

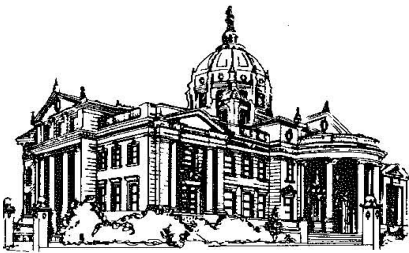
WASHINGTON COUNTY REPORTS

Vol. 103

SEPTEMBER 8, 2022

No. 8

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 & MEMORIAL MINUTES NOTICE	3
Notice to the Profession	3
WCBA Calendar.....	4
Register’s Notice for September 2022 Audit	5
Estate Notices	6
Trust Notice	12
Corporation Notices.....	12
Real Property Notices.....	13
Name Change Notice.....	14
Sheriff Sales for October.....	15

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

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

ESTATE NOTICES

FIRST PUBLICATION

Dunlevy, Raymond Earl
a/k/a Raymond E. Dunlevy
Late of East Washington
Washington Co., PA
File No. 63-22-1315

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 D. Dunlevy, 500 E. Beau St., Washington, PA 15301

Attorney: Richard L. Osberg, III, Esq., 1900 Main St., Ste. 225, Canonsburg, PA 15317

WCR Vol 103 Issues 8,9,10

Granus, Steven John

Late of N. Charleroi
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: Paul Granus, III, 573 Conrad Ave., N. Charleroi, PA 15022

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

WCR Vol 103 Issues 8,9,10

Michalka, John W.

a/k/a John Wesley Michalka
a/k/a John Michalka, Jr.
Late of Borough 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: Jamie P. Michalka, 124 Smith St., Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 8,9,10

Orban, William

Late of North Franklin Twp.
Washington Co., PA
File No. C63-0C-2022-1291

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: Karen Orban Meighen, 1050 Gabby Ave., Washington, PA 15301

WCR Vol 103 Issues 8,9,10

Page, Ruby Doris

a/k/a Ruby Simmons Page
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Executor: Jeffrey V. Page, 135 Mullberry Hill, Washington, PA 15301

WCR Vol 103 Issues 8,9,10

Ritter, Evelyn R.

Late of Peters Twp.
Washington Co., PA
File No. 63-22-1301

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 Ritter, 117 Scarborough Ln., McMurray, PA 15317

Attorney: Megan E. Lottis, Esq., 1650 Broadway Ave., Floor 1, Pittsburgh, PA 15216

_____ WCR Vol 103 Issues 8,9,10

Rocher, Marcel Florian

a/k/a Marcel F. Rocher

Late of Cecil 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: David M. Rocher, 1417 Reissing Rd., McDonald, PA 15057

Attorney: Loretta Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

_____ WCR Vol 103 Issues 8,9,10

Zanolla, Gina M.

a/k/a Gina Marie Zanolla

Late of North Strabane Twp.

Washington Co., PA

File No. 63-22-1319

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 J. Zanolla, 250 Hooks Lane, Canonsburg, PA 15317

Attorney: Matthew T. Kikta, Esq., 954 Greentree Rd., Pittsburgh, PA 15220

_____ WCR Vol 103 Issues 8,9,10

SECOND 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

_____ WCR Vol 103 Issues 7,8,9

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

_____ WCR Vol 103 Issues 7,8,9

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.

ney, 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

WCR Vol 103 Issues 7,8,9

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

WCR Vol 103 Issues 7,8,9

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

WCR Vol 103 Issues 7,8,9

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

WCR Vol 103 Issues 7,8,9

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

WCR Vol 103 Issues 7,8,9

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., Washington, 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

WCR Vol 103 Issues 7,8,9

THIRD 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

WCR Vol 103 Issues 6,7,8

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. Wheeling 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

WCR Vol 103 Issues 6,7,8

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

WCR Vol 103 Issues 6,7,8

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

WCR Vol 103 Issues 6,7,8

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

WCR Vol 103 Issues 6,7,8

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

WCR Vol 103 Issues 6,7,8

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

WCR Vol 103 Issues 6,7,8

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

WCR Vol 103 Issues 6,7,8

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

WCR Vol 103 Issues 6,7,8

TRUST NOTICE

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

WCR Vol 103 Issues 7,8,9

NOTICE

CORPORATION NOTICES

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, on June 6, 2021, for the purpose of obtaining a Certificate of Organization of a proposed limited liability company to be organized under the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania. The name of the company is **TK's SMOKE-HOUSE, LLC**.

Timothy M. Maatta, Esq.
513 Schoonmaker Avenue
Monessen, PA 15062
724-684-3131

WCR Vol 103 Issue 8

NOTICE

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with the

Department of State of the Commonwealth of Pennsylvania on or about August 25, 2022, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **724, LLC**. The proposed registered office in this Commonwealth is 1113 Keenan Road, New Eagle, PA 15067

James W. Haines, Jr.
Attorney at Law
1202 West Main Street
Monongahela, PA 15063
724-258-3021

WCR Vol 103 Issue 8

NOTICE

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on or about August 29, 2022, for a limited liability company established under the provisions of the Business Corporation Law of 1994, for **J D DEVELOPMENT OF MON VALLEY, LLC**. The proposed registered office in this Commonwealth is Box 323, Elrama, PA 15038.

James W. Haines, Jr.
Attorney at Law
1202 West Main Street
Monongahela, PA 15063
724-258-3021

WCR Vol 103 Issue 8

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **Nice Clean Home, 1200 WILDFLOWER CIRCLE UNIT 302, WASHINGTON, PA 15301** has been filed in the Department of State at Harrisburg, PA, File Date **01/06/2022** pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is **Michelle Dorance, 1200 Wildflower Circle Unit 302, Washington, PA 15301**.

WCR Vol 103 Issue 8

Washington County

REAL PROPERTY NOTICES

Court of Common Pleas

Number: 2022-0069

Notice of Action in Mortgage Foreclosure

Reverse Mortgage Funding LLC, Plaintiff
v. Robert Clarke, Known Surviving Heir
of Claudette H. Clarke, Robert Wright,
Known Surviving Heir of Lynette Dalla-
valle, Deceased Administratrix of the Es-
tate of Claudette H. Clarke, Nicole Corle,
Known Surviving Heir of Lynette Dalla-
valle, Deceased Administratrix of the Es-
tate of Claudette H. Clarke, Kristin Miller
a/k/a Kristen Miller, Known Surviving
Heir of Lynette Dallavalle, Deceased Ad-
ministratrix of the Estate of Claudette H.
Clarke, Unknown Surviving Heirs of
Claudette H. Clarke, and Unknown Sur-
viving Heirs of Lynette Dallavalle, De-
ceased Administratrix of the Estate of
Claudette H. Clarke, Defendants

**TO: Unknown Surviving Heirs of Clau-
dette H. Clarke and Unknown Surviv-
ing Heirs of Lynette Dallavalle, De-
ceased Administratrix of the Estate of
Claudette H. Clarke.** Premises subject to
foreclosure: 2151 The Circle, Washing-
ton, Pennsylvania 15301. NOTICE: If
you wish to defend, you must enter a writ-
ten 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 pro-
ceed without you and a judgment may be
entered against you without further notice
for the 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 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 information about agencies that
may offer legal services to eligible per-
sons at a reduced fee or no fee. **South-
western Pennsylvania Legal Aid Socie-
ty, 10 West Cherry Avenue, Washing-**

**ton, Pennsylvania 15301, (724) 225-
6170.** McCabe, Weisberg & Conway,
LLC, Attorneys for Plaintiff, 123 S. Broad
St., Ste. 1400, Phila., PA 19109, 215-790-
1010

WCR Vol 103 Issue 8

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
No. 2022-4475

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

vs.

UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS
OR ASSOCIATIONS CLAIMING
RIGHT, TITLE OR INTEREST FROM
OR UNDER VELMA LATTIMORE,
DECEASED AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL
PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTER-
EST FROM OR UNDER ALBERT DEN-
NIS LATTIMORE, DECEASED AND
UNNAMED ADULT OCCUPANTS

Defendants

NOTICE OF CIVIL ACTION

A COMPLAINT IN EJECTMENT HAS
BEEN FILED AGAINST YOU IN THE
COURT OF COMMON PLEAS OF
WASHINGTON COUNTY PENNSYL-
VANIA SEEKING AN EJECTMENT
JUDGMENT AGAINST YOU FOR THE
POSSESSION OF REAL PROPERTY
LOCATED AT 2800 WILSON STREET,
WASHINGTON, PA 15301. UNLESS
YOU FILE A RESPONSE TO THE
COMPLAINT IN EJECTMENT WITHIN
TWENTY (20) DAYS OF THE DATE
OF THIS NOTICE A JUDGMENT MAY
BE ENTERED AGAINST YOU WITH-
OUT A HEARING AND YOU MAY
LOSE YOUR PERSONAL PROPERTY
OR OTHER IMPORTANT RIGHTS.

YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, 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 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

Michael C. Mazack
PA I.D. No. 205742
The Lynch Law Group, LLC
501 Smith Drive, Suite 3
Cranberry Township, PA 16066
Tel: (724) 776-8000
Fax: (724) 776-8001
mmazack@lynchlaw-group.com

WCR Vol 103 Issue 8

NAME CHANGE NOTICE

Notice is hereby given that on the date of August 22, 2022 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2022-5717 by the petitioner Ryan James Shadish for a change of name to Shad Shadish

The court has fixed the date of Oct 21, 2022 and time of 9:00AM in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 103 Issue 8

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