

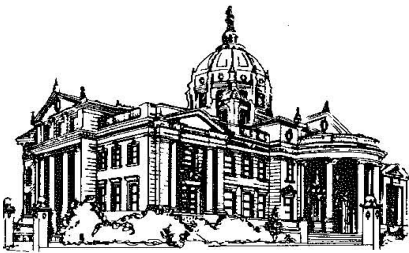
# WASHINGTON COUNTY REPORTS

Vol. 102

JANUARY 20, 2022

No. 27

Official Legal Periodical for Washington County, Pennsylvania. Established March 31, 1920.  
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SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

### Table of Contents

Court Calendar .....	2
Obiter Dictum .....	3
Estate Notices .....	4
Corporation Notices .....	10
Miscellaneous Notice .....	10
Termination of Parental Rights .....	10
Sheriff Sales .....	13

*FOR RETURN SERVICE: 119 S. College St., Washington, PA 15301*

**PERIODICAL PUBLICATION. DATED MATERIAL.  
DO NOT DELAY DELIVERY.**

## ESTATE NOTICES

### FIRST PUBLICATION

**Bricker, Betty B.**

a/k/a Betty Brookman Bricker  
Late of North Franklin Twp.  
Washington Co., PA  
File No. 63-22-0056

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: Robin Sue Hughes, 214 Greenhill Dr., Washington PA 15301

Attorney: Susan Mondik Key, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 102 Issues 27,28,29

**Buydash, Helen**

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

Co-Administratrix: Sandy Brower, 130 Old McKee Rd., Oakdale, PA 15071, Co-Administrator, Richard Buydash, 516 Pinkerton Rd., Oakdale, PA 15071,

Attorney: Jeffery P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

WCR Vol 102 Issues 27,28,29

**Elias, Thomas James**

Late of Smith Twp.  
Washington Co., PA  
File No. 63-21-2126

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: Deborah a. Mueller c/o

Attorney: David C. Brumfield, Esq., AlpernSchubert, P.C., 310 Grant St., Ste. 2727, Pittsburgh, PA 15219

WCR Vol 102 Issues 27,28,29

**Hunter, Mark Eugene**

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: James Hunter, 4113 Jefferson Ave., Washington, PA 15301

Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 102 Issues 27,28,29

**Hunter, John Leroy**

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: James Hunter, 4113 Jefferson Ave., Washington, PA 15301

Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 102 Issues 27,28,29

**Johnson, Mary Ann**

a/k/a Mary A. Johnson  
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Stephen T. Johnson, 170 Meadow View Rd., Washington, PA 15301, Emily J. Minor, 98 Meadow View Rd., Washington PA 15301,  
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

WCR Vol 102 Issues 27,28,29

**Krause, Florence Marne**

Late of West Brownsville  
Washington Co., PA  
File No. 63-21-2079

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: Timothy A. Krause, 251 Elm St., Weedsville, PA 15868  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 102 Issues 27,28,29

**Monticello, III, Peter W.**

a/k/a Peter William Monticello, III a/k/a Peter W. Monticello a/k/a Pete Monticello, III a/k/a Peter Monticello a/k/a Pete Monticello  
Late of Avella  
Washington Co., PA  
File No. 63-21-1945

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. Monticello, Esq. c/o, ,  
Attorney: Peter K. Darragh, Esq., P.O. Box 435, Hickory, PA 15340

WCR Vol 102 Issues 27,28,29

**Powell, Millcent J.**

Late of Finleyville  
Washington Co., PA  
File No. 63-22-0053

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 Jeannine Marcus, 3742 Yale Ave., Lima, OH 45804

WCR Vol 102 Issues 27,28,29

**Shawley, Ralph Richard**

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

Executrix: Sara Florence McVicker, P.O. Box 163, Vestaburg, PA 15368  
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 102 Issues 27,28,29

**Taylor, Jane D.**

a/k/a Jane Dolores Taylor  
Late of McMurray  
Washington Co., PA

File No. 63-22-0018

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: Matthew W. Taylor c/o

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., Bethel Park, PA 15102-3839

WCR Vol 102 Issues 27,28,29

## **SECOND PUBLICATION**

**Balaban, Thomas L.**

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

Executor: Thomas J. Balaban, 2301 Jefferson Ave., Ste. 4, Washington, PA 15301

Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

WCR Vol 102 Issues 26,27,28

**Baltich, John Michael**

Late of Ellsworth  
Washington Co., PA  
File No. 63-21-2135

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: Brian Baltich, 66 Evans

Rd., Charleroi, PA 15022

Attorney: Herman J. Bigi, Esq., Bigi & Walsh Law Offices, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 102 Issues 26,27,28

**Coleman, Kevin G.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-02206

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: Georgia Coleman, 309 Martha Dr., Canonsburg, PA 15317

Attorney: Orlando R. Sodini, Esq., Sutter-Williams, LLC, 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

WCR Vol 102 Issues 26,27,28

**Ferris, Mark Desmul**

Late of Burgettstown  
Washington Co., PA  
File No. 63-21-2208

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: Patricia Ferris, 783 Aunt Clara Rd., Burgettstown, PA 15021

Attorney: Gregory P. Diulus, Esq., 4898 Campbells Run Rd., #3, Pittsburgh, PA 15205

WCR Vol 102 Issues 26,27,28

**Ford, John Vernon**

a/k/a Vernon Ford a/k/a J. Vernon Ford  
a/k/a John Ford  
Late of Carol Twp.  
Washington Co., PA  
File No. 63-19-0657

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: Timothy Ford, 288 William Dr., Canonsburg, PA 15317

Attorney: John J. Bench, Esq., 240 Executive Dr., Unit 1813, Cranberry Twp., PA 16066

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WCR Vol 102 Issues 26,27,28

**Fullgraf, Priscilla E.**

a/k/a Priscilla Elaine Fullgraf a/k/a Priscilla Fullgraf a/k/a Elaine Fullgraf  
Late of Donegal 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: Helen Fleming c/o

Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

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WCR Vol 102 Issues 26,27,28

**Kraushaar, Mark Elwood**

a/k/a Mark E. Kraushaar  
Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-21-2201

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: Brian Elwood Kraushaar, 360 Oak Spring Rd., Canonsburg, PA 15317

Attorney: Dante J. Mancini, Esq., Law Office of Dante J. Mancini, 3120 Pine-

hurst Ave., Pittsburgh, PA 15216

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WCR Vol 102 Issues 26,27,28

**Longstreath, Johnny Lester**

a/k/a Johnny L. Longstreath a/k/a John L. Longstreath a/k/a John Longstreath  
Late of Canton Twp.  
Washington Co., PA  
File No. 63-21-2198

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: Jon Longstreath, 2768 Jefferson Ave., Washington, PA 15301

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

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WCR Vol 102 Issues 26,27,28

**McGuier, Joel R.**

Late of East Finley Twp.  
Washington Co., PA  
File No. 63-21-2185

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: Andrew A. McGuier, 723 Saline St., Pittsburgh, PA 15207, Devin J. McGuier, 39 Ivondale St., Pittsburgh, PA 15207, Ian R. McGuier, 124 Pearl St., Apt. 4, Pittsburgh, PA 15224

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

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WCR Vol 102 Issues 26,27,28

**Shawley, Elizabeth Carol**

Late of East Bethlehem Twp.  
Washington Co., PA

File No. 63-22-0002

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: Sara Florence McVicker, P.O. Box 163, Vestaburg, PA 15368

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

\_\_\_\_\_ WCR Vol 102 Issues 26,27,28

### **THIRD PUBLICATION**

#### **Bartley, Loretta**

a/k/a Loretta A. Bartley  
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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Judith M. Bartley, 836 Heslep Ave., Donora, PA 15033

Attorney: Thomas B. Kostolansky, Esq., 617 McKean Ave., Donora, PA 15033

\_\_\_\_\_ WCR Vol 102 Issues 25,26,27

#### **Furlong, Walter E.**

a/k/a Walter Furlong  
a/k/a Walter E. Furlong, Jr.  
Late of Eighty Four  
Washington Co., PA  
File No. 63-21-2159

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.

without delay.

Executor: Laurel Cushey c/o

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., Bethel Park, PA 15102-3839

\_\_\_\_\_ WCR Vol 102 Issues 25,26,27

#### **Likar, Edmund Paul**

Late of East Finley 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: Paul A. Likar, 224 County Line Rd., Bridgeville, PA 15017

Attorney: Thomas O. Vreeland, Esq., Bassi Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 102 Issues 25,26,27

#### **Magulick, G. Dolores**

Late of Lawrence  
Washington Co., PA  
File No. 63-21-2096

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 L. Magulick c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 102 Issues 25,26,27

#### **Pushnik, Mark W.**

Late of Washington Co., PA  
File No. 63-21-2169

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: Kenneth Sala c/o

Attorney: David P. Hvizdos, Esq.,  
505 Valleybrook Rd., Ste. 206,  
McMurray, PA 15317

WCR Vol 102 Issues 25,26,27

**Smith, Ann B.**

a/k/a Ann Smith

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

Co-Administrator & Attorneys: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301, Gregory C. Hook, Esq., Hook & Hook Law Office, 189 W. High St., Waynesburg, PA 15370.

WCR Vol 102 Issues 25,26,27

**Smith, Ralph A.**

Late of North Strabane Twp.  
Washington Co., PA

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

Co-Administrator & Attorneys: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301, Gregory C. Hook, Esq., Hook & Hook Law Office, 189 W. High St., Waynesburg, PA 15370.

WCR Vol 102 Issues 25,26,27

**Straka, John E.**

Late of McMurray  
Washington Co., PA  
File No. 63-21-2039

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: Tara Renee Straka Galano c/o

Attorney: Samantha J. Gagliardo, Esq.,  
Dentons Cohen & Grigsby P.C., 625 Liberty Ave., 7th Flr., Pittsburgh, PA 15222-3152

WCR Vol 102 Issues 25,26,27

## CORPORATION NOTICES

### Articles of Incorporation Nonprofit Corporation

Christina Mckaveney-Malkin, Esq., Malin Law Offices, PO Box 353, Ingomar, PA 15127. Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on January 1, 2022, with respect to a nonprofit corporation, the **1715 Fleet Society Inc.**, which has been incorporated under the Nonprofit Corporation Law of 1988.

WCR Vol 102 Issue 27

NOTICE IS HEREBY GIVEN that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation is:

### **Backolash Woosah Inc.**

And has been delivered to the Secretary of State for filing.

The initial registered office of the corporation is located at:

322 Hedgerow Dr, Washington County, Venetia, PA 15367

by:

Scott Gregory Backo

WCR Vol 102 Issue 27

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, for a professional corporation which was organized under the Pennsylvania Business Corporation Law of 1988, as amended. The name of the professional corporation is: **Labriola's Integrative Health, PC**

WCR Vol 102 Issue 27

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name filed in the office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **J&A Trucking and Logistics** with its principal office or place of business at 133 Harbison Road, Valencia, PA 16059, The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Next Level Management and Consulting LLC, 133 Harbison Road, Valencia, PA 16059.

WCR Vol 102 Issue 27

## MISCELLANEOUS NOTICE

Family Members of Everett Glenn McDonough and Gladys G. McDonough are trying to locate the attorney who handled the last will and testament including the revocable living trust from between 2003 and 2016. Both have recently passed and the only paperwork left behind is dated 2003. We are sure their will and testament was revised after that date. Please contact the family at 724-413-5035

WCR Vol 102 Issue 27,28,29

## TPR NOTICE

### PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
ORPHANS' COURT DIVISION  
IN RE: AUGUSTINA BURROWS, A  
MINOR CHILD OF CASEY LEE  
MCGOWAN AND MATTHEW  
BURROWS  
NO: 63-21-1761  
IN RE: CHEROKEE CALDWELL, A  
MINOR CHILD OF CASEY LEE  
MCGOWAN AND KYLE CALDWELL  
NO. 63-21-1837



Take notice that a Petition for Involuntary Termination of Parental Rights of Casey Lee McGowan and Matthew Burrows to Augustina Burrows and Casey Lee McGowan and Kyle Caldwell to Cherokee Caldwell, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 3, 2022 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 can not 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.

Paige Eisengart, Caseworker  
Washington County Children & Youth  
Social Service Agency  
95 West Beau Street Ste. 300  
Washington, PA 15301  
Telephone: (724) 228-6884

WCR Vol 102 Issue 27

**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 4, 2022 at 10:00 o’clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff’s costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o’clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on 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)

**CANTON**

**FIFTH THIRD BANK NA**  
**vs**  
**MARTIN MEHLMAUER, In His Capacity as Heir of MICHAEL G. MEHLMAUER a/k/a MICHAEL GEORGE MEHLMAUER, ET AL**

**DOCKET #: 2021-1379**  
**JUDGEMENT: \$43,749.29**

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

Address: 150 CHARLES STREET,  
WASHINGTON, PA 15301  
Tax #: 120-011-13-03-0003-00

Improvements: Residential Dwelling

Attorney: ROBERTSON, ANSCHUTZ,  
SCHNEID, CRANE & PARTNERS,  
PLLC, (855) 225-6906

WCR Vol 102 Issues 25,26,27

**CECIL**

**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING**  
**vs**  
**DANIEL KOWALO, JR., Solely in His Capacity as Heir to the Estate of DANIEL KOWALO a/k/a DANIEL KOWALO, SR., DECEASED, ET AL**

**DOCKET #: 2020-3323**  
**JUDGEMENT: \$91,364.96**

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

Address: 104 COWDEN ROAD,  
MCDONALD, PA 15057  
Tax #: 140-006-00-00-0082-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**CENTERVILLE**

**PLANET HOME LENDING, LLC**  
**vs**  
**THOMAS G. MCGILL**

**DOCKET #: 2019-5188**  
**JUDGEMENT: \$107,560.84**

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

Address: 223 MALDEN ROAD,  
BROWNSVILLE, PA 15417  
Tax #: 152-021-00-01-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**CENTERVILLE**

**J.P. MORGAN MORTGAGE ACQUI-  
SITION CORP.**

**vs**  
**MICHELE A. CRAMER**

**DOCKET #: 2020-6228**  
**JUDGEMENT: \$74,502.27**

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

Address: 51 f/k/a 50 VESTA SEVEN  
ROAD, BROWNSVILLE, PA 15417  
Tax #: 152-028-00-00-0020-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**CLAYSVILLE**

**U.S. BANK NATIONAL ASSOCIA-  
TION, Not in its Individual Capacity  
but solely as Trustee for the RMAC  
TRUST, SERIES 2016-CTT**

**vs**  
**ALICIA WATSON, In Her Capacity as  
Heir of LORETTA M. WATSON, ET  
AL**

**DOCKET #: 2019-1026**  
**JUDGEMENT: \$44,922.41**

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

Address: 111 HIGHLAND AVENUE,  
CLAYSVILLE, PA 15323  
Tax #: 180-005-00-02-0004-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**DEEMSTON**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs**  
**DONALD B. JENKINS**

**DOCKET #: 2021-4336**  
**JUDGEMENT: \$98,018.25**

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

Address: 1584 MOREY ROAD, FRED-  
ERICKTOWN, PA 15333  
Tax #: 220-003-00-00-0015-00 & 220-  
003-00-00-0016-00 (2)

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
LER, (717) 234-4178

WCR Vol 102 Issues 25,26,27

**DEEMSTON (Cont'd)**

**LAKEVIEW LOAN SERVICING LLC**  
 vs  
**KELLY R. CRILE**

**DOCKET #: 2019-6593**  
**JUDGEMENT: \$251,965.58**

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

Address: 565 RIDGEWOOD DRIVE,  
 FREDERICKTOWN, PA 15333  
 Tax #: 220-007-00-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**DONORA**

**WELLS FARGO BANK, N.A.**  
 vs

**TROY JACKSON, as Executor of the  
 ESTATE OF DARLETTA STROTHERS**

**DOCKET #: 2021-1304**  
**JUDGEMENT: \$14,307.98**

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

Address: 921 THOMPSON AVENUE,  
 DONORA, PA 15033  
 Tax #: 240-012-00-04-0014-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**EAST BETHLEHEM**

**PENNSYLVANIA HOUSING  
 FINANCE AGENCY**  
 vs  
**WILLIAM JOHN NOPWASKEY, JR.  
 AND EVA M. NOPWASKEY**

**DOCKET #: 2019-289**  
**JUDGEMENT: \$49,387.39**

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 102 Issues 25,26,27

**FALLOWFIELD**

**BANK OF NEW YORK MELLON  
 TRUST COMPANY, N.A. as Trustee  
 for Mortgage Assets Management Series I Trust**

vs  
**MARIAN E. CRAYTON, Administra-  
 trix of the Estate of LOIS D. IRWIN,  
 DECEASED**

**DOCKET #: 2020-430**  
**JUDGEMENT: \$143,193.06**

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

Address: 27 LAKE LEONI LANE, MO-  
 NONGAHELA, PA 15063  
 Tax #: 320-002-00-00-0002-01

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**FALLOWFIELD (Cont'd)**

**LSF9 MASTER PARTICIPATION  
TRUST  
vs  
JOSEPH GROOMS**

**DOCKET #: 2019-6740  
JUDGEMENT: \$166,555.81**

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

Address: 107 BEACH DRIVE, CHAR-  
LEROI, PA 15022  
Tax #: 320-010-01-01-0016-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO AR-  
GENTIERI COUNSELORS AT LAW  
LLC, (856) 384-1515

WCR Vol 102 Issues 25,26,27

**HOUSTON**

**SPECIALIZED LOAN SERVICING  
LLC  
vs  
THOMAS J. ALDERSON, III AKA  
THOMAS ALDERSON, III**

**DOCKET #: 2020-2034  
JUDGEMENT: \$49,500.05**

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

Address: 4 BECKER STREET AKA 4  
BECKER, HOUSTON, PA 15342  
Tax #: 360-014-00-02-0001-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**MCDONALD**

**MADISON REVOLVING TRUST  
2017  
vs  
BETH HOLLY CANNON**

**DOCKET #: 2017-4387  
JUDGEMENT: \$51,265.32**

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

Address: 142 NORTH STREET,  
MCDONALD, PA 15057  
Tax #: 470-015-00-02-0003-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**MIDWAY**

**U.S. BANK NATIONAL  
ASSOCIATION, ET AL  
vs  
THE UNKNOWN HEIRS OF KAREN  
L. CALDWELL DECEASED**

**DOCKET #: 2021-2792  
JUDGEMENT: \$68,794.65**

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

Address: 208 STEVENSON STREET,  
MIDWAY, PA 15060  
Tax #: 410-022-00-01-0012-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**MILLSBORO**

**JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION**

**vs**

**TONYA SULLENBERGER a/k/a TO-  
NYA R. SULLENBURGER &  
DUAINE SULLENBERGER a/k/a  
DUAINE SULLENBURGER**

**DOCKET #: 2018-1728**

**JUDGEMENT: \$67,350.30**

In the Commonwealth of Pennsylvania,  
Washington County, Village of Millsbo-  
ro;

Address: 101 MORTON STREET,  
MILLSBORO, PA 15348  
Tax #: 260-006-00-03-0005-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**MORRIS**

**WILMINGTON SAVINGS FUND SO-  
CIETY, FSB, d/b/a Christiana Trust,  
not individually but as Trustee for Pre-  
tium Mortgage Acquisition Trust**

**vs**

**JOANN HULL AND ROGER HULL  
a/k/a ROGER A. HULL**

**DOCKET #: 2021-3560**

**JUDGEMENT: \$152,683.83**

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

Address: 416 PLUMSOCK ROAD,  
PROSPERITY, PA 15329  
Tax #: 450-018-00-00-0013-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**NORTH BETHLEHEM**

**PNC BANK, NATIONAL  
ASSOCIATION, ET AL**

**vs**

**ALLEN MCKEAN, In His Capacity as  
Heir of JUDITH D. KUSCH, ET AL**

**DOCKET #: 2020-5177**

**JUDGEMENT: \$74,052.30**

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

Address: 88 KUSCH ROAD, SCENERY  
HILL, PA 15360  
Tax #: 490-016-00-00-0006-01

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**NORTH FRANKLIN**

**U.S. BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE OF  
THE CHALET SERIES III TRUST**

**vs**

**LOUIS C. LATTIMORE, JR., In His  
Capacity as Heir of VELMA LAT-  
TIMORE, DECEASED, ET AL**

**DOCKET #: 2018-270**

**JUDGEMENT: \$41,835.25**

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

Address: 2800 WILSON STREET,  
WASHINGTON, PA 15301  
Tax #: 510-001-04-05-0011-00

Improvements: Residential Dwelling

Attorney: THE LYNCH LAW GROUP  
LLC, (724) 776-8000

WCR Vol 102 Issues 25,26,27

**NORTH STRABANE****PENNSYLVANIA HOUSING  
FINANCE AGENCY****vs****JENNIFER L. SHOFF AND DAVID R.  
SHOFF****DOCKET #: 2020-535****JUDGEMENT: \$142,002.20**

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

Address: 840 VANCE DRIVE, CAN-  
ONSBURG, PA 15317

Tax #: 520-015-05-01-0006-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HAL-  
LER, (717) 234-4178

WCR Vol 102 Issues 25,26,27

**NORTH STRABANE (Cont'd)****PENNYMAC LOAN SERVICES LLC****vs****DAVID E. NINNESS****DOCKET #: 2019-1485****JUDGEMENT: \$96,032.98**

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

Address: 302 MCCLELLAND ROAD,  
CANONSBURG, PA 15317

Tax #: 520-013-01-00-0036-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**NOTTINGHAM****BANK OF NEW YORK MELLON  
TRUST COMPANY, N.A., AS TRUS-  
TEE FOR MORTGAGE ASSETS  
MANAGEMENT SERIES I TRUST****vs****NELLIE M. HUTCHINSON****DOCKET #: 2021-139****JUDGEMENT: \$138,698.93**

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

Address: 11 EAST HILLCREST ROAD,  
EIGHTY FOUR, PA 15330

Tax #: 530-001-01-03-0008-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**PETERS****SELENE FINANCE LP****vs****FRANCIS A. RUGGIERI****DOCKET #: 2017-3284****JUDGEMENT: \$233,823.73**

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

Address: 153 HIGHVUE DRIVE, VENE-  
TIA, PA 15367

Tax #: 540-007-04-02-0001-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**SOUTH STRABANE**

**M & T BANK**  
**vs**  
**JOHN E. POTTS JR**

**DOCKET #: 2019-6314**  
**JUDGEMENT: \$108,875.25**

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

Address: 1356 EAST BEAU STREET,  
 WASHINGTON, PA 15301  
 Tax #: 600-007-04-02-0026-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**WASHINGTON**

**WASHINGTON COUNTY HABITAT  
 FOR HUMANITY, INC.**  
**vs**  
**LISA MARIE SKIDMORE**

**DOCKET #: 2017-778**  
**JUDGEMENT: \$40,787.06**

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

Address: 755 FAYETTE STREET,  
 WASHINGTON, PA 15301  
 Tax #: 780-013-00-03-0020-00

Improvements: Residential Dwelling

Attorney: PEACOCK KELLER LLP,  
 (724) 222-4520

WCR Vol 102 Issues 25,26,27

**WASHINGTON (Cont'd)**

**NATIONSTAR HECM ACQISI-  
 TION TRUST 2016-1, ET AL**  
**vs**  
**BETTY McDAID**

**DOCKET #: 2016-1610**  
**JUDGEMENT: \$104,963.41**

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

Address: 286 EAST PROSPECT AVE-  
 NUE, WASHINGTON, PA 15301  
 Tax #: 750-019-00-01-0010-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27

**WASHINGTON (Cont'd)**

**KRESS BROTHERS BUILDERS, L.P.**  
**a/k/a KRESS RESTORATION and a/  
 k/a KRESS BROTHERS BUILDERS**  
**vs**  
**CHARLES A. HAUGHT**

**DOCKET #: 2020-4842**  
**JUDGEMENT: \$47,076.45**

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

Address: 575 DUNCAN AVENUE,  
 WASHINGTON, PA 15301  
 Tax #: 770-007-00-03-0003-00

Improvements: Residential Dwelling

Attorney: FRANK, GALE, BAILS,  
 MURCKO & POGRASS, P.C., (412) 471  
 -3000

WCR Vol 102 Issues 25,26,27



**WASHINGTON**

**MIDFIRST BANK**  
**vs**  
**BETH L. HARTON AND**  
**SHAWN A. EISLER**

**DOCKET #: 2019-7970****JUDGEMENT: \$104,572.91**

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

Address: 703 NORTH FRANKLIN  
STREET, WASHINGTON, PA 15301  
Tax #: 770-005-00-03-0014-00

Improvements: Residential Dwelling

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

WCR Vol 102 Issues 25,26,27