



WASHINGTON COUNTY REPORTS
Vol. 105 No. 31 – FEBRUARY 13, 2025
119 South College Street, Washington, PA 15301

ESTATE NOTICES

FIRST PUBLICATION

Barnhart, Sr., Robert D.
a/k/a Robert Dean Barnhart, Sr.
Late of Buffalo 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: Mindy L. Allen c/o
Attorney: Frank C. Roney, Jr., Esq., The
Roney Law Office, 382 W. Chestnut St.,
Ste. 102, Washington, PA 15301

WCR Vol 105 Issues 31,32,33

Beaumont, Sandra Lee
a/k/a Sandra L. Beaumont
Late of Canonsburg, Cecil Twp.
Washington Co., PA
File No. 63-25-0134

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: Ronna J. Wasik, 24 Mill St.,
Cecil, PA 15321

WCR Vol 105 Issues 31,32,33

Bordash, Norma J.
a/k/a Norma Jean Bordash
Late of City of Washington
Washington Co., PA
File No. 63-25-0024

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: Andrea A. Smith, 3828 Sassa-

fras St., Erie, PA 16508
Attorney: Gregory L. Heidt, Esq., 502
Parade St., Erie, PA 16507

WCR Vol 105 Issues 31,32,33

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

Executor: Rhonda Reynolds, 1495 Meredith Dr., Spring Hill, FL 34608

WCR Vol 105 Issues 31,32,33

Cooper, Mark D.
Late of Union Twp.
Washington Co., PA
File No. OC-2024-01226

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: Kathleen D. Moranelli,
3443 Fawn Valley Rd., Finleyville, PA
15332

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

WCR Vol 105 Issues 31,32,33

Glad, Yolanda Virginia
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 Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Mary Kay Chilensky, 342 Birch St., Imperial PA 15126, Jo Ann Glad aka Joann M. Glad, 1261 Cedar Blvd., Pittsburgh, PA 15228, Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 31,32,33

Hudak, Shirley A.
Late of Washington
Washington Co., PA
File No. 63-25-0105

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 M. Key, 110 Wilmont Ave., Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 31,32,33

Lester, Henry Asher
a/k/a Henry A. Lester
a/k/a Henry Lester
Late of Strabane Twp.
Washington Co., PA
File No. 63-24-1302

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

Administrator & Attorney: Matthew A. Gribler, Esq., P.O. Box 658, Ebensburg, PA 15931

WCR Vol 105 Issues 31,32,33

Martin, Mona C.
Late of Washington
Washington Co., PA
File No. 63-25-0050

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: David L. Martin a/k/a David Lynn Martin, 1600 Golden Oaks Rd., Holbrook, PA 15341
Attorney: Matthew T. Kikta, Esq., Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 105 Issues 31,32,33

Santavicca, Carolyn M.
a/k/a Carolyn Santavicca
Late of Dunlevy 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: Rachel E. Lee, 460 Greenwood Dr., Canonsburg, PA 15317
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 31,32,33

Scruppi, Gretchen Diane
a/k/a Gretchen D. Scruppi
Late of Washington Co., PA
File No. 63-25-0125

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: Erin O. Scruppi a/k/a Erin O'Donnell Scruppi, 186 Cross Creek Rd., Avella, PA 15312
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Suite 112, McMurray, PA 15317

WCR Vol 105 Issues 31,32,33

Smith, Howard G.
a/k/a Howard Glenn Smith
Late of Independence Twp.
Washington Co., PA
File No. 63-21-00194

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 G. Smith a/k/a Scott Guy Smith, 200 Hickory Nut Rd., Avella, PA 15312
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 31,32,33

Terhorst, Ronald Warren
a/k/a Ronald W. Terhorst
Late of Jefferson Twp.
Washington Co., PA
File No. 63-25-0102

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

Co-Executrices: Patricia Terhorst a/k/a Patricia Ann Terhorst, 221 Scott Hollow Rd., Burgettstown, PA 15021, Jodi Terhorst a/k/a Jodi Lea Terhorst, 2731 Farnsworth Dr., Alexandria, VA 22303, Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 105 Issues 31,32,33

Toury, Ibrahim Ramadan
a/k/a Ibrahim Toury
Late of Canonsburg (North Strabane Twp.)
Washington Co., PA
File No. 63-25-0080

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: Yara Ann Toury, 10 Colonial Court, Canonsburg, PA 15317
Attorney: Jason M. Plakosh, Esq., P.O. Box 184, Sewickley, PA 15143

WCR Vol 105 Issues 31,32,33

Withers, Robert K.
Late of Monongahela
Washington Co., PA
File No. 63-24-0926

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.

Co—Executors: Kathleen Rygiel, PO Box 278, Fayette City, PA 15438 or Charles J. Ayre, 4607 Vine St., McKeesport, PA 15132,

WCR Vol 105 Issues 31,32,33

SECOND PUBLICATION

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

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

Executor: Melvin J. Anderson, 363 Hawthorne Rd., Claysville, PA 15323
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA

15301

WCR Vol 105 Issues 30,31,32**Cipriani, Mary T.**

Late of Borough of Speers
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: Connie Cipriani, 815 Jane Ave., Charleroi, PA 15022
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 105 Issues 30,31,32**Jarvis, James Howard**

a/k/a James H. Jarvis
Late of Claysville, 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jamie Marie Jarvis a/k/a Jamie M. Jarvis, 61 Claysville Taylorstown Ridge Rd., Washington, PA 15301
Attorney: David F. Pollock, Esq., Pollock Morris Belletti & Simms LLC, 54 South Washington St., Waynesburg, PA 15370

WCR Vol 105 Issues 30,31,32**Lauze, Dwana Jo**

a/k/a Dee Lauze
a/k/a Dwana J. Lauze
Late of Washington
Washington Co., PA
File No. 63-25-0048

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 A. Lauze, 128 Brehm Rd., Washington, PA 15301
Attorney: MariAnn Hathaway, Esq., 1100 Ashwood Dr., Ste. 1104-B, Canonsburg, PA 15317

WCR Vol 105 Issues 30,31,32**McPherson, Keith J.**

a/k/a Keith McPherson
Late of Peters Twp.
Washington Co., PA
File No. 63-24-1475

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: Laura E. Zuloaga, 109 Roscommon Pl., McMurray, PA 15317

WCR Vol 105 Issues 30,31,32**Noble, Barbara J.**

a/k/a Barbara Jo Noble
Late of North Franklin Twp.
Washington Co., PA
File No. 63-25-00091

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 K. Craig, a/k/a William Kevin Craig, 2207 Open Meadow Circle, Bridgeville, PA 15017
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 30,31,32**Richardson, Daniel C.**

Late of Cecil Twp.
Washington Co., PA
File No. 63-25-0082

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: Amy Torles, 940 Cork Dr., Bethel Park, PA 15102
Attorney: John M. Hartzell, Jr., Houston Harbaugh, Three Gateway Center, 401 Liberty Ave., Pittsburgh, PA 15222-1005

WCR Vol 105 Issues 30,31,32**Rodriguez, Myra**

Late of Charleroi, Fallowfield Twp.
Washington Co., PA
File No. 63-24-1808

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: Richard A. Rodriguez, 624 Monongahela Ave., Charleroi, PA 15022
Attorney: Colt A. McKelvey, Esq., McKelvey Law Offices, LLC, 1266 Forest Hills Dr., Salix, PA 15952

WCR Vol 105 Issues 30,31,32**Rollic, Ruth A.**

a/k/a Ruth Ann Rollic
a/k/a Ruth Rollic
Late of Canonsburg
Washington Co., PA
File No. 6325-0070

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: Marci L. Morgan, 541 Bluegrass Dr., Canonsburg, PA 15317
Attorney: Andrew P. Acosta, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second St., Greensburg, PA 15601

WCR Vol 105 Issues 30,31,32**Salamone, Karen S.**

Late of Washington

Washington Co., PA
File No. 63240896

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: Tina Salomonsen, 526 S. Main St., Washington, PA 15301
Attorney: Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh, PA 15220

WCR Vol 105 Issues 30,31,32**THIRD PUBLICATION****Brem, Kay F.**

Late of McMurray
Washington Co., PA
File No. 63-22-0300

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 John O'Neill, Jr. of Executor Services, 37 McMurray Rd Bldg., 1 Suite 204, Pittsburgh, PA 15241
Attorney: Christine B. Murphy, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 105 Issues 29,30,31**Britt, Valerie**

Late of Canonsburg
Washington Co., PA
File No. 63-24-1881

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

Administrator & Attorney: Adam G. An-

derson, Esq., Anderson & Labovitz, 429 Fourth Ave., Ste. 602, Pittsburgh, PA 15219

WCR Vol 105 Issues 29,30,30

Carroll, Karen McKenna

a/k/a Karen M. Carroll
a/k/a Karen Carroll
Late of City of Washington
Washington Co., PA
File No. 63-24-1419

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: Joseph A. Carroll, 4 Pacers Ridge Dr., Canonsburg, PA 15317
Attorney: Josh A. Carroll, Esq., 16 W. Cherry Ave., Washington, PA 15301

WCR Vol 105 Issues 29,30,31

Cox, Robin L.

a/k/a Robin Lynn Cox
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Robert R. Cox, 410 Ridge Ave., Canonsburg, PA 15317
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 105 Issues 29,30,30

Heinrich, James B.

a/k/a James Bernard Heinrich
Late of Washington
Washington Co., PA
File No. 63-24-01885

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: April Ritter, 6 Raven Dr., Canonsburg, PA 15317
Attorney: Gregory Diulus, Esq., 4898 Campbells Run Rd., Ste. 3
Pittsburgh, PA 15205

WCR Vol 105 Issues 29,30,30

Jester, Barry

a/k/a Barry Clifford Jester
a/k/a Barry C. Jester
Late of N. Charleroi, Monongahela Twp.
Washington Co., PA
File No. 63-25-00018

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: Brad A. Jester, 104 Franklin St., P.O. Box 152, Clintonville, PA 16327
Attorney: Thomas R. Coyer, Esq., S.R. Law, LLC, 631 Kelly Blvd., P.O. Box 67, Slippery Rock, PA 16057

WCR Vol 105 Issues 29,30,31

Main, Gerald S.

Late of Claysville
Washington Co., PA

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

Co-Administrators: Kash B. Main, 107 Highland Ave.#83, Claysville, PA 15323, Drena Joy Nicoletta, 417 E. Wheeling St, Washington, PA 15301; Kimberly Sue Huffman, 22 School St. #91, Claysville, PA 15323,
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105 Issues 29,30,31

McGriff, Myesha Shareese

Late of Coal Center
Washington Co., PA
File No. 63-25-00030

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 Wilson, 117 Locust Rd., Coal Center, PA 15423
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 105 Issues 29,30,30

Queen, Judith Renee

Late of Fredricktown
Washington Co., PA
File No. 63-24-0040

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: Terry M. Queen, 235 Spring Rd., Brownsville, PA 15417
Attorney: Stephen J. Taczak, Esq., Taczak Law Office LLC, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 105 Issues 29,30,31

Saternos, Lisa M.

Late of Finleyville
Washington Co., PA
File No. 63-24-1120

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: Jeremy D. Saternos, 12 Parkvue Dr., Finleyville, PA 15332, David S. Divins, 53 Hidden Valley Dr., Finleyville, PA 15332,

Attorney: Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 105 Issues 29,30,31

Taucher, Francis Eugene

a/k/a Francis E. Taucher
Late of Burgettstown
Washington Co., PA
File No. 63-24-1839

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: Michele A. Ingram a/k/a Michele Anne Ingram, 36 Rodgers Dr., Coraopolis, PA 15108
Attorney: Stephen J. Taczak, Esq., Taczak Law Office LLC, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 105 Issues 29,30,31

Tippman, James Joseph

a/k/a James J. Tippman
Late of Canonsburg
Washington Co., PA
File No. 63-24-01144

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: Brandon James Tippman, 163 Kimber Dr., Canonsburg, PA 15317
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 29,30,30

Vietmeier, David G.

a/k/a David Greer Vietmeier
a/k/a David Vietmeier
Late of Canonsburg
Washington Co., PA

The Register of Wills has granted Letters

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

Executrix: Kerry L. Mindach a/k/a Kerry Lynn Mindach c/o
Attorney: Frank Arcuri, Esq., 125 S. College St., Washington, PA 15301

WCR Vol 105 Issues 29,30,30

Wainwright, Ruth A.

a/k/a Ruth Ann Wainwright
a/k/a Ruth A. Zelina Wainwright
Late of Beallsville
Washington Co., PA
File No. 63-25-00034

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: Laura L. Frost a/k/a Laura Lynn Frost, 208 Linton Rd., Fredricktown, PA 15333
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105 Issues 29,30,30

REAL PROPERTY NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: CV-2021-01981

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST vs. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LYNDIA ROBINSON, DECEASED, ET AL.

You are hereby notified that Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. CV-2021-01981, seeking to foreclose the mortgage secured by the real estate located at 36 Donora Road, Monongahela, PA 15063.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE

Pennsylvania Lawyer Referral Service
Pennsylvania Bar Association
P.O. Box 186
Harrisburg, PA 17108
(800) 692-7375

WCR Vol 105 Issue 31

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL ACTION – LAW

NO.: CV-2024-08542

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

Greg Osborne, as believed Heir and/or Administrator to the Estate of Kimberly J. Pixley; Unknown Heirs, and/or Administrators to the Estate of Kimberly J. Pixley, Defendants

TO: Unknown Heirs, and/or Administrators to the Estate of Kimberly J. Pixley; Unknown Heirs, and/or Administrators to the Estate of Kimberly J. Pixley

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. CV-2024-08542, seeking to foreclose the mortgage secured by the real estate located at 1195 Valleyview Drive, Lawrence, PA 15055. A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20)

days after this publication, 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 NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE
Lawyer Referral Service
Washington County Bar Association
119 South College Street
Washington, PA 15301
(724) 225-6710
Southwestern Pennsylvania Legal Aid Services
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

WCR Vol 105 Issue 31

CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. CV-2024-06250
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
MORTGAGE ASSETS MANAGEMENT, LLC, Plaintiff
v.
BRADLEY VANKIRK IN HIS CAPACITY AS HEIR OF THOMAS M. VANKIRK; ET AL., Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIM-

ING RIGHT, TITLE OR INTEREST
FROM OR UNDER THOMAS M. VAN-
KIRK Defendant(s), 403 MINEOLA AV-
ENUE, WASHINGTON, PA 15301

**COMPLAINT IN MORTGAGE FORE-
CLOSURE**

You are hereby notified that Plaintiff,
MORTGAGE ASSETS MANAGE-
MENT, LLC, has filed a Mortgage Fore-
closure Complaint endorsed with a Notice
to Defend, against you in the Court of
Common Pleas of WASHINGTON Coun-
ty, PA docketed to No. CV-2024-06250,
seeking to foreclose the mortgage secured
on your property located, 403 MINEOLA
AVENUE, WASHINGTON, PA 15301.

NOTICE

YOU HAVE BEEN SUED IN COURT. If
you wish to defend against the claims set
forth in this notice you must take action
within twenty (20) days after the Com-
plaint and Notice are served, by entering a
written appearance personally or by attor-
ney 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 en-
tered 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, GO TO
OR TELEPHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE CAN
PROVIDE YOU WITH INFORMATION
ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH THE
INFORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL SER-
VICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

Lawyer Referral Service
119 South College Street

Washington, PA 15301
(724) 225-6710

Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington PA, 15301
724-225-6170
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
A Florida professional limited liability
company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

WCR Vol 105 Issue 31

**IN THE COURT OF COMMON
PLEAS, WASHINGTON COUNTY,
CIVIL DIVISION No.: 2023- 2807
COMPLAINT IN ACTION TO
QUIET TITLE
Tax Map No. 130-011-04-03-0002-00**

TYLER HOBERMAN AND JENNIFER
HOBERMAN, Plaintiffs, vs. SUSAN
SENDA and UNKNOWN HEIRS, BEN-
EFICIARIES or PERSONAL REPRE-
SENTATIVES of JOHN E. SEN-
DA,

NOTICE TO DEFEND

You have been sued in court, if you wish
to defend against the claims set forth in
the following pages, you must take action
within twenty (20) days after this com-
plaint and notice are served, by entering a
written appearance personally or by attor-
ney 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 judgement may be en-
tered against you by the Court without
further notice for any money claimed in
the complaint or for any claim or relief
requested by the Plaintiff. You may lose
money or property or other rights im-
portant to you.

YOU SHOULD TAKE THIS PAPER TO
YOUR LAWYER AT ONCE. IF YOU
DO NOT KNOW A LAWYER, CON-
TACT:

LAWYER REFERRAL SERVICE
119 South College Street
Washington, PA 15301
724-225-6710

IF YOU CANNOT AFFORD A
LAWYER, CONTACT:
SOUTHWESTERN PA
LEGAL AID SOCIETY
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

WCR Vol 105 Issue 31

**IN THE COURT OF
COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION No.: 2024-3423**

**PENNSYLVANIA EQUITY RE-
SOURCES, INC.**

Plaintiff

V.

**JONATHAN W SMITH; TRISHA M
HILLBERRY**

Defendant(s)

NOTICE TO:

Trisha M Hillberry

**NOTICE OF SHERIFF'S SALE OF
REAL PROPERTY**

Being Premises: 21 Daisytown Rd, Dai-
sytown, PA 15427 Being in TOWNSHIP
OF WEST PIKE RUN, County of
WASHINGTON, Commonwealth of
Pennsylvania, 700-013-00-00-0020-01
Improvements consist of residential prop-
erty. Sold as the property of Jonathan W.
Smith and Trisha M. Hillberry

Your house (real estate) at 21 Daisytown
Rd, Daisytown, PA 15427 is scheduled
to be sold at the Sheriff's Sale on April 4,
2025, at 10:00 AM, at the, [HTTPS://
WASHINGTON.PA.REALFORECLOSE.COM](https://WASHINGTON.PA.REALFORECLOSE.COM), to
enforce the Court Judgment of \$96,496.12

obtained by, PENNSYLVANIA EQUITY
RESOURCES, INC. (the mortgagee),
against the above premises.

**LAWYER REFERRAL SERVICE,
119 SOUTH COLLEGE STREET,
WASHINGTON, PA 15301
TELEPHONE: (724) 225-6710**

**SOUTHWESTERN PENNSYLVANIA
LEGAL AID SOCIETY
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
TELEPHONE: (724) 225-6170**

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

WCR Vol 105 Issue 31

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, MARCH 7, 2025, 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 releases 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 **FRI-DAY 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 descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

CANONSBURG**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**KAYLA N. McCONNELL AND
DAVID T. WEST**

DOCKET #: 2024-3249
JUDGEMENT: \$152,562.76

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

Address: 524 TANNEHILL STREET,
CANONSBURG, PA 15317
Tax #: 110-045-00-00-0025-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

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

vs

AMANDA SERRINO

DOCKET #: 2024-5557
JUDGEMENT: \$101,392.69

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

Address: 1110 VALLEYVIEW DRIVE,
LAWRENCE, PA 15055
Tax #: 140-012-09-00-0001-00B

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

MORRIS**PNC BANK, NATIONAL
ASSOCIATION**

vs

MARK SARSFIELD

DOCKET #: 2023-7191
JUDGEMENT: \$238,317.56

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

Address: 60 SOUTH BRIDGE ROAD,
PROSPERITY, PA 15329
Tax #: 450-002-00-00-0021-03

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

NORTH FRANKLIN**U.S. BANK NATIONAL
ASSOCIATION, ET AL**

vs

UNKNOWN HEIRS, Devisees and Per-
sonal Representatives and any of the
Successors in right, title and interest to
CAROL A. SHOMAN,
Deceased Mortgagor and Owner

DOCKET #: 2023-2212
JUDGEMENT: \$86,257.44

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

Address: 85 WILLOWBROOK LANE,
WASHINGTON, PA 15301
Tax #: 510-003-13-02-0013-00

Improvements: Residential Dwelling

Attorney: ALBERTELLI LAW, 856-724-
1888

WCR Vol 105 Issues 30,31,32

SOUTH STRABANE**WILMINGTON TRUST, NATIONAL
ASSOCIATION**

vs

**MARYANNE MCFARLANE AND
RICHARD R. MCFARLANE**

DOCKET #: 2023-2167
JUDGEMENT: \$202,027.43

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

Address: 1660 PIERCE STREET,
WASHINGTON, PA 15301
Tax #: 600-006-04-03-0024-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 105 Issues 30,31,32

SOUTH STRABANE (Cont'd)**FREEDOM MORTGAGE
CORPORATION**

vs

**ALAN J. ROGERS A/K/A
ALAN ROGERS AND
MELISSA D. ROGERS**

DOCKET #: 2019-6824
JUDGEMENT: \$275,255.79

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

Address: 49 WOODSIDE DRIVE,
WASHINGTON, PA 15301
Tax #: 600-005-01-04-0007-00

Improvements: Residential Dwelling

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

WCR Vol 105 Issues 30,31,32

WASHINGTON**PENNSYLVANIA STATE
EMPLOYEES CREDIT UNION**

vs

**ANDREW M. GAGGIN AND
MARK W. GAGGIN**

DOCKET #: 2024-5502
JUDGEMENT: \$36,713.52

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

Address: 629 1/2 BROAD STREET,
WASHINGTON, PA 15301
Tax #: 780-011-00-02-0023-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (216) 739-5629

WCR Vol 105 Issues 30,31,32