

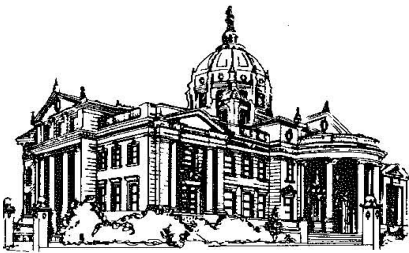
WASHINGTON COUNTY REPORTS

Vol. 103

SEPTEMBER 1, 2022

No. 7

Official Legal Periodical for Washington County, Pennsylvania. Established March 31, 1920. Published by Washington County Bar Association since January 1, 1958. Containing for temporary use advance sheets of the decisions of the judges of the 27th Judicial District of Pennsylvania and the official legal notices and advertisements of the several courts of the County of Washington, Pennsylvania.



SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA

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

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

ESTATE NOTICES**FIRST PUBLICATION****Bakaitus, Thomas Lee**

Late of Monongahela
Washington Co., PA
File No. 63-22-0679

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: Thomas L. Bakaitus, Jr.,
301 Fifth Ave., Ste. 702, Pittsburgh, PA
15222

Attorney: Stephen F. Ban, Esq., Metz
Lewis Brodman Must O'Keefe LLC, 535
Smithfield St., Ste. 800, Pittsburgh, PA
15222

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Cumer, Wayne E.

a/k/a Wayne Cumer
Late of Smith Twp.
Washington Co., PA
File No. 63-22-0985

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: Ted L. Froats, 219 Chestershire
Dr., Oakdale, PA 15071

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DeBar, David E.

a/k/a David Emile DeBar
Late of Somerset Twp.
Washington Co., PA
File No. 63-22-1254

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 Brundage, 223 Oakridge Dr., Stafford, VA 22556

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

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Jenkins, Shirley

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

Co-Executrixes: Donna S. Richmond and
Mary Ann (Ashby) Williams c/o

Attorney: Frank C. Roney, Jr., Esq.,
382 W. Chestnut St., Ste. 102, Washington, PA 15301

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Kopsack, William D.

Late of Borough of Cokeburg
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 E. Kopsack, 20 Palm View Blvd., Fort Myers Beach, FL
33931

Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre,
Monessen, PA 15062

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Palmer, Donna J.

a/k/a Donna June Palmer
Late of Fredricktown
Washington Co., PA
File No. 63-22-1074

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: Shannon Kreamcheck Greene,
P.O. Box 27, Vestaburg, PA 15368

Attorney: Lisa J. Buday, Esq., P.O. Box
488, California, PA 15419

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Smith, Joyce A.

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

Administrator: Matthew A. Smith, 123
Maple Terrace, Charleroi, PA 15022

Attorney: Mark J. Shire, Esq., Shire Law
Firm, 1711 Grand Blvd., Park Centre,
Monessen, PA 15062

WCR Vol 103 Issues 7,8,9

Stazetski, Sharon R.

a/k/a Sharon Rose Stazetski
Late of Bentleyville
Washington Co., PA
File No. 63-22-1005

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: Gregory Stazetski, 23 Beach
Dr., Charleroi, PA 15022

Attorney: Lisa J. Buday, Esq., P.O. Box
488, California, PA 15419

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Swarow, Gary S.

Late of Brownsville
Washington Co., PA
File No. 63-22-1160

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: Gary R. Swarow, 907 S.
Hewitt Ave., Washington, PA 15301

Attorney: Dennis M. Makel, Esq., Makel
& Assoc., LLC, 98 E. Maiden St., Wash-
ington, PA 15301

WCR Vol 103 Issues 7,8,9

Wilson, Walter N.

a/k/a Walter Nicholas Wilson
Late of Bentleyville
Washington Co., PA
File No. 63-22-1274

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: Jacqueline E. Wilson c/o

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

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SECOND PUBLICATION**Atcheson, Laura Mae**

a/k/a Laura M. Atcheson
Late of Union Twp.
Washington Co., PA

File No. 63-22-1237

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: Sandra E. Brandes, 3968
Finleyville-Elrama Rd., Finleyville, PA
15332

Attorney: David F. Pollock, Esq., Pollock
Morris Belletti & Simms LLC, 54 S.
Washington St., Waynesburg, PA 15370
WCR Vol 103 Issues 6,7,8

Barle, Carole A.

a/k/a Carole Barle
Late of Bentleyville
Washington Co., PA
File No. 63-22-1176

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: Edward J. Barish,
201 Quarry St., Bentleyville, PA 15314
Attorney: Susan Foster Blank, Esq., 1634
E. National Pike, Scenery Hill, PA 15360
WCR Vol 103 Issues 6,7,8

Brant, Marta W.

a/k/a Marta Wolkowicz Brant
a/k/a Marta Brant
Late of City of Monongahela
Washington Co., PA
File No. 63-22-1225

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 and Attorney: Jack L. Bergstein,
Esq., 33 Colonial Dr., Monessen, PA
15062

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Britton, II, James William

Late of Daisytown
Washington Co., PA
File No. 63-22-1204

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: Paula Britton, 188 Whitehall
Rd., Daisytown, PA 15427
Attorney: Lisa J. Buday, Esq., P.O. Box
488, California, PA 15419
WCR Vol 103 Issues 6,7,8

Davis, John H.

a/k/a John Henry Davis
Late of North 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 Administrator, C.T.A. or attorney, and all persons indebted to the decedent to make payment to the Administrator, C.T.A. without delay.

Administrator, C.T.A. and Attorney: .
Lynn DeHaven, Esq., Goldfarb, Posner,
Beck, DeHaven & Drewitz, 62 E. Wheel-
ing St., Ste. 101, Washington, PA 15301
WCR Vol 103 Issues 6,7,8

DeMarco, Barbara

a/k/a Barbara Irene DeMarco
Late of Canonsburg
Washington Co., PA
File No. 63-22-1217

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 S. Hixenbaugh, 3415
Parkview Ave., Pittsburgh, PA 15213
Attorney: Emmanuel S. Anthou, Esq.,
Anthou Legal Services, LLC, 165

McClelland Rd., Canonsburg, PA 15317

WCR Vol 103 Issues 6,7,8

English, Douglas N.

a/k/a Douglas Norman English
Late of Washington
Washington Co., PA
File No. 63-22-1184

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: Anthony Sartori, Jr., 3455 Poinciana St., Naples, FL 34105

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

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Hufnagel, Jeffrey Clair

a/k/a Jeffrey C. Hufnagel
Late of Finleyville, Union Twp.
Washington Co., PA
File No. 63-22-1087

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: Kyle Lee Hufnagel, 505 Mingo Church Rd., Finleyville, PA 15332

Attorney: James W. Haines, Jr., Esq.,
1202 W. Main St., Monongahela, PA
15063

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Jackson, Kenneth Wilbert

a/k/a Kenneth W. Jackson
Late of Buffalo Twp.
Washington Co., PA
File No. 63-22-1238

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: Bonnie S. Miller-Coburn, 800 Ridge Ln., Wilkesboro, NC 28697, Steven M. Jackson, 183 Gashel Rd., Claysville, PA 15323,
Attorney: Dorothy A. Milovac, Esq.,
Peacock Keller, LLP, 95 W. Beau St.,
Ste. 600, Washington, PA 15301

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Martin, Ruth Ann

a/k/a Ruth Ann Hogan
Late of Claysville
Washington Co., PA
File No. 63-22-1241

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: Lee J. Hogan, 1372 Toll Gate Rd., West Alexander, PA 15376

Attorney: Rebecca A. Bowman, Esq.,
114 Aston Ct., McMurray, PA 15317

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McKenna, Mary Ann

a/k/a Mary Ann Mc Kenna
Late of Speers
Washington Co., PA
File No. 63-22-1088

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 B. McKenna, 243 Valley Circle Dr., Charleroi, PA 15022

Attorney: James W. Haines, Jr., Esq.,
1202 W. Main St., Monongahela, PA
15063

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Nestor, Kevin Jeffrey

a/k/a Kevin Nestor
Late of North Franklin Twp.
Washington Co., PA
File No. 63-22-1179

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: Lou Ann Nestor c/o

Attorney: Dorothy A. Milovac, Esq.,
Peacock Keller, LLP, 95 West Beau St.,
Ste. 600, Washington, PA 15301

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Philburn, Beth M.

a/k/a Beth M. Hufnagel
a/k/a Beth Ann Menke Philburn
Late of Finleyville, Union Twp.
Washington Co., PA
File No. 63-22-1086

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: Kyle Lee Hufnagel, 505 Mingo Church Rd., Finleyville, PA 15332

Attorney: James W. Haines, Jr., Esq.,
1202 W. Main St., Monongahela, PA
15063

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Welsh, Eleanor H.

a/k/a Eleanor Welsh
a/k/a Eleanor Louise Welsh
Late of Houston
Washington Co., PA
File No. 63-22-1143

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: Rebecca W. Hough, 405 Linda Ln., Houston, PA 15342, Julie B. Lesko, 43 Bluff View Ln., Crossville, TN 38558, Jeffrey H. Welsh, 5941 Pudding Stone Ln., Bethel Park, PA 15102

Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

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THIRD PUBLICATION

Alston, Charles Jeffrey

a/k/a Charles J. Alston
Late of Bridgeville, Cecil Twp.
Washington Co., PA
File No. 63-21-0599

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: Shirley Alston, 1414 Lexington Dr., Canonsburg, PA 15317

Attorney: Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Rd., Pittsburgh, PA 15243

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Cresswell, James D.

a/k/a James Davis Cresswell
Late of McMurray
Washington Co., PA
File No. 63-22-1151

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: Stephanie C. Gutshall, 136 E. Highland Dr., McMurray, PA 15317

Attorney: William M. Thomson, 1700 N. Highland Rd., Ste. 207, Pittsburgh, PA 15241

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Grey, Donnie M.

a/k/a Donnie Mac Grey
Late of Hanover 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: Franklin K. Neely, 23540 Via Veneto Blvd., #1202, Estero, FL 34135
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

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Mahan, Joy B.

Late of West Finley Twp.
 Washington Co., PA
 File No. 63-22-1190

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: Jay A. Mahan, 465 Burnsville Ridge Rd., Claysville, PA 15323
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Miller, Michael Dean

Late of Avella
 Washington Co., PA
 File No. 63-22-1169

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: Bonnie K. Miller c/o
Attorney: Jeffrey A. Golvash, Esq., 9 Dewalt Ave., Pittsburgh, PA 15227

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Mims, Leslie Cheryl Patterson

Late of City of Washington
 Washington Co., PA
 File No. 63-22-0826

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: Eric William Johnson, 255

Duncan Ave., Washington, PA 15301

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

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Morrow, Bonnie D.

a/k/a Bonnie Jean Dorsey Morrow
 Late of City of Washington
 Washington Co., PA
 File No. 63-22-1097

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: Cathy M. Krebs, 107 McBride Rd., Canonsburg, PA 15317
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Nirella, Russell J.

a/k/a Russ Nirella
 Late of McDonald
 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: Susan Nirella, 431 Coleman Rd., McDonald, PA 15057
Attorney: Ericc J. Yandrich, 2101 Greentree Rd., Ste. A201-5, Pittsburgh, PA 15220

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Pollok, Marie Elaine

a/k/a Marie E. Pollok
 Late of North Strabane
 Washington Co., PA
 File No. 63-21-0866

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

dent to make payment to the Executor without delay.

Executor: Jeanne M. Dolan c/o

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

WCR Vol 103 Issues 5,6,7

Rongaus, Anna

a/k/a Anna S. Rongaus
Late of Donora
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: Joseph Rongaus, 1625 Seegar Rd., Upper St. Clair, PA 15241

Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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Rush, Patricia J.

a/k/a Patricia J. Rush Astorino
a/k/a Patricia Joan Rush
Late of Avella
Washington Co., PA
File No. 63-22-1171

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 Rush Scott, 71 Scott Ln., Avella, PA 15312

Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Schlieper, Virginia May

a/k/a Virginia M. Schlieper
Late of Peters Twp.
Washington Co., PA
File No. 63-22-1121

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 E. Schlieper, Jr., 105 Horizon Dr., Venetia, PA 15367

Attorney: Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, P.C., 373 Vanadium Rd., Pittsburgh, PA 15243

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Shargots, Jr., George William

a/k/a George W. Shargots
Late of McMurray
Washington Co., PA
File No. 63-22-0471

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

Co-Executors: James R. Shargots, 108 Quarry Rd., Washington, PA 15301; Susan M. Mazzaferri, 2242 Sandy Plains Rd., Clarksville, PA 15322,

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Thomas, Norma J.

Late of Cecil Twp.
Washington Co., PA
File No. 63-22-1044

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: Catherine J. Pigford, 26 Brookside Dr., McDonald, PA 15057

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Yuvan, Dolores R.

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: Frank P. Yuvan, Jr., 2616 National Rd., Washington, PA 15301

Attorney: James P. Weaver, Jr., Esq., Puskar Law Firm, 157 S. Main St., Washington, PA 15301

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TRUST NOTICE

NOTICE OF TRUST ADMINISTRATION

Notice is hereby given of the Administration of the **Armand D. Lorenzi** Revocable Trust u/t/a June 20, 2014, amended August 26, 2019. The Settlor of the Trust, Armand D. Lorenzi, of the Township of Carroll, Washington County, Pennsylvania, died on February 6, 2022. Notice is hereby given to all person indebted to said Trust or Settlor to make immediate payment. To those who have claims against said Trust or Settlers, present them, in duly authenticated form for settlement, to the Successor Trustee or his attorney name below.

Successor Trustee: Anthony Boscan, 377 Aitken Avenue, Rostraver Township, PA 15012

Attorney for Successor Trustee: Mark J. Shire, Esquire, 1711 Grand Boulevard, Park Centre, Monessen, PA 15062

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CORPORATION NOTICES

Organization Notice

Notice is hereby given that **JAM, LLC** has filed a Certificate of Organization of a Domestic Limited Liability Company with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on August 10, 2022, with respect to a business organization which has been organized under the Pennsylvania Limited Liability Company Law of 1994, as amended.

The name of the Domestic Limited Liability Company is JAM, LLC with its principal place of business being located at 3 Carter Lane McDonald, Washington County, PA 15057.

James P. Lieker, Esq.

38 West Pike Street

Canonsburg, PA 15317

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Organization Notice

Notice is hereby given that **Quality Apartments, LLC** has filed a Certificate of Organization of a Domestic Limited Liability Company with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on August 12, 2022, with respect to a business organization which has been organized under the Pennsylvania Limited Liability Company Law of 1994, as amended.

The name of the Domestic Limited Liability Company is Quality Apartments, LLC with its principal place of business being located at 1201 Wilna Street, Washington, Washington County, PA 15301.

James P. Lieker, Esq.

38 West Pike Street

Canonsburg, PA 15317

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Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 11, 2022 for **The Divine Origins of Joy**

at 41 East Pitt Street, Canonsburg, PA 15317. The name and address of each individual interested in the business is Rachel Joy Spencer at 41 East Pitt Street, Canonsburg, PA 15317. This was filed in accordance with 54 Pa.C.S. 311.417

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Fictitious Name Registration

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on July 13, 2022 for **The Bistro Restaurant & Café** at 300 McKean Ave. Charleroi, PA 15022. The entity interested in such business is My Girls Diner LLC, whose Commercial Registered Office provider's address is 300 McKean Ave. Charleroi, PA 15022 in Washington County. This was filed in accordance with 54 Pa.C.S. 311.

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MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2022-5301

KIRK N. WICKER, Plaintiff,
v.

CONTIMORTGAGE CORPORATION,
AND ITS UNKNOWN SUCCESSORS
AND ASSIGNS AND ALL OTHER
PERSONS OR ENTITIES, CLAIMING
ANY RIGHT, LIEN, TITLE OR INTEREST
FROM OR UNDER CONTIMORTGAGE CORPORATION, Defendants.

TO: DEFENDANTS CONTIMORTGAGE CORPORATION, AND ITS UNKNOWN SUCCESSORS AND ASSIGNS AND ALL OTHER PERSONS OR ENTITIES, CLAIMING ANY RIGHT, LIEN, TITLE OR INTEREST FROM OR UNDER CONTIMORTGAGE CORPORATION OR OTHERWISE AGAINST THAT CERTAIN LOT OR PIECE OF GROUND AND/OR MORTGAGE DESCRIBED IN THE

COMPLAINT FILED IN THIS MATTER.

NOTICE

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

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICE TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

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

Frank Arcuri
Attorney for Plaintiff
Law Office of Frank Arcuri
125 South College Street
Washington, Pennsylvania 15301
(724) 223-4191

WCR Vol 103 Issue 7

NAME CHANGE NOTICE

NOTICE NAME CHANGE

Notice is hereby given that on the 5th day of August, 2022, the Petition of Jonathon D. Bametzreider and Courtney M. Garman Bametzreider was filed in the above Court requesting an Order to change the name of Parker James Garman to Parker James Bametzreider.

The Court has fixed the 7th day of October, 2022, at 9:15 a.m. in Courtroom No. 6 at the Washington County Courthouse located at 1 South Main Street, Washington, Pennsylvania, 15301, as the time and place for the Hearing of said Petition, where any and all interested parties may appear and show cause, if any they have, why the Petition should not be granted.

Paul C. Bametzreider, Esquire
Reilly, Wolfson
1601 Cornwall Road
Lebanon, PA 17042
(717) 273-3733
Attorney for Petitioners

WCR Vol 103 Issue 7

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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES 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

Greg Diulus, Esq.
4898 Campbells Run Rd
Suite 3
Pittsburgh, PA 15205
412-736-9638

WCR Vol 103 Issue 7

MISCELLANEOUS NOTICE

TO: Danny Freck, regarding Case No.: 63 -22-863 in the Court of Common Pleas of Washington County, PA

NOTICE

If you wish to defend or object, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Petitioners. 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

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, OCTOBER 7, 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)

CHARTIERS

**UNION HOME MORTGAGE CORP
vs
CAROL RICHEY AND JAMES M.
RICHEY**

DOCKET #: 2022-2507

JUDGEMENT: \$169,505.73

**In the Commonwealth of Pennsylvania,
Washington County, Chartiers
Township;**

**Address: 512 REGENT STREET,
HOUSTON, PA 15342**

Tax #: 170-016-01-04-0009-00

DONORA

**COMMUNITY LOAN SERVICING,
LLC f/k/a BAYVIEW LOAN
SERVICING, LLC
vs
CHARLOTTE KLOCHAK**

DOCKET #: 2021-7302

JUDGEMENT: \$84,503.26

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

Address: 471 FIFTH STREET, DO-
NORA, PA 15033

Tax #: 240-024-00-01-0008-00

Improvements: Residential Dwelling

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

EAST WASHINGTON

U.S. BANK TRUST NATIONAL ASSOCIATION, not in its individual capacity but solely as owner trustee for RCF2 Acquisition Trust

vs

AMY NEAL HUSS a/k/a AMY HUSS AND JAY C. HUSS

DOCKET #: 2019-4979

JUDGEMENT: \$215,003.71

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

Address: 413 EAST BEAU STREET, WASHINGTON, PA 15301

Tax #: 290-006-00-03-0008-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 7,8,9

FALLOWFIELD (CONT'D)

COMMUNITY LOAN SERVICING, LLC f/k/a BAYVIEW LOAN SERVICING, LLC

vs

DENIS C. WAGNER JR.

DOCKET #: 2022-2926

JUDGEMENT: \$42,868.13

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

Address: 4 EVANS ROAD, CHARLE-ROI, PA 15022

Tax #: 320-011-03-02-0026-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 7,8,9

FALLOWFIELD

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs

BRADLEY FLAMENT AND KIMBERLY A. FLAMENT

DOCKET #: 2022-127

JUDGEMENT: \$129,533.57

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

Address: 10 ROYAL OAKS DRIVE, CHARLEROI, PA 15022

Tax #: 320-006-07-00-0017-01

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 7,8,9

MORRIS

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

JONATHAN WEIR FINCH

DOCKET #: 2021-7182

JUDGEMENT: \$83,568.27

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

Address: 98 GROVE ROAD, PROSPERITY, PA 15329

Tax #: 450-008-00-00-0010-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 7,8,9

PETERS**LAKEVIEW LOAN SERVICING LLC****vs****ANDREW ALEXAS****DOCKET #: 2022-3250****JUDGEMENT: \$179,778.14**

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

Address: 478 EAST MCMURRAY
ROAD, MCMURRAY a/k/a CAN-
ONSBURG, PA 15317

Tax #: 540-008-00-00-0037-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 7,8,9

UNION**GSMPs MORTGAGE LOAN TRUST
2006-RP1, Mortgage Pass-Through
Certificates, Series 2006-RP1, ET AL****vs****KENNETH H. STEPPLING****DOCKET #: 2022-2010****JUDGEMENT: \$76,742.77**

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

Address: 2399 ROUTE 88, FINLEY-
VILLE, PA 15332

Tax #: 640-011-03-00-0015-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 7,8,9

SMITH**WELLS FARGO BANK, N.A.****vs****KYLE L. WINLAND****DOCKET #: 2018-6171****JUDGEMENT: \$75,477.91**

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

Address: 54 3RD AVE A/K/A 54 THIRD
AVENUE, ATLASBURG, PA 15004

Tax #: 570-031-01-03-0014-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 7,8,9

UNION (CONT'D)**LEGACY MORTGAGE ASSET
TRUST 2019-GS7 C/O NEWREZ LLC
D/B/A SHELLPOINT MORTGAGE
SERVICING****vs****GILDA R. BROWN AND VINCENT
NARDONE, TRUSTEE OF THE
GILDA R. BROWN IRREVOCABLE
TRUST****DOCKET #: 2020-4877****JUDGEMENT: \$50,507.55**

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

Address: 234 PATTERSON ROAD,
FINLEYVILLE, PA 15332

Tax #: (2) 640-009-02-00-0007-00 & 640-
009-02-00-0008-00

Improvements: Residential Dwelling

Attorney: PINCUS LAW GROUP PLLC,
(484) 575-2201

WCR Vol 103 Issues 7,8,9