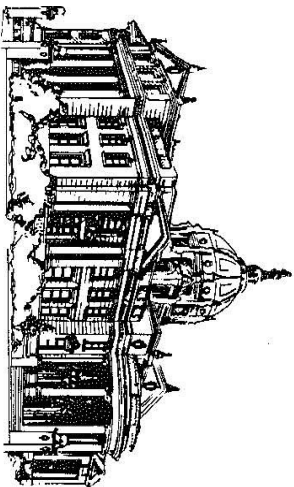


WASHINGTON COUNTY REPORTS

Vol. 103, No. 29 FEBRUARY 2, 2023

119 South College Street, Washington, PA 15301



**SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA**

ESTATE NOTICES**FIRST PUBLICATION****Clutter, Carmen Montine**

a/k/a Montine Clutter
Late of East Finley Twp.
Washington Co., PA

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

Executors: Tina E. Clutter, P.O. Box 363,
Waynesburg, PA 15370; Michael B. Clutter,
1474 Burnsville Ridge Rd., Claysville,
PA 15323

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

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Marshall, Charlotte Rose

a/k/a Charlotte Marshal
Late of Washington
Washington Co., PA
File No. 63-22-1928

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: Jackie Ann Sifinski, 40
Pike St., Meadowlands, PA 15347

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

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Maser, Dorothy M.

a/k/a Dorothy May Maser
Late of Monongahela
Washington Co., PA
File No. 63-23-0063

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: Lorrie M. Paul, 315 Cobham Lane, Cabot, PA 16023

Attorney: Paula J. Willyard, Esq.,
Willyard Law Firm, PC, 347 N. Pike Rd.,
Sarver, PA 16055

WCR Vol 103 Issues 29,30,31

McKula, Joyce Eileen

a/k/a Joyce E. McKula
Late of Conway, Horry County,
South Carolina
Washington Co., PA
File No. 63-23-0098

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: Ann Roschy c/o

Attorney: Lane M. Turturice, Esq.,
Turturice & Assoc., LLC, 70 E. Wheeling
St., Washington, PA 15301

WCR Vol 103 Issues 29,30,31

Morrell, Lynne Ann

Late of Scenery Hill
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: Mackenzie Morrell, 270
Swagler Rd., Scenery Hill, PA 15360

WCR Vol 103 Issues 29,30,31

Morris, Glenn A.

Late of Marianna
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

dent to make payment to the Executor without delay.

Executor: Levi E. Morris, PO Box 625, Marianna, PA 15345

Attorney: Lukas B. Gatten, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

WCR Vol 103 Issues 29,30,31

Naab, James Craig

a/k/a James C. Naab
Late of Burgettstown
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: Craig G. Naab, 2925 Sebolt Rd., Southpark, PA 15129

WCR Vol 103 Issues 29,30,31

Pochiba, John L.

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: Debra McLaughlin, 1300 Leeds Ave., Monessen, PA 15062

WCR Vol 103 Issues 29,30,31

Schafer, William Leroy

a/k/a Lee Schafer
Late of Nottingham 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: Laura Jean Schafer a/k/a Laura J. Schafer, 24 Meadowbrook Rd., Eighty Four, PA 15330

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Taddeo, Danny F.

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

Co-Executors: Travis D. Taddeo, 1930 Rt. 2023, Monongahela, PA 15063, Lena C. Taddeo, 60 Prosperity St., Monongahela, PA 15063,

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

WCR Vol 103 Issues 29,30,31

Thornton, Timothy G.

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

Administrator: Timothy Gary Thornton c/o
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 29,30,31

Winters, Margaret A.

a/k/a Peg Winters
Late of South Strabane Twp.
Washington Co., PA
File No. 6323-0006

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: Daniel J. Winters c/o
Attorney: Gianni Floro, Esq., 935 Beaver Grade Rd., Ste. 6, Moon Twp., PA 15108

WCR Vol 103 Issues 29,30,31

SECOND PUBLICATION

Affinto, Jeannene A.

Late of Carroll Twp.
Washington Co., PA
File No. 63-23-0068

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 A. Affinito, 1308 Corrin Ave., Monongahela, PA 15063

Attorney: Keith E. Hodgens, II., Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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Andrews, Clea

a/k/a Clea Andrew
a/k/a Clea Lenora Andrews
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Charles Willison, 130 Killarney Rd., Wexford, PA 15090

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

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Bergles, Thelma Margaret

Late of Claysville
Washington Co., PA
File No. 63-23-0037

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: Cheryl Lee Garrett, 2719 Martindale Rd., Marianna, PA 15345;

James Thomas Bergles, 81 Timberlake Rd., Claysville, PA 15323

Attorney: Clark A. Mitchell, Esq., Law Offices of Clark A. Mitchell, 17 S. College St., Washington, PA 15301

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Blauvelt, Doris C.

Late of Venetia
Washington Co., PA
File No. 63-23-0025

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: Kelley Pearson, 672 Scenic Ridge Dr., Venetia, PA 15367

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 28,29,30

Brehl, Joseph G.

a/k/a George Joseph Brehl
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Gretchen N. Brehl, 1028 Redstone Rd., Washington, PA 15301

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

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Clemens, Edward Thomas

a/k/a E. Thomas Clemmens
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Adminis-

tratrix without delay.

Administratrix: Shannan L. Bisceglia c/o
Attorney: David Bayard Wolf, Esq., Wolf,
 Wagers & Wolf, 1500 Ashwood Dr., Ste.
 1501, Canonsburg, PA 15317
WCR Vol 103 Issues 28,29,30

Clerget, Michele J.

a/k/a Michele Jacqueline Clerget
 a/k/a Michele Clerget
 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jacqueline M. Hamilton, 1220
 Myerlee Country Club Blvd., Apt. 3, Fort
 Myers, FL 33919
Attorney: Corey S. Young, Esq., Bassi,
 Vreeland & Assoc., P.C., P.O. Box 144,
 111 Fallowfield Ave., Charleroi, Pa 15022
WCR Vol 103 Issues 28,29,30

Cramer, Sharon B.

Late of Monongahela
 Washington Co., PA
 File No. 63-22-1629

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: Rebecca Caldwell, 900
 Fellsburg Rd., Rostraver Twp., PA 15012
Attorney: C. Christopher Hasson, Esq., 70
 E. Wheeling St., Ste. 1, Washington, PA
 15301
WCR Vol 103 Issues 28,29,30

Eckels, Alan Vaughn

a/k/a Alan V. Eckels
 Late of Washington
 Washington Co., PA
 File No. 63-22-1885

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: Eric V. Eckels, 5461 Logan Ferry Rd., Murrysville, PA 15668;
 Chad A. Eckels, 209 Spanish Villa Dr., Jeannette, PA 15644,
Attorney: Clark A. Mitchell, Esq., Law
 Offices of Clark A. Mitchell, 17 S. College St., Washington, PA 15301
WCR Vol 103 Issues 28,29,30

Gayman, Frederick Thomas

Late of West Bethlehem Twp.
 Washington Co., PA

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

Co-Executors: Linda D. Goughenour,
 2399 Beallsville Rd., Marianna, PA
 15345; James E. Gayman, Sr., P.O. Box
 105, Mather, PA 15346,
WCR Vol 103 Issues 28,29,30

Grhist, Robert W.

Late of Washington
 Washington Co., PA
 File No. 63-2022-1364

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: Traci Hoffman, 926 Michigan
 Ave., Washington, PA 15301
Attorney: Michele Conti, Esq., 986 Broadhead Rd., Moon Twp., PA 15108
WCR Vol 103 Issues 28,29,30

Howells, Deborah Kay

a/k/a Deborah K. Howells
 Late of Canonsburg Borough
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor

without delay.

Executor: Kirk W. Hendal, P.O. Box 117,
131 1/2 Wylie Ave., Strabane, PA 15363
Attorney: Jeffrey P. Derrico, Esq., Green-
lee Derrico Posa LLC, 60 E. Beau St.,
Washington, PA 15301

WCR Vol 103 Issues 28,29,30

Jones, Marie Dean

Late of Donegal Twp.
Washington Co., PA
File No. 63-23-0044

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

Administrator: Paul Jones, 2599
Glenchester Rd., Wexford, PA 15090
Attorney: Brooke B. McMorro, Esq.,
McMorro Law, LLC, 10475 Perry
Hwy., Ste. 204, Wexford, PA 15090

WCR Vol 103 Issues 28,29,30

Landish, Thomas M.

Late of Monongahela
Washington Co., PA

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

Executor: William Jenkins c/o
Attorney: Anthony S. Dedola, Jr., Esq., 51
E. South St., Uniontown, PA 15401

WCR Vol 103 Issues 28,29,30

Lasko, Mary Frances

a/k/a Mary F. Lasko
a/k/a Mary Lasko
Late of Marianna Borough
Washington Co., PA
File No. 63-94-1046

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

Administrator: George Lasko, P.O. Box
231, Marianna, PA 15345

Attorney: John P. Friedmann, Esq., P.O.
Box 136, Bentleyville, PA 15314

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Lemley, Jr., George Ross

a/k/a George R. Lemley, Jr.
Late of Twp. of Scenery Hill
Washington Co., PA
File No. 63-23-0083

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: Heather Lynn
Gehring, 25 Elkie Dr., Washington, PA
15301;
Justin Ray Lemley, 1 Grist Mill Rd.,
Eighty-Four, PA 15330,
Attorney: Keith E. Hodgens, II., Esq.,
Peacock Keller, LLP, 95 W. Beau St., Ste.
600, Washington, PA 15301

WCR Vol 103 Issues 28,29,30

Michelucci, James Star

a/k/a James S. Michelucci
Late of Slovan
Washington Co., PA
File No. 63-23-0027

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: Ronald D. Michelucci, 1142
Scenic Dr., Box 53, Avella, PA 15312
Attorney: Clark A. Mitchell, Esq., Law
Offices of Clark A. Mitchell, 17 S. Col-
lege St., Washington, PA 15301

WCR Vol 103 Issues 28,29,30

Testa, Conchita

Late of Jefferson Twp.
Washington Co., PA
File No. 63-22-1200

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: Ann F. Marler c/o

Attorney: Ryan C. Rokisky, Esq.,
Rokisky, McCune, Wilharm & Blair,
3200 Main St., Weirton, WV 26062

WCR Vol 103 Issues 28,29,30

Wardle, James Edwin

Late of Nottingham Twp.

Washington Co., PA

File No. 63-22-1719

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

Co-Executors: Lori Schiffhauer, Christine
Windsheimer & Jeffrey Wardle c/o

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

WCR Vol 103 Issues 28,29,30

Winchester, Eldon Craig

Late of Washington County

Washington Co., PA

File No. 63-22-1896

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: Sande Lillard, P.O. Box
365, 43 Colony Rd., Burgettstown, PA
15021

Attorney: Roger J. Gaydos, Esq., 407 Oak
Spring Rd., Canonsburg, PA 15317

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THIRD PUBLICATION

Brody, Josephine A.

Late of Donora

Washington Co., PA

File No. 63-22-1967

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 G. Brody, 115 Redcliffe
Dr., Jefferson Hills, PA 15025

WCR Vol 103 Issues 27,28,29

Finch, Robert Eugene

a/k/a Robert E. Finch

Late of Washington

Washington Co., PA

File No. 63-22-1912

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: Robert Beabout, 30
Crabapple Dr., Waynesburg, PA 15370

Attorney: Clark A. Mitchell, Esq., Law
Offices of Clark A. Mitchell, 17 South
College St., Washington, PA 15301

WCR Vol 103 Issues 27,28,29

Glover, Jr., Timothy Lee

Late of Roscoe

Washington Co., PA

File No. 63-22-1713

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: Samantha Middlemiss,
P.O. Box 85, Finleyville, PA 15332

Attorney: Robert J. Grimm, Esq., 2100
Corporate Dr., Ste. 300, Wexford, PA
15090

WCR Vol 103 Issues 27,28,29

Guiliani, Michael Robert

a/k/a Michael R. Guiliani

Late of Canonsburg Borough

Washington Co., PA

File No. 63-22-1660

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

Administrators: James Guiliani, 1112 Bank St. Apt. 34, Bridgeville, PA 15017, Melissa Guiliani, 1096 Lafayette St., Bridgeville, PA 15017

WCR Vol 103 Issues 27,28,29

Henry, Charles Edward

a/k/a Charles E. Henry
a/k/a Chuck Henry
Late of South Strabane Twp.
Washington Co., PA
File No. 63-22-1695

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: Bradley Mead Henry, 15 Sunnyvale St., Beverly, MA 01915
Attorney: Paris Andrew Diamond, Esq., 1040 Fifth Ave., Pittsburgh, PA 15219

WCR Vol 103 Issues 27,28,29

Lazzara, Frances Anne

Late of Burgettstown
Washington Co., PA
File No. 63-22-1972

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: Rosanne L. Scruppi, 473 Joffre Cherry Valley Rd., Burgettstown, PA 15021, Felicia Bertrand, 129 Heldon Dr., Moon Twp., PA 15108,
Attorney: Mark V. Aletto, Esq., 944 Beaver Grade Rd., Moon Twp., PA 15108

WCR Vol 103 Issues 27,28,29

Taylor, Donna Jean

Late of Canonsburg
Washington Co., PA
File No. 63-22-1750

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: Helen Caine Taylor, 535 Smiley St., Ellwood City, PA 16117

Attorney: Brooke B. McMorrow, Esq., McMorrow Law, LLC, 10475 Perry Highway, Ste. 204, Wexford, PA 15090

WCR Vol 103 Issues 27,28,29

Tokar, Edward

Late of Brownsville
Washington Co., PA
File No. 63-22-1672

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 Tokar, II, 931 N. Maple Ave., Royal Oak, MI 48067

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

WCR Vol 103 Issues 27,28,29

TPR NOTICE

PUBLIC NOTICE

**IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUN-
TY, PENNSYLVANIA
ORPHANS' COURT DIVISION**

**IN RE: MATEO REIHNER
a/k/a MATEO VINCENZO REIHNER**

**D.O.B. 10/26/2020, PLACE OF
BIRTH: ALLEGHENY COUNTY,
PENNSYLVANIA**

**MALE CHILD OF: NICOLE KAZ-
MARSKI A/K/A NICOLE LYNN
MARTIN A/K/A NICOLE L. MARTIN
A/K/A NICOLE L. KAZMARSKI A/K/
A NICOLE LYNN KAZMARSKI AND
PERRY REIHNER A/K/A PERRY
VINCENT REIHNER A/K/A PERRY
V. REIHNER A/K/A PERRY
REILINER A/K/A PERRY RIEHNIER
A/K/A PERRY V RUHNER AND ANY
UNKNOWN FATHER**

NO: 63-22-1544

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents, NICOLE KAZMARSKI A/K/A NICOLE LYNN MARTIN A/K/A NICOLE L. MARTIN A/K/A NICOLE L. KAZMARSKI A/K/A NICOLE LYNN KAZMARSKI AND PERRY REIHNER A/K/A PERRY VINCENT REIHNER A/K/A PERRY V. REIHNER A/K/A PERRY REILINER A/K/A PERRY RIEHNIER A/K/A PERRY V RUHNER AND ANY UNKNOWN FATHER, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 16, 2023, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If

you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Tenisha Brown, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street
Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 103 Issue 29

REAL PROPERTY NOTICES

**IN THE COURT OF COMMON PLEAS
WASHINGTON COUNTY, PENNSYL-
VANIA**

**CIVIL ACTION – LAW
ACTION OF MORTGAGE FORECLO-
SURE**

DOCKET NO.: 2021-6991

**STANDARD BANK PaSB, successor by
merger to ALLEGHENY VALLEY
BANK OF PITTSBURGH,**
Plaintiff,

vs.

**ASHLEY FARESTER, daughter and heir
of Karen Kelly, deceased, and ANY UN-
KNOWN HEIRS, SUCCESSORS OR
ASSIGNS OF KAREN KELLY, de-
ceased,**
Defendants.

NOTICE

On December 27, 2022, a default judgment was filed against Defendants, Any Unknown Heirs, Successors or Assigns of Karen Kelly, deceased. On January 23, 2023, a Writ of Execution has been issued in the above-captioned matter.

If you wish to defend, 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 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 INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Washington County Bar Association
LAWYER REFERRAL SERVICE
119 South College Street
Washington, PA 15301
(724) 255-6710

Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
(724) 255-6170

Ryan G. Lemke, Esquire
HERGENROEDER REGA EWING & KENNEDY, LLC
650 Smithfield Street, Suite 1700
Pittsburgh, PA 15222
(412) 281-7724
Attorney for Plaintiff

WCR Vol 103 Issue 29

**IN THE COURT OF
COMMON PLEAS OF
WASHINGTON COUNTY, PA
CIVIL DIVISION**

No. 6285 of 2021 TRACY L. THORNTON, Plaintiff, vs. WEST SIDE LAND COMPANY, its successors and assigns, et al., Defendants.

TO: WEST SIDE LAND COMPANY

IMPORTANT NOTICE

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. 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 PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Services

Washington County Bar Association
119 South College Street, Washington,
PA 15301, 724-225-6710

NOTICE OF PRESENTATION

PLEASE take notice that a Motion for Default Judgment Against West Side Land Company will be presented to the Honorable Michael J. Lucas, Judge of the Court of Common Pleas of Washington County, Pennsylvania, on **Monday, February 13, 2022 at 1:15 p.m.**, or soon thereafter as suits the convenience of the court, at the Washington County Courthouse in Courtroom No. 6, 1 South Main Street, Washington, PA 15301.

Amanda L. Fitzhugh Porter, Esquire, Attorney for Plaintiff
PO Box 4367, Hidden Valley, PA 15502, 405.608.1900,
aporter@thetitlelawgroup.com

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NOTICE TO THE PROFESSION

Foreclosed Property Sales moved to Online Service

The Washington County Sheriff's Office is proud to offer RealForeclosure, a web-based online solution powered by online software auction company Realauction.com, LLC. RealForeclosure moves the sale of Washington County's foreclosed property off the courthouse steps, and onto the internet.

This service will "go-live" in February 2023 at the website
<http://washington.pa.realforeclose.com>.

At this time, interested bidders can register, pay their online deposit, & fill out all required forms to participate. Bidders can also visit the site to become familiar with the on-line auction process and research properties.

The first on-line auction will take place on **March 3rd, 2023**.

A free training class for investors/bidders via webinar will be held on
February 6th at 2:00pm EST.

**Bidders will need to visit the Realauction.com website
to register for the training session:
<http://www.realauction.com/training>.**

**For more information about this upcoming service,
please contact the Realauction.com Customer Service Department:**

Toll free: 1 (877)-361-7325 Option #2
or Email: **customerservice@realauction.com**

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 3, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release for more information.

CONDITIONS OF SALE

Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BURGETTSTOWN

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

RICHARD KOONTZ

DOCKET #: 2022-1960

JUDGEMENT: \$58,302.01

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

Address: 141 CENTER AVENUE, BURGETTSTOWN, PA 15021

Tax #: 070-011-00-01-0006-00

Improvements: Residential Dwelling

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

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CALIFORNIA

WELLS FARGO BANK, N.A.

vs

**LOUANN GECH, In Her Capacity as
Heir of CARL POPIELARCZYK,
DECEASED, ET AL**

DOCKET #: 2022-4939

JUDGEMENT: \$43,139.96

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

Address: 651 WOOD STREET, CALIFORNIA, PA 15419

Tax #: 080-020-00-10-0025-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

CANONSBURG

**WILMINGTON SAVINGS FUND
SOCIETY, FSB, as trustee of Stanwich
Mortgage Loan Trust M**
vs
ALLISON C. COLE

DOCKET #: 2022-2712
JUDGEMENT: \$78,307.52

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

Address: 421 WEST COLLEGE
STREET, CANONSBURG, PA 15317
Tax #: 100-017-00-00-0014-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800
WCR Vol 103 Issues 29,30,31

CECIL

WELLS FARGO BANK, N.A.
vs
GERALDINE WILSON

DOCKET #: 2022-2039
JUDGEMENT: \$67,580.67

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

Address: 13 SECOND STREET, LAW-
RENCE, PA 15055
Tax #: 140-012-01-01-0024-00 & 140-
012-01-01-0023-00 (2)

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)
942-2090
WCR Vol 103 Issues 29,30,31

CARROLL

**LAKEVIEW LOAN
SERVICING LLC**
vs
**MICHAEL TOKAR AND
OLIVIA TOKAR**

DOCKET #: 2022-4778
JUDGEMENT: \$107,942.36

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

Address: 156 FISHER AVENUE, MO-
NONGAHELA, PA 15063
Tax #: 130-010-01-03-0016-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111
WCR Vol 103 Issues 29,30,31

CECIL (Cont'd)

**AJAX MORTGAGE LOAN
TRUST 2019-G, ET AL**
vs
DONNA D'ALESSANDRO

DOCKET #: 2022-6794
JUDGEMENT: \$113,635.32

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

Address: 1108 OLD FARM ROAD,
LAWRENCE, PA 15055
Tax #: 640-007-01-02-0007-00

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A.
dba PADGETT LAW GROUP, (850) 422
-2520
WCR Vol 103 Issues 29,30,31

CHARLEROI

WELLS FARGO BANK, N.A.
vs
ELIZABETH B. BOEHME f/k/a
ELIZABETH B. GATTA

DOCKET #: 2022-6632
JUDGEMENT: \$72,181.31

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

Address: 95 CROSSRIDGE ROAD,
CHARLEROI, PA 15022
Tax #: 320-010-02-02-0040-00

Improvements: Residential Dwelling

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

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EAST BETHLEHEM

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

DOCKET #: 2019-289
JUDGEMENT: \$59,090.46

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

Address: 415 FIRST STREET, VES-
TABURG, PA 15368
Tax #: 260-001-04-07-0008-00

Improvements: Residential Dwelling

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

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CHARTIERS

AMERIHOME MORTGAGE
COMPANY,LLC
vs
JASON J. PAVLEK

DOCKET #: 2022-192
JUDGEMENT: \$182,725.36

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

Address: 17 SOUTH JOHNSON
ROAD, HOUSTON, PA 15342
Tax #: 170-016-03-03-0017-00

Improvements: Residential Dwelling

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

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FALLOWFIELD

U.S. BANK TRUST
NATIONAL ASSOCIATION
vs
BRADLEY FLAMENT AND
KIMBERLY A. FLAMENT

DOCKET #: 2022-127
JUDGEMENT: \$129,533.57

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

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

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HANOVER

**HANCOCK COUNTY
SAVINGS BANK, F.S.B.**

vs

**JANET A. RAMSEY
AND JERRY R. RAMSEY**

**DOCKET #: 2022-6880
JUDGEMENT: \$81,512.87**

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

Address: 158 COUNTY LINE ROAD,
BURGETTSTOWN, PA 15021
Tax #: 340-019-00-00-0008-00

Improvements: Residential Dwelling

Attorney: THOMAS H. AYOOB III &
ASSOCIATES, LLC, (412) 208-3000
WCR Vol 103 Issues 29,30,31

MONONGAHELA

ATLANTICA, LLC

vs

**KURT HODGSON
A/K/A KURT C. HODGSON**

**DOCKET #: 2022-4281
JUDGEMENT: \$100,699.97**

In the Commonwealth of Pennsylvania,
Washington County, City of Mononga-
hela;

Address: 539 PARK AVENUE, MO-
NONGAHELA, PA 15063
Tax #: 420-028-00-00-0005-00 & 420-
028-00-00-0006-00 (2)

Improvements: Residential Dwelling

Attorney: DWALDMAN LAW, P.C.,
(844) 899-4162
WCR Vol 103 Issues 29,30,31

MONONGAHELA (Cont'd)

**REVERSE MORTGAGE
FUNDING LLC**

vs

DARLENE G. COX

**DOCKET #: 2021-7014
JUDGEMENT: \$74,786.82**

In the Commonwealth of Pennsylvania,
Washington County, City of Mononga-
hela;

Address: 204 2ND AVENUE, MO-
NONGAHELA, PA 15063
Tax #: 430-020-00-01-0008-01

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800
WCR Vol 103 Issues 29,30,31

NORTH CHARLEROI

**PNC BANK, NATIONAL
ASSOCIATION**

vs

BRENNEN J. WATTS

**DOCKET #: 2022-3766
JUDGEMENT: \$49,108.27**

In the Commonwealth of Pennsylvania,
Washington County, North Charleroi
Borough;

Address: 803 CONRAD AVENUE,
NORTH CHARLEROI, PA 15022
Tax #: 500-012-00-00-0014-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 29,30,31

SOUTH STRABANE

**ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC**

vs

**JOHN FUHRER a/k/a JOHN A.
FUHRER, solely in his capacity as
known heir of John Fuhrer
a/k/a John F. Fuhrer,
deceased, ET AL**

**DOCKET #: 2022-5080
JUDGEMENT: \$158,289.46**

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

Address: 1791 DONNAN AVENUE,
WASHINGTON, PA 15301
Tax #: 600-004-07-03-0002-00

Improvements: Residential Dwelling

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

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SOUTH STRABANE (Cont'd)

**THIS SALE HAS BEEN
CONTINUED UNTIL 5/5/2023**

**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

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UNION

**LAKEVIEW LOAN
SERVICING LLC**

vs

DAWNA E. MOZES

**DOCKET #: 2019-3006
JUDGEMENT: \$160,129.54**

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

Address: 6714 HIGHLAND AVENUE,
FINLEYVILLE, PA 15332
Tax #: 640-003-03-02-0008-00

Improvements: Residential Dwelling

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

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UNION (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION**

vs

JOSEPHINE TENNANT

**DOCKET #: 2022-6064
JUDGEMENT: \$48,697.00**

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

Address: 1474 STATE ROAD 837,
ELRAMA, PA 15038
Tax #: 640-007-04-01-0002-00

Improvements: Residential Dwelling

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

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UNION (Cont'd)

**NATIONSTAR MORTGAGE LLC
D/B/A Mr. Cooper as Successor by
merger to Pacific Union Financial, LLC
vs
STACEY BOARDLEY**

**DOCKET #: 2022-7131
JUDGEMENT: \$151,278.96**

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

Address: 6183 BROWNSVILLE ROAD
EXTENSION, FINLEYVILLE, PA
15332
Tax #: 640-003-10-02-0010-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 29,30,31

WASHINGTON (Cont'd)

**M&T BANK
vs
CHRISTINA M. SCHWINGEL**

**DOCKET #: 2022-6620
JUDGEMENT: \$66,010.98**

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

Address: 356 BURTON AVENUE,
WASHINGTON, PA 15301
Tax #: 760-020-00-02-0004-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 29,30,31

WASHINGTON

**U.S. BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE OF
THE TIKI SERIES III TRUST
vs
RAY SPROWLS A/K/A RAYMOND
W SPROWLS, JR**

**DOCKET #: 2022-2094
JUDGEMENT: \$29,587.05**

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

Address: 470 BROAD STREET, WASH-
INGTON, PA 15301
Tax #: 780-005-00-02-0005-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100
WCR Vol 103 Issues 29,30,31

WASHINGTON (Cont'd)

**ROCKET MORTGAGE, LLC
f/k/a QUICKEN LOANS, LLC
f/k/a QUICKEN LOANS INC.
vs
KELLIE ANDERSON**

**DOCKET #: 2022-7204
JUDGEMENT: \$56,266.11**

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

Address: 928 ARCH STREET, WASH-
INGTON, PA 15301
Tax #: 770-022-00-03-0011-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 29,30,31