Helen L. Coen
Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-0617

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: Julia G. Brooks, 970 Overlook
Dr., Washington PA 15301
Attorney: Richard J. Amrhein, Esq., Pea-
cock Keller, LLP, 95 West Beau St., Ste.
600, Washington, PA 15301

WCR Vol 103 Issues 41,42,43

Edwards, Cathryne George

a/k/a Cathryne Helen Edwards

Late of Burgettstown
Washington Co., PA
File No. 63-21-1719

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: Scott D. Edwards, 461 Kingston Plantation Blvd., Benton, LA 71006
Attorney: Jay R. Hagerman, Esq., 4927 William Flinn Hwy., Allison Park, PA 15101

WCR Vol 103 Issues 41,42,43

Greiner, Carole M.

a/k/a Carole S. Greiner
Late of Nottingham Twp., Eighty Four
Washington Co., PA
File No. 63-23-0591

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 Rucker, 19 Wallace St., Canonsburg, PA 15317
Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 103 Issues 41,42,43

Griffith, Jack

Late of McDonald
Washington Co., PA
File No. 63-22-0719

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 Patsch, 139 View Ave., Strabane, PA 15363

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

WCR Vol 103 Issues 41,42,43

Grzelek, Kenneth

Late of Deemston
Washington Co., PA
File No. 63-21-1646

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: Jared Grzelak c/o
Attorney: Wayne M. Chiurazzi, The Chiurazzi Law Group, 101 Smithfield St., Pittsburgh, PA 15222

WCR Vol 103 Issues 41,42,43

Jones, Jonathan K.

a/k/a Jonathan Kip Jones
Late of Coal Center
Washington Co., PA
File No. 63-23-0598

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: Kathy Lee Gregg Jones, 427 S. Ridge Rd., Coal Center, PA 15423
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 103 Issues 41,42,43

Lutz, William Dennis

a/k/a William D. Lutz
Late of City of Washington
Washington Co., PA
File No. 63-23-0557

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: Matthew J. Lutz c/o
Attorney: G.T. George, Esq., George and George, 92 E. Main St., Uniontown, PA 15401

WCR Vol 103 Issues 41,42,43

Mahan, John C.

a/k/a John Carlton Mahan, Jr.
Late of Canonsburg, North Strabane Twp.
Washington Co., PA
File No. 63-23-0487

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: Valori B. Bring, 1610 Strecker Woods Ct., Wildwood, MO 63011
Attorney: James R. Baker, Esq., Sikov and Love, P.A., Grant Bldg. Ste. 1110, 310 Grant St., Pittsburgh, PA 15219-2213

WCR Vol 103 Issues 41,42,43

Poole, Ena

Late of Washington
Washington Co., PA
File No. 63-21-01147

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: Denise Mull, 38 Central Ave., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 70 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 41,42,43

Ross, Beulah M.

a/k/a Beulah Mae Ross
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Cheryl D. Brazelton, 635 Park St., Monongahela, PA 15063
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 41,42,43

Wagner, Karen L.

Late of Speers Borough
Washington Co., PA

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

Administrator: George Wagner, 8 Payer Ln., Mystic, CT 06355
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 41,42,43

Zosso, Erica M.

a/k/a Erica Marie Zosso
Late of Finleyville
Washington Co., PA
File No. 63-23-0594

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: Maureen M. Kinest, 450 Parkridge Dr., Bethel Park, PA 15102

Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 103 Issues 41,42,43

TRUST NOTICE

Trust Administration of John J. Ganster, Jr., Deceased, late of Howe Township, Washington County, Sally M. Ganster and Eric Ganster, Co-Trustees, wish their personal addresses not to be published. Notice is hereby given to all persons indebted to said trust estate to make immediate payment, and to those having claims against the same to present them to: Wendy Denton Heleen, Esquire, GRB Law, 2100 Georgetown Drive, Suite 300, Sewickley, PA 15143-8782.

____ WCR Vol 103 Issue 43,44,45

CORPORATION NOTICE

J. Robert Hanlon, Jr., Esquire, Meyer, Unkovic & Scott, LLP, Attorney(s), 535 Smithfield Street, Suite 1300, Pittsburgh, PA 15222

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania on May 2, 2023, with respect to a nonprofit corporation which has been incorporated under the provisions of the Nonprofit Corporation Law of 1988. The name of the corporation is **Westbury of Peters Township Homeowners Association, Inc.**

____ WCR Vol 103 Issue 43

NAME CHANGE NOTICES

Notice is hereby given that on the date of March 31, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-2251 by the Petitioner **Jon David Hanna** for a change of name to Jon David Burgh

The Court has fixed the date of May 17, 2023 and time of 9:00Am in Courtroom #1 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 103 Issue 43

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA, CIVIL DIVISION:

Docket No. 2023-2712

IN RE: Change of Name of **Avery Michael Rhoads**, a minor. By and through Danielle Politsopoulos, his natural mother and guardian, petitioner.

TO ALL PERSONS INTERESTED: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the 21st day of June, 2023, at 9:00 o'clock, a.m. as the date and time and Courtroom No. 1, Washington County Courthouse, Washington, Pennsylvania, as the place for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

Pavina Law, LLC
Bryan L. Pavina, Jr., Esquire
P.O. Box 108
Keisterville, PA 15449
Attorney for Petitioner

____ WCR Vol 103 Issue 43

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, JUNE 2, 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)

CALIFORNIA

PNC BANK, NATIONAL ASSOCIATION

vs ERIC CHRISTOPHER EDWARDS
DOCKET #: 2022-3650

JUDGEMENT: \$39,242.40

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

Address: 957 HIGHPOINT DRIVE, COAL CENTER, PA 15423

Tax #: 080-025-00-00-0020-00

Improvements: Residential Dwelling

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

____ WCR Vol 103 Issues 42,43,44

CANONSBURG

RELIANCE FIRST CAPITAL, LLC
Vs BRENDA WATKINS AND CHARLES R. EDWARDS

DOCKET #: 2022-6110

JUDGEMENT: \$131,113.76

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

Address: 401 BLAINE AVENUE, CANONSBURG, PA 15317

Tax #: 090-014-00-02-0001-00

Improvements: Residential Dwelling

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

____ WCR Vol 103 Issues 42,43,44

CANTON

FLAGSTAR BANK

Vs BRIDGET R. DEVER AND

TYLER J. MAZZIE

DOCKET #: 2022-3649

JUDGEMENT: \$143,883.20

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

Address: 184 LACOCK STREET, WASHINGTON, PA 15301

Tax #: 120-011-02-00-0019-00

Improvements: Residential Dwelling

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

____ WCR Vol 103 Issues 42,43,44

CANTON (Cont'd) - CORRECTED

CITIBANK, NA, ET AL

Vs DAVID D. POLAND

DOCKET #: 2022-8753

JUDGEMENT: \$52,473.31

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

Address: 840 BUENA VISTA STREET, WASHINGTON, PA 15301

Tax #: 120-011-08-04-0016-01

Improvements: Residential Dwelling

Attorney: LEOPOLD & ASSOCIATES PLLC, (914) 219-5787

____ WCR Vol 103 Issues **43,44,45**

CARROLL**PNC BANK, NATIONAL ASSOCIATION**

vs FAYE L. IREY, AKA FAYE IREY;
The United States of America, Department of Treasury, Internal Revenue Service

DOCKET #: 2020-31

JUDGEMENT: \$83,874.14

In the Commonwealth of Pennsylvania, Washington County, Carroll Township; Address: 129 ROSEWOOD DRIVE, MONONGAHELA, PA 15063
Tax #: 130-006-00-00-0082-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

WCR Vol 103 Issues 42,43,44

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

vs TRACI L. KOKOSKIE AND ESTATE OF JOAN B. YERKEY

DOCKET #: 2022-7336

JUDGEMENT: \$40,788.33

In the Commonwealth of Pennsylvania, Washington County, Cecil Township; Address: 187 PROFIO ROAD, McDONALD, PA 15057
Tax #: 140-001-00-00-0025-04
Improvements: Residential Dwelling
Attorney: TUCKER ARENSBERG, P.C., (412) 566-1212

WCR Vol 103 Issues 42,43,44

CECIL (Cont'd)**PNC BANK, NATIONAL ASSOCIATION**

vs ANDREW SLEBONICK AKA ANDREW T. SLEBONICK AND DOROTHY SLEBONICK AKA DOROTHY J. SLEBONICK

DOCKET #: 2022-8756

JUDGEMENT: \$98,545.85

In the Commonwealth of Pennsylvania, Washington County, Cecil Township; Address: 87 WILSON AVENUE, CECIL, PA 15321
Tax #: 140-007-01-03-0012-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 103 Issues 42,43,44

DONEGAL**NATIONSTAR MORTGAGE, LLC vs COLBY ELIAS CROWE AND REBECCA A. CROWE**

DOCKET #: 2022-6733

JUDGEMENT: \$97,034.32

In the Commonwealth of Pennsylvania, Washington County, Donegal Township; Address: 158 MAIN STREET, WEST ALEXANDER, PA 15376
Tax #: 230-027-00-00-0004-00
Improvements: Residential Dwelling
Attorney: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

WCR Vol 103 Issues 42,43,44

FALLOWFIELD**U.S. BANK TRUST NATIONAL ASSOCIATION**

vs KEVIN R. WEIBLE AND TINA M. WEIBLE

DOCKET #: 2022-5874

JUDGEMENT: \$95,219.90

In the Commonwealth of Pennsylvania, Washington County, Fallowfield Township; Address: 35 TRUMAN ROAD, CHARLEROI, PA 15022
Tax #: 320-006-00-00-0003-09
Improvements: Residential Dwelling
Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 103 Issues 42,43,44

MONONGAHELA**PHH MORTGAGE CORPORATION vs UNKNOWN HEIRS, SUCCESSORS**

ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLINE PATTON, DECEASED, ET AL

DOCKET #: 2021-3059

JUDGEMENT: \$53,632.04

In the Commonwealth of Pennsylvania, Washington County, City of Monongahela; Address: 519 6TH STREET, MONONGAHELA, PA 15063
Tax #: 440-014-00-02-0022-00
Improvements: Residential Dwelling
Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 103 Issues 42,43,44

PETERS**PNC BANK, NATIONAL ASSOCIATION**

vs KAREN A. GREEN AKA KAREN GREEN AND KENNETH R. ROGULSKI AKA KENNETH ROGULSKI

DOCKET #: 2022-8988

JUDGEMENT: \$13,144.93

In the Commonwealth of Pennsylvania, Washington County, Peters Township; Address: 114 ROYALBROOKE a/k/a 114 ROYALBROOKE DRIVE, VENTIA, PA 15367
Tax #: 540-005-07-00-0013-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 103 Issues 42,43,44

SOUTH STRABANE**THE MONEY SOURCE INC.**

vs RICHARD D. WYNCOOP

DOCKET #: 2023-907

JUDGEMENT: \$195,128.08

In the Commonwealth of Pennsylvania, Washington County, South Strabane Township; Address: 735 WOODLAWN DRIVE, WASHINGTON, PA 15301
Tax #: 600-004-04-00-0005-00 & 600-004-04-00-0006-01 (2)
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215) 942-2090

WCR Vol 103 Issues 42,43,44

SPEERS**PENNYMAC LOAN SERVICES LLC vs CHRISTOPHER A. HUPCHICK a/**

k/a CHRISTOPHER HUPCHICK AND SHERRY M. HUPCHECK a/k/a SHERRY HUPCHICK

DOCKET #: 2019-5003

JUDGEMENT: \$122,856.06

In the Commonwealth of Pennsylvania, Washington County, Speers Borough; Address: 212 SCOTT STREET, CHARLEROI, PA 15022
Tax #: 610-017-00-01-0019-00
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215) 942-2090

WCR Vol 103 Issues 42,43,44

WASHINGTON**MCLP ASSET COMPANY, INC. vs ERIC WILLIAM JOHNSON, As Administrator of the ESTATE OF LESLIE CHERYL PATTERSON MIMS, DECEASED**

DOCKET #: 2022-7803

JUDGEMENT: \$93,501.34

In the Commonwealth of Pennsylvania, Washington County, City of Washington; Address: 255 DUNCAN AVENUE, WASHINGTON, PA 15301
Tax #: 720-010-00-01-0008-00
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215) 942-2090

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WASHINGTON (Cont'd)**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs JEFFREY L. SCOTT

DOCKET #: 2022-8409

JUDGEMENT: \$92,964.86

In the Commonwealth of Pennsylvania, Washington County, City of Washington; Address: 51 CORT STREET, WASHINGTON, PA 15301
Tax #: 770-005-00-02-0003-00
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER, (717) 234-4178

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WASHINGTON (Cont'd)**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs ANTHONY D. OLIVER

DOCKET #: 2022-8932

JUDGEMENT: \$22,397.98

In the Commonwealth of Pennsylvania, Washington County, City of Washington; Address: 475 BROAD STREET, WASHINGTON, PA 15301
Tax #: 780-005-00-01-0008-00
Improvements: Residential Dwelling
Attorney: PURCELL KRUG & HALLER, (717) 234-4178

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