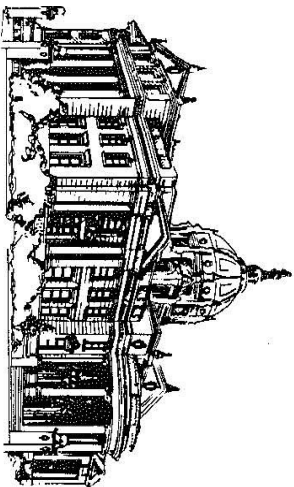


WASHINGTON COUNTY REPORTS

Vol. 103, No. 38 APRIL 6, 2023

119 South College Street, Washington, PA 15301



SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY,
PENNSYLVANIA

ESTATE NOTICES

FIRST PUBLICATION

Barney, Olive Estelle

a/k/a Olive E. Barney
Late of Scenery Hill
Washington Co., PA
File No. 63-23-0508

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: Cynthia J. Yanchek, 132 Urquhart Rd., Scenery Hill, PA 15360
Attorney: Orlando R. Sodini, Esq., 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

WCR Vol 103 Issues 38,39,40

DiMario, Benedetto

a/k/a Benedetto F. DiMario
Late of Borough of Canonsburg
Washington Co., PA
File No. 63-23-0507

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: Nicola D. DiMario, 612 Euclid Ave., Canonsburg, PA 15317
Attorney: Michael J. Henny, Esq., 2828 Golf Tower, 707 Grant St., Pittsburgh, PA 15219

WCR Vol 103 Issues 38,39,40

Folkens, James

a/k/a Jim Folkens
Late of Township of South Strabane
Washington Co., PA

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

without delay.

Executrix: Sara A. Godley c/o
Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., Washington, PA 15301

WCR Vol 103 Issues 38,39,40

Holmes, Janet L.

a/k/a Janet Louise Stimmel Holmes
Late of Independence Twp.
Washington Co., PA
File No. 63-23-0470

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

Co-Executor: Scott Brown, 1349 Country Club Rd., Monongahela, PA 15063, Jeffrey Brown, 214 Diane Dr., Monongahela, PA 15063,
Attorney: Keith E. Hodgins, II, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 38,39,40

Hoosac, Elizabeth June

Late of New Eagle
Washington Co., PA
File No. 63-23-0527

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: Desiree Hoosac, 430 4th Ave., New Eagle, PA 15067
Attorney: Eric J. Randolph, Esq., 1870A Homeville Rd., P.O. Box 335, West Mifflin, PA 15122

WCR Vol 103 Issues 38,39,40

Kinskey, Lawrence C.

Late of City of Washington
Washington Co., PA
File No. 63-23-0281

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: Kathy Wozniak, 241 West Hallam Ave., Washington, PA 15301

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

WCR Vol 103 Issues 38,39,40

Lee, Frances L.

a/k/a Frances Louise Lee

a/k/a Frances Lee

Late of Washington
Washington Co., PA
File No. 63-23-0324

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: Lonnie Nowlin, 112 Burton Ave., Washington, PA 15301

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

WCR Vol 103 Issues 38,39,40

Lutes, Jr., Everett W.

a/k/a Everett William Lutes, Jr.

Late of Peters Twp.
Washington Co., PA
File No. 63-23-0325

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

Co-Executor: Daniel M. Lutes, 446 McCombs Rd., Venetia, PA 15367, Len-nard D. Lutes, 3307 Sedgewick Ave., Cop-ley, OH 44321,

Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 38,39,40

Moore, Barbara A.

Late of Eighty Four, Somerset Twp.
Washington Co., PA
File No. 63-23-0277

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: Thaddeus Magyar, 1370 Paxton Farm Rd., Washington, PA 15301

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

WCR Vol 103 Issues 38,39,40

Scott, Suzanne

a/k/a Suzanne K. Scott

Late of McDonald
Washington Co., PA
File No. 63-23-0398

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

Executor: Matthew Douglas Scott, 4412 Thornhurst Dr., Olney, MD 20832

Attorney: Peter A. Smith, Esq., 103 Scar-borough Lane, McMurray, PA 15317

WCR Vol 103 Issues 38,39,40

Stawiarski-Bilicki, Tanya S.

Late of Peters 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: Cheryl L. Sullivan, 1001 Sher-iffs Court, McMurray, PA 15317

Attorney: Thomas O. Vreeland, Esq., Bas-si, Vreeland & Assoc., P.C., 62 E. Wheel-ing St., Washington, PA 15301

WCR Vol 103 Issues 38,39,40

SECOND PUBLICATION

Camp, Carol A.

a/k/a Carol Ann Camp
Late of Claysville 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Donald W. White, 418
Gameland Rd., Claysville, PA 15323

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

WCR Vol 103 Issues 37,38,39

Clark, Lorna Gail

a/k/a Lorna G. Clark
Late of Midway Borough
Washington Co., PA

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

Administrator: James E. Clark, 305
Willard St., P.O. Box 125, Midway, PA
15060

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

WCR Vol 103 Issues 37,38,39

Corbett, Mary Margaret

Late of City of Washington
Washington Co., PA
File No. 63-22-0328

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

Administrator: James Joseph Corbett, 71
Floral Hill Dr., Washington, PA 15301

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk,
382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 103 Issues 37,38,39

Delfine, Patricia Mae

a/k/a Patricia M. Delfine
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 Co-Administrator or attorney, and all persons indebted to the decedent to make payment to the Co-Administrator without delay.

Co-Administrator: Julie E. Krek, 125
White Way, Canonsburg, PA 15317, Wesley R. Delfine, 125 White Way, Canonsburg, PA 15317,

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

WCR Vol 103 Issues 37,38,39

DeRosa, Lori Kris

a/k/a Lori K. DeRosa
Late of California
Washington Co., PA
File No. 63-23-0445

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: Kala Kuvinka, 107 Fourth St.,
California, PA 15419

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

WCR Vol 103 Issues 37,38,39

Frantz, Stella

Late of Charleroi
Washington Co., PA
File No. 63-23-0336

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: Barbara A. Batchelor, 2635 Fairgreen Dr., Pittsburgh, PA 15241
Attorney: Deborah L. Lesko, Esq., 373 Vandium Rd., Pittsburgh, PA 15243

WCR Vol 103 Issues 37,38,39

Gezzer, Annette M.

Late of Finleyville
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: John B. Gezzer, 12 Lookout Place Dr., Newmarket, NH 03857
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 37,38,39

Gower, Norma Jean

Late of Canton 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: Jill Ann Morrow, 304 Park Ave., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

WCR Vol 103 Issues 37,38,39

Grim, Donald Carl

Late of North Strabane Twp.
Washington Co., PA
File No. 63-23-0436

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 Edward Grim, 15 Liberty St., Bentleyville, PA 15314
Attorney: Dennis P. Paluso, Esq., 10 Spruce Lane, Charleroi, PA 15022

WCR Vol 103 Issues 37,38,39

Himmer, John Henry

a/k/a John H. Himmer
Late of Chartiers Twp.
Washington Co., PA
File No. 63-23-0486

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: Sharon Ann Bialowas, 125 Melrose Ct., Bridgeville, PA 15017
Attorney: James Clayton, Esq., 2600 Boyce Plaza, Ste. 100, Pittsburgh, PA 15241

WCR Vol 103 Issues 37,38,39

Hirosky, John F.

Late of Houston
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: Lisa Anne Hirosky c/o
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 37,38,39

Howe, Shirley M.

Late of South Strabane
Washington Co., PA
File No. 63-23-0446

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

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

Executor: Thomas D. Howe, 1415 Gabby Ave., Washington, PA 15301

Attorney: Jennifer Bittel Derby, Esq., Tucker Arensberg, P.C., 1500 One PPG Place, Pittsburgh, PA 15222

WCR Vol 103 Issues 37,38,39

Hughes, Jr., Jack N.

a/k/a Jack Norman Hughes, Jr.

Late of West Finley Twp.

Washington Co., PA

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

Executrix: Debra Hughes aka Debra Lynn Hughes, 245 Chambers Ridge Rd., West Alexander, PA 15376

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

WCR Vol 103 Issues 37,38,39

Koterba, III, Frank E.

Late of Brownsville

Washington Co., PA

File No. 63-23-0351

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

Executor: Patricia Boyd, P.O. Box 882, Republic, PA 15475

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

WCR Vol 103 Issues 37,38,39

Lo Castro, Joseph Gene

a/k/a Joey Lo Castro

Late of Cecil Twp.

Washington Co., PA

File No. 63-23-0129

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: Frank Lo Castro, 83 Sumner Ave., Bellevue, PA 15202

Attorney: Timothy Chiappetta, Esq., Two PPG Place, Ste. 400, Pittsburgh, PA 15222

WCR Vol 103 Issues 37,38,39

Ondrik, Sharon Sue

a/k/a Sharon Ondrik

Late of North Strabane Twp.

Washington Co., PA

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

Administrator: Raymond G. Ondrik, Jr., 420 Newman Rd., Claydsville, PA 15323

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

WCR Vol 103 Issues 37,38,39

Pogoda, Jacqueline

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

Co-Executrix: Laurel L. Bukowski, 116 Kimberly Ct., Rostraver, PA 15012, Rhonda L. Rahman, 1214 Linden Vue Dr., Canonsburg, PA 15317,

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

WCR Vol 103 Issues 37,38,39

Powell, Albert H.

a/k/a Albert Harry Powell
Late of Union 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: Stephanie L. Martin, 34 Rebecca Dr., Finleyville, PA 15332

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

_____ WCR Vol 103 Issues 37,38,39

Slater, Deborah R.

a/k/a Deborah Rae Slater
Late of Hendersonville
Washington Co., PA
File No. 63-23-0365

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: Shelley A. Michelli, 129 Pennsylvania Ave., Bridgeville, PA 15017

Attorney: James Clayton, Esq., 2600 Boyce Plaza, Ste. 100, Pittsburgh, PA 15241

_____ WCR Vol 103 Issues 37,38,39

Smith, Mary Jane Dalton

a/k/a Mary Jane Smith
Late of South Strabane
Washington Co., PA
File No. 63-23-00456

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: Arthur Dean Burns, 116 Ventura Dr., Bridgeport, WV 26330

Attorney: Eva H. Ahern, Esq., Peacock

Keller, Esq., 95 W. Beau St., Ste. 600,
Washington, PA 15301

_____ WCR Vol 103 Issues 37,38,39

Swatko, David E.

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

Administratrix: Kimberly K. Swatko, 844 Sampson St., Monongahela, PA 15063

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

_____ WCR Vol 103 Issues 37,38,39

THIRD PUBLICATION

Crookshank, Jr., William A.

a/k/a Bill Crookshank, Jr.
Late of Bethel Park
Allegheny Co., PA
File No. 63-23-0428

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: Daniel E. Crookshank, 317 Buffalo Ridge Rd., McMurray, PA 15317

_____ WCR Vol 103 Issues 36,37,38

Katrencik, Patricia Lorrene

Late of Cecil Twp.
Washington Co., PA
File No. 63-23-0377

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

Executor: Scott C. Suhayda, 935 Baker Rd., Lawrence, PA 15055
Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 103 Issues 36,37,38

Oliverio, Mary E.
Late of Washington
Washington Co., PA
File No. 63-23-0363

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 F. Oliverio, 2670 Diane Dr., Washington, PA 15301

WCR Vol 103 Issues 36,37,38

Pelkey, Thomas
Late of East Bethlehem Twp.
Washington Co., PA

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

Executrix: Heather Sloan c/o
Attorney: Frank C. Roney, Jr., Esq.,
382 W. Chestnut St., Ste. 102,
Washington, PA 15301

WCR Vol 103 Issues 36,37,38

Toohy, Cecelia W.
a/k/a Cecelia Warfield Toohey
Late of Canonsburg
Washington Co., PA
File No. 63-23-0388

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: Sean Toohey, 4040 Bentwood Dr., Canonsburg, PA 15317

WCR Vol 103 Issues 36,37,38

Wagner, Lila M.
Late of Canonsburg
Washington Co., PA
File No. 63-23-170

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: Cindy Lou Wagner, 4681 34th Ave. N, St. Petersburg, FL 33713
Attorney: Loretta B. Kendall, 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 103 Issues 36,37,38

Wheeler, Patricia A.
Late of West Alexander
Washington Co., PA
File No. 63-23-0384

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: Christine Wright, 214 Headley Rd., Washington, PA 15301

WCR Vol 103 Issues 36,37,38

Zilich, James Andrew
a/k/a Jim Zilich
Late of Joffre
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: Gloria Jean Zilich, 15511 Summit Dr., Apt. 48, E Liverpool, OH 43920

WCR Vol 103 Issues 36,37,38

MISCELLANEOUS NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

SCC INSPECTION SERVICES, INC.,
Plaintiff, v. EDGE MANAGEMENT,
LLC d/b/a EDGE NDT SERVICES,
Defendant.

CIVIL DIVISION No. 2022-6927 -
Notice on Behalf of Plaintiff

Counsel of Record for Plaintiff:
Katelyn M. Fox
PA I.D. #328756
MCGUIREWoods LLP
260 Forbes Ave., Suite 1800
Pittsburgh, PA 15222
(T) 412-667-6009

COMPLAINT IN ACTION
FOR REPLEVIN

IMPORTANT NOTICE

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 ONE OF THE OFFICES SET FORTH BELOW. THESE OFFICES CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD A LAWYER, THESE OFFICES 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.

Southwestern Pennsylvania
Legal Aid Society

10 West Cherry Avenue,
Washington, PA 15301
(724) 225-6170

Lawyer Referral Service
Washington County Bar Association
119 S. College St., Washington, PA 15301
(724) 225-6710

WCR Vol 103 Issue 38

TPR NOTICE**PUBLIC NOTICE**

IN THE COURT OF COMMON
PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA

ORPHANS' COURT DIVISION

IN RE: NOAH DILLINGER
a/k/a NOAH ISAAH DILLENGER

D.O.B. 4/6/2018, PLACE OF BIRTH:
FAYETTE COUNTY,
PENNSYLVANIA

MALE CHILD OF: JULIA DILLINGER A/K/A JULIA M. DILLINGER A/K/A JULIA MARIE DILLINGER AND ANY UNKNOWN FATHER

NO: 63-23-0117

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents, JULIA DILLINGER A/K/A JULIA M. DILLINGER A/K/A JULIA MARIE DILLINGER 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 May 11, 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.

Nicole Snyder, 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 38

REAL PROPERTY NOTICE

IN RE: Robert A. Cowden, Jr.
Bankruptcy Case No. 21-21902-JAD
Real Property: 571 Highland Ridge Road,
Marianna, Washington County, Pennsylvania

Initial Offer: \$140,000.00
Date of Sale: 04/26/2023 @ 11:00 a.m.
Objections Due: 4/10/23
Contact: Donald R. Calaiaro, Esquire
412-232-0930

Higher and better offers will be considered at hearing from Qualified Bidders
For more information:

www.pawb.uscourts.gov/easi.htm

WCR Vol 103 Issue 38

CORPORATION NOTICES

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

The name of the proposed corporation is:

BGO's Ventures Inc.

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

The initial registered office of the corporation is located at:

454 Bow St, Washington Co., Stockdale,
PA 15483

by: William McFaddin

WCR Vol 103 Issue 38

NAME CHANGE NOTICES

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2023-2088 and 2023-2090 In re: Petition of **Z.L.D.B. and K.C.B.**, a minor, by the Petitioner, Jeanne Garrison natural parent or guardian, for change of name to Z.L.G. and K.E.G.

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said petition and fixed the date of May 17, 2023 and time of 9:00a.m. in Courtroom #1, in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 103 Issue 38

Change of Name Notice

Notice is hereby given that on the date of February 27th 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-1853 by the Petitioner **Kali Alexis Coyne** for a change of name to Gabriel Rhys Coyne

The Court has fixed the date of April 27th 2023 and time of 9:00 AM in Courtroom #1 in the Washington County Courthouse, Washington, 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.

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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, MAY 5, 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)

BENTLEYVILLE

BURGETTSTOWN

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs
CHARLES HORVWALT

vs
**JESSICA M. KOONSE AND KEVIN
W. KOONSE**

**DOCKET #: 2022-758
JUDGEMENT: \$148,147.78**

**DOCKET #: 2022-7662
JUDGEMENT: \$88,030.87**

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

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

Address: 108 WARREN STREET,
BENTLEYVILLE, PA 15314
Tax #: 040-027-00-00-0016-00

Address: 41 DINSMORE AVENUE,
BURGETTSTOWN, PA 15021
Tax #: 070-025-00-01-0008-00 & 070-025-00-01-0010-00 (2)

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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

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CANONSBURG

**WELLS FARGO USA HOLDINGS
INC. SUCCESSOR BY MERGER TO
WELLS FARGO FINANCIAL PENN-
SYLVANIA INC.**

**vs
BENEDETTO DIMARIO**

**DOCKET #: 2017-907
JUDGEMENT: \$45,424.44**

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

Address: 612 EUCLID AVENUE, CAN-
ONSBURG, PA 15317
Tax #: 090-016-00-01-0005-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646
WCR Vol 103 Issues 38,39,40

CANONSBURG (Cont'd)

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
vs
CHRISTOPHER WHITE**

**DOCKET #: 2021-7398
JUDGEMENT: \$151,965.15**

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

Address: 501 CHARTIERS AVENUE,
CANONSBURG, PA
Tax #: 090-015-00-03-0001-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 38,39,40

CANTON

**MILL CITY MORTGAGE LOAN
TRUST 2018-1, WILMINGTON SAV-
INGS FUND SOCIETY, FSB, AS
TRUSTEE**

**vs
BRENDA DENISE LEAVINES, as Ad-
ministratrix of the ESTATE OF HAR-
OLD E. POLAND, JR., DECEASED**

**DOCKET #: 2022-4364
JUDGEMENT: \$61,197.63**

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

Address: 1426 SPENCER STREET,
WASHINGTON, PA 15301
Tax #: 120-013-01-02-0006-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND
FEDERMAN, LLP, (215) 855-9521
WCR Vol 103 Issues 38,39,40

CECIL

**U.S. BANK NATIONAL
ASSOCIATION, ET AL
vs
CAROLYN M. WASUCHNO,
BARBARA A. BOLLA, MELISSA M.
GASIOR, AND JENNIFER L.
WILLIAMS, ET AL**

**DOCKET #: 2022-2284
JUDGEMENT: \$41,569.13**

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

Address: 140 LOCUST STREET assessed
as 140 LOCUST STREET MUSE,
MUSE, PA 15350
Tax #: 140-009-02-03-0035-00

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP LLP,
(610) 278-6800
WCR Vol 103 Issues 38,39,40

CECIL (Cont'd)**WELLS FARGO BANK, N.A.****vs**

**JUSTIN E. PROTIN, INDIVIDUALLY
and as Administrator of the Estate of
MARGARET ANN MAGUIRE a/k/a
MARGARET A. MAGUIRE, DE-
CEASED**

DOCKET #: 2022-7799**JUDGEMENT: \$162,294.77**

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

Address: 1007 SIR ROBERT DRIVE,
McDONALD, PA 15057

Tax #: 140-006-16-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CHARLEROI (Cont'd)**MIDFIRST BANK****vs**

**DENITRA L. TAYLOR, as Adminis-
tratrix of the Estate of WILLIAM P.
THOMAS, AKA WILLIAM PATRICK
THOMAS, AKA BILL THOMAS**

DOCKET #: 2022-6631**JUDGEMENT: \$71,248.19**

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

Address: 402 MEADOW AVENUE,
CHARLEROI, PA 15022

Tax #: 160-017-00-03-0029-03

Improvements: Residential Dwelling

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

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CHARLEROI

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

vs**SHELLY MARIE CRAMER****DOCKET #: 2022-1241****JUDGEMENT: \$60,397.77**

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

Address: 321 MEADOW AVENUE,
CHARLEROI, PA 15022

Tax #: 160-023-00-02-0006-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

CHARTIERS**PENNYMAC LOAN SERVICES, LLC****vs**

**DENNIS E. JENKINS AND
KIMBERLY S. JENKINS**

DOCKET #: 2022-7128**JUDGEMENT: \$91,777.20**

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

Address: 405 CHERRY AVENUE, HOU-
STON, PA 15342

Tax #: 170-006-04-14-0011-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

EAST BETHLEHEM

PLANET HOME LENDING, LLC

vs

JOSHUA SCOTT WRIGHT

DOCKET #: 2022-4552

JUDGEMENT: \$142,404.02

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

Address: 193 FRONT STREET, MILLS-
BORO, PA 15348

Tax #: 260-006-00-02-0018-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)
579-7700

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MCDONALD

UNION HOME MORTGAGE CORP.

vs

CHARLES KOZAKIEWICZ

DOCKET #: 2022-4795

JUDGEMENT: \$128,234.91

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

Address: 204 FANNIE STREET,
MCDONALD, PA 15057

Tax #: 470-013-00-04-0001-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, LLC, (215) 790-1010

WCR Vol 103 Issues 38,39,40

EAST BETHLEHEM (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**BRYAN MUSCAVITCH, as Adminis-
trator of the Estate of MARY ELLEN
MUSCAVITCH, AKA MARY MUS-
CAVITCH, AKA MARY E. MUSCA-
VITCH**

DOCKET #: 2022-6434

JUDGEMENT: \$51,599.38

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

Address: 2121 SANDY PLAINS ROAD,
CLARKSVILLE, PA 15322

Tax #: 260-004-00-00-0017-02

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

MONONGAHELA

**KEYBANK, NA, s/b/m First Niagara
Bank, NA**

vs

**DEAN LUSK, as Believed Heir and/or
Administrator to the Estate of Maureen
J. Lusk AKA Maureen Lusk, ET AL**

DOCKET #: 2022-5195

JUDGEMENT: \$33,298.74

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

Address: 523 PLEASANT STREET, MO-
NONGAHELA, PA 15063

Tax #: 430-013-00-02-0018-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 38,39,40

MONONGAHELA (Cont'd)

**FREEDOM MORTGAGE
CORPORATION
vs
FRANK D. GIBBONS**

**DOCKET #: 2022-6823
JUDGEMENT: \$101,080.84**

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

Address: 424 OTIS STREET, MONONGAHELA, PA 15063
Tax #: 440-026-00-02-0003-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT, PLLC,
(844) 856-6646
WCR Vol 103 Issues 38,39,40

NORTH FRANKLIN

**ROCKET MORTGAGE, LLC f/k/a
QUICKEN LOANS, LLC f/k/a
QUICKEN LOANS INC.
vs
J. CAMERON CARMICHAEL**

**DOCKET #: 2022-5585
JUDGEMENT: \$103,026.36**

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

Address: 151 IOLA AVENUE, WASHINGTON, PA 15301
Tax #: 510-003-04-03-0005-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 38,39,40

NORTH BETHLEHEM

**BANK OF AMERICA, N.A.
vs
NICHOLE McNURLIN**

**DOCKET #: 2022-2865
JUDGEMENT: \$66,541.89**

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

Address: 116 KUSCH ROAD, SCENERY HILL, PA 15360
Tax #: 490-016-00-00-0009-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322
WCR Vol 103 Issues 38,39,40

NORTH STRABANE

**PNC BANK, NATIONAL
ASSOCIATION
vs
MICHAEL A. KAIRUSH AND
SUZANNE MARIE SERRINO**

**DOCKET #: 2022-6847
JUDGEMENT: \$24,800.71**

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

Address: 198 LATIMER AVENUE, AKA
100 LATIMER AVENUE, STRABANE,
PA 15363
Tax #: 520-015-02-11-0027-01

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611
WCR Vol 103 Issues 38,39,40

PETERS**PNC BANK, NATIONAL
ASSOCIATION**

vs

**LINDA L. MATTOZZI, RONALD M.
DEAK, CAMERON M. DEAK &
COLBY R. DEAK****DOCKET #: 2022-4089****JUDGEMENT: \$75,554.16**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;Address: 618 VENETIA ROAD, VENE-
TIA, PA 15367Tax #: 540-004-00-00-0029-00 & 540-
004-00-00-0026-01 (2)

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, (614) 220-5611WCR Vol 103 Issues 38,39,40**SOUTH FRANKLIN****WELLS FARGO BANK, National As-
sociation, as Trustee for MASTR Asset
Backed Securities Trust 2005-OPT1,
Mortgage Pass-Through Certificates,
Series 2005-OPT1**

vs

**JOSEPH A. SEKORA AND TRACI
RENEE SEKORA****DOCKET #: 2022-6806****JUDGEMENT: \$126,544.81**In the Commonwealth of Pennsylvania,
Washington County, South Franklin
Township;Address: 355 MOORE ROAD, WASH-
INGTON, PA 15301

Tax #: 590-012-00-00-0021-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC,
(215) 572-8111WCR Vol 103 Issues 38,39,40**UNION****PNC BANK, NATIONAL
ASSOCIATION**

vs

**AMY L. WARD, RICHARD LEE
WARD, JR. AKA RICHARD L.
WARD****DOCKET #: 2020-446****JUDGEMENT: \$15,165.53**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 42 KENNEDY ROAD, NEW
EAGLE, PA 15067

Tax #: 640-014-02-00-0010-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C.,
(215) 627-1322WCR Vol 103 Issues 38,39,40**WEST BETHLEHEM****TRINITY FINANCIAL
SERVICES LLC**

vs

**JASON DEBNAR AND
WENDY DEBNAR****DOCKET #: 2021-4844****JUDGEMENT: \$34,096.59**In the Commonwealth of Pennsylvania,
Washington County, West Bethlehem
Township;Address: 1790 MAIN STREET, MARI-
ANNA, PA 15345Tax #: 660-001-00-01-0009-00 & 660-001-
-00-01-0010-00 (2)

Improvements: Residential Dwelling

Attorney: LEOPOLD & ASSOCIATES
PLLC, (914) 219-5787WCR Vol 103 Issues 38,39,40