

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 100

WEDNESDAY, DECEMBER 19, 2019

No. 22



*Serving the
Legal Community
of Washington County*

TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar.....	2
Bar Association Calendar and CLEs.....	3
Obiter Dictum & WCR Rate Changes effective January 1, 2020	4
Estate Notices	5
Executor's Notice	12
Corporation Notices	14
Miscellaneous Notice.....	14
Real Estate Notices	14

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

ESTATE NOTICES

FIRST PUBLICATION

BREWER, RONALD L.

a/k/a RONALD LOREN BREWER
Late of Finleyville,
Washington Co., PA
File No. 63-19-1510

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: Aaron John Brewer, 360 Gal-
litin Road, Belle Vernon, PA 15012
Attorney: Timothy R. Berggren, Esq.,
Law Offices of Timothy R. Berggren,
Esq., 6 South Main Street, Suite 210,
Washington, PA 15301

WCR Vol 100 Issues 22,23,24

CADY, MARIANNE H.

Late of North Franklin Township,
Washington Co., PA
File No. 63-19-1518

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 R. Kaufman, 1211
N. Susan Dr., Prescott AZ 86301
Attorney: Todd A. Fuller, Atty, Brenlove
& Fuller, LLC, 401 Washington Ave.,
Bridgeville, PA 15017

WCR Vol 100 Issues 22,23,24

CHADWICK, DUANE L.

a/k/a DUANE L. CHADWICK, SR.
Late of South 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Carmen J. Chadwick, 370 Old
Plank Road, Washington, PA 15301
Attorney: Cary D. Jones, Esquire, Marrin-
er, Jones & Fitch, 6 South Main Street,
Suite 600, Washington, PA 15301

WCR Vol 100 Issues 22,23,24

DOWNES, WILLIAM CHARLES

Late of Stockdale,
Washington Co., PA
File No. 63-19-1420

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: Jennifer Todd, P.O. Box 715,
Roscoe, PA 15477
Attorney: Lisa J. Buday, P.O. Box 488,
California, PA 15419

WCR Vol 100 Issues 22,23,24

DUBNANSKY, EDWARD

Late of Fallowfield Township,
Washington Co., PA
File No. 63-19-1473

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: Mary Jayne Furio, 253 Skyline Drive, Rostraver, PA 15012; Stephanie Dean, 36 Rosewood Dr., Charleroi, PA 15022; and Amelia Rachel Sargent, 5353 Keepport Dr., Unit 4, Pittsburgh, PA 15236
Attorney: James W. Haines, Jr., Esq., 1202 West Main Street, Monongahela, PA 15063

_____ WCR Vol 100 Issues 22,23,24

FRANKS, ANDREA L.

a/k/a ANDREA LEE FRANKS
Late of South Strabane Township,
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: Kevin R. Franks 576 Fairway Drive, Washington, PA 15301; and Keith A. Franks, 844 Pleasant Hill Drive, Washington, PA 15301
Attorney: Thomas R. Vreeland, Esquire, Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301-4524

_____ WCR Vol 100 Issues 22,23,24

GOOD, BETTY

Late of Washington,
Washington Co., PA

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

istrator without delay.

Administrator: Myrna Phillips, 340 Verner Lane, Washington, PA 15301
Attorney: Jessica Roberts, Esquire, Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

_____ WCR Vol 100 Issues 22,23,24

HARDEN, DAVID R.

Late of Buffalo Township,
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: Michael J. Harden, 1497 Bedillion Road, Washington, PA 15301
Attorney: Frank Arcuri, Esq., 125 South College Street, Washington, PA 15301

_____ WCR Vol 100 Issues 22,23,24

HOPKINS, NAOMI J.

Late of Somerset,
Washington Co., PA
File No. 63-19-1413

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: Tracy Belmont, c/o Law Offices of Attorney Johanna C. Guehl, Esq., 1725 Washington Road Suite 305, Pittsburgh, PA 15241-1207

_____ WCR Vol 100 Issues 22,23,24

KERR, JANE

Late of Canonsburg,
Washington Co., PA
File No. 63-19-1395

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: David Kerr, c/o

Attorney: Peter K. Darragh, PO Box 435,
Hickory, PA 15340

WCR Vol 100 Issues 22,23,24

LARIMER, JR., FRANK A.

a/k/a FRANK ARTHUR LARIMER, II
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: Kathleen M. Larimer, 25
McClain Ave., Washington, PA 15301

Attorney: Greenlee Derrico Posa, LLC,
60 East Beau Street, Washington, PA
15301

WCR Vol 100 Issues 22,23,24

LITTLE, VIRGINIA

a/k/a VIRGINIA R. LITTLE
Late of Donora,
Washington Co., PA
File No. 63-19-1447

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: Veronica R. Gilchrist,
150 Kelly Ave., Rostraver Twp., PA
15012

WCR Vol 100 Issues 22,23,24

PIETT, DANIEL T.

a/k/a DANIEL T. PIETT, JR., a/k/a
DANIEL THEADORE PIETT
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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Anna Mae Bock,
22 Waynesburg Road,
Washington, PA 15301

Attorney: Lee Ann Syme, Esq., 401 Liberty Ave., Ste 460, Pittsburgh, PA 15222

WCR Vol 100 Issues 22,23,24

SCHWARTZ, DORIS JANE

a/k/a DORIS J. SCHWARTZ
Late of Washington Co., PA
File No. 63-19-1201

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

Executor: Richard Schwartz, 121 Stratford Dr., McMurray, PA 15317

Attorney: Gary L. Sweat, Esq., Sweat Law Offices, 375 Valley Brook Road, Suite 112, McMurray, PA 15317

WCR Vol 100 Issues 22,23,24

TALARICO, LOUIS
a/k/a LOU TALARICO
Late of Cecil Twp.,
Washington Co., PA
File No. 63-19-1478

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: Mary Anne Marth, 454 Linnwood Road, Eighty Four, PA 15330

_____ WCR Vol 100 Issues 22,23,24

YOST, DAVID R.
Late of California,
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: Phillip Maise, 1033 Millennium Drive, Bethel Park, PA 15102
Attorney: Gerik Jenco, Esq., 714 Lebanon Road, West Mifflin, PA 15122

_____ WCR Vol 100 Issues 22,23,24

SECOND PUBLICATION

ASHBY, GLADYS M.
Late of Amwell Twp.,
Washington Co., PA
File No. 63-19-1436

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: Randy W. Ashby, 157 Hackney Station Rd., Amity, PA 15311

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

_____ WCR Vol 100 Issues 21,22,23

BOWER, DONALD E.
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Betsy A. Counihan, 842 McWilliams Dr., Houston, PA 15342,
Lori A. Lochran, 702 Ridge Ave.,
Canonsburg, PA 15317,

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

_____ WCR Vol 100 Issues 21,22,23

GREBB, JOHN REGIS
Late of California,
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: Terri L. Reiss, 101 St. Charles Ct., Pittsburgh, PA 15238
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

_____ WCR Vol 100 Issues 21,22,23

MONTECALVO, DOROTHY G.

Late of Washington,
Washington Co., PA

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

Executors: Guy Montecalvo, 340 Allison Ave., Washington, PA 15301,
Marie Montecalvo, 340 Allison Ave., Washington, PA 15301,
Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

_____ WCR Vol 100 Issues 21,22,23

TRUMPKA, LORETTA

Late of California,
Washington Co., PA
File No. 63-19-01419

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.

dent to make payment to the Executors without delay.

Executors: Denise Ranieri, 947 Park St., California, PA 15419, Debra Ciarrochi, P.O. Box 54, Fairbank, PA 15435,
Attorney: Lisa J. Buday, P.O. Box 488, California, PA 15419

_____ WCR Vol 100 Issues 21,22,23

WEEKLEY, CAROLINE ANNE

Late of Beallsville,
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: William R. Rhodes, Jr. c/o Attorney: Susan Foster Blank, Esq., 1634 East National Pike, Scenery Hill, PA 15360

_____ WCR Vol 100 Issues 21,22,23

THIRD PUBLICATION

BARTANUS, HAZEL

Late of Nottingham Township,
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 Frantz, 156 Sugar Run Rd., Eighty Four, PA 15330
Attorney: Alan Benyak, Esq., 401 Sixth St. at Washington Ave., P.O. Box 1, Charleroi, PA 15022

_____ WCR Vol 100 Issues 20,21,22

CARSON, STEPHEN N.

Late of Bentleyville Borough,
Washington Co., PA
File No. 63-19-1224

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: Dana Lynne Phillips, 348
Creek Rd., Jefferson, PA 15344
Attorney: Edward J. Morascyzk, Esq.,
382 W. Chestnut St., Ste. 102, Washing-
ton, PA 15301

_____ WCR Vol 100 Issues 20,21,22

CLUTTER, VIVIAN W.

a/k/a VIVIAN WILLADEAN WEIR
CLUTTER
Late of East Finley Township,
Washington Co., PA
File No. 63-19-1353

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: Floyd A. Clutter, 2142 S. Villa
Dr., Gibsonia, PA 15044
Attorney: Eva H. Ahern, Esq., Peacock
Keller, LLP, 70 E. Beau St., Washington,
PA 15301

_____ WCR Vol 100 Issues 20,21,22

COREY, LYDIA O.

Late of North Strabane Twp.,
Washington Co., PA
File No. 63-19-1311

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: Henry S. Corey, Jr. & Angela
M. Threlkeld aka Angela M. Peyton, 108
Evans, McMurray, PA 15317

_____ WCR Vol 100 Issues 20,21,22

DORIA, AMY SUE

a/k/a AMY S. DORIA
Late of Washington,
Washington Co., PA
File No. 63-19-1255

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: Julie A. Helbling, 558 Teece
Ave., Pittsburgh, PA 15202
Attorney: Charles F. Perego, Esq.,
McMonigle, Vesely & Perego, P.C., 694
Lincoln Ave., Pittsburgh, PA 15202

_____ WCR Vol 100 Issues 20,21,22

DRIZOS, GUS G.

Late of Washington,
Washington Co., PA
File No. 63-19-1342

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: Maureen Landgraff,
2024 Meadowridge Dr., Washington, PA
15301

Attorney: Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228

WCR Vol 100 Issues 20,21,22

GRESKOVICH, EDITH ELVIRA

a/k/a EDITH E. GRESKOVICH
Late of Centerville Borough,
Washington Co., PA
File No. 63-19-1227

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: John Paul Greskovich, 610 Greenleaf Ct., Eighty Four, PA 15330, James Vincent Greskovich, 564 Jonathan Ct., Oakdale, PA 15071,

Attorney: Susan M. Key, Esq., Peacock Keller, LLP, 70 E. Beau St., Washington, PA 15301

WCR Vol 100 Issues 20,21,22

HORNER, JR., GEORGE RICHARD

Late of Charleroi, Long Branch,
Washington Co., PA
File No. 63-19-1362

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 Louise Foster, 2358 Spruce Hollow Rd., Homer City, PA 15748

Attorney: Thomas A. Kauffman, Esq., 52 South Ninth St., Indiana, PA 15701

WCR Vol 100 Issues 20,21,22

LISTON, JOHN A.

a/k/a JOHN ALLEN LISTON
Late of North Bethlehem Township,
Washington Co., PA
File No. 63-19-1430

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 D. Crumrine,
827 Longvue Dr., Houston, PA 15342

WCR Vol 100 Issues 20,21,22

MASCARA, DOLORES

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

Executor: Jon J. Mascara, 222 Pleasant Valley Blvd., Belle Vernon, PA 15012

WCR Vol 100 Issues 20,21,22

MORRIS RUSSELL, KIMBERLY JEAN

a/k/a KIMBERLY J. RUSSELL
Late of Washington,
Washington Co., PA
File No. 63-19-1354

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 Admin-

istrator without delay.

Administrator: Craig Douglas Russell,
194 E. Prospect Ave., Washington, PA
15301

WCR Vol 100 Issues 20,21,22

PATRIZIO, WILLIAM

a/k/a WILLIAM J. PATRIZIO
Late of McMurray,
Washington Co., PA
File No. 63-19-1321

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: Christine Wallace, 4605
Apple Ridge Ln., Tampa, FL 33624
Attorney: Michael K. Parrish, Esq.,
Goehring, Rutter & Boehm, 2100
Georgetowne Dr., Ste. 300,
Sewickley, PA 15143

WCR Vol 100 Issues 20,21,22

PHILLIPS, LOUISE

a/k/a LOUISE A. PHILLIPS
Late of Monongahela,
Washington Co., PA
File No. 63-19-1339

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: Albert L. Phillips, Jr.,
130 Fifth Ave., Phoenixville, PA 19460
Attorney: James W. Haines, Jr., Esq.,
1202 W. Main St., Monongahela, PA
15063

WCR Vol 100 Issues 20,21,22

SHELDON, BETTY M.

a/k/a BETTY JANE SHELDON
Late of South Strabane,
Washington Co., PA
File No. 63-19-1367

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 Sheldon, 305 Taylor Dr.,
Canonsburg, PA 15317
Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 111 W. McMurray
Rd., McMurray, PA 15317

WCR Vol 100 Issues 20,21,22

EXECUTOR'S NOTICE

Estate of EDITH LUCILLE
PANGBURN, deceased, late of Chartiers
Township, Washington County,
Pennsylvania.

Letters Testimony upon the above estate having been granted to the undersigned by the Register of Wills of Washington County, notice is hereby given to those indebted thereto to make immediate payment and to those having claims or demands to present them for settlement.

ANY PERSON HAVING CLAIMS OR DEMANDS MUST SUBMIT THE SAME TO THE UNDERSIGNED NO LATER THAN DECEMBER 15, 2019 AND APPEAR AT THE HEARING SCHEDULED FOR DECEMBER 27, 2019 AT 1:00 P.M. BEFORE THE HONORABLE JOHN F. DiSALLE IN COURTROOM NO. 2, WASHINGTON COUNTY COURTHOUSE, 1 SOUTH MAIN STREET, WASHINGTON, PENNSYLVANIA 15301.

Executor: Samuel S. Pangburn, Esq.
1374 Gabby Avenue
Washington, PA 15301

Stephen D. Marriner, Jr., Esq.
Marriner, Jones & Fitch
6 South Main St., Ste. 600
Washington, PA 15301

WCR Vol 100 Issues 20,21,22

CORPORATION NOTICE

FICTITIOUS NAME REGISTRATION

An application for registration of the fictitious name **BK BROWN CONSTRUCTION PRODUCTS**, 224 Georgetown Rd., P.O. Box 460, Lawrence, PA 15055 has been filed in the Department of State at Harrisburg, PA, File Date 10/01/2019 pursuant to the Fictitious Names Act, Act 1982-295. The names and addresses of the people who are a party to the registration are Brendan K. Brown, 3103 South Park Rd., Bethel Park, PA 15102. Kenneth L. Brown, 141 Orr Rd., Pittsburgh, PA 15241. Tom Brown, Inc., 224 Georgetown Rd., P.O. Box 460, Lawrence, PA 15055.

WCR Vol 100 Issue 22

FICTITIOUS NAME NOTICE

Notice is hereby given that a Registration of Fictitious Name was filed with the Pennsylvania Department of State on December 9, 2019, for **Maple Hill Mobile Park**, 410 Walnut Street, Midway, Washington County, Pennsylvania 15060. The name and address of the individual interested in the business is Carolyn A. Lepro, 49 Cedar Grove Road, Avella, Pennsylvania 15312. This Notice is being published in accordance with 54 Pa.C.S. 311.

WCR Vol 100 Issue 22

DISSOLUTION NOTICE

Fava Brothers Farm, Inc.
480 Pittsburgh Rd.
Bentleyville, PA 15314

Represented by:
Christopher J. Blackwell, Esq.
Blackwell & Associates
6 South Main St., Ste. 321
Washington, PA 15301
724-225-4005

Notice is hereby given by **Fava Brothers Farm, Inc.**, a for profit Pennsylvania business corporation, that said corporation is winding up affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

WCR Vol 100 Issue 22

DISSOLUTION NOTICE

Marlena N. Carlini, Esq., Fiscus & Ball, P.C., Attorneys, 3100 Grant Building, 310 Grant Street, Pittsburgh, PA 15219. Notice is hereby given by McDonald Land Company, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

WCR Vol 100 Issue 22

ARTICLES OF CORPORATION

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **Point 412 Marketing Inc.**

WCR Vol 100 Issue 22

MISCELLANEOUS NOTICE**PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA

ORPHAN'S COURT DIVISION

IN RE: JUDAH SMITH
CHILD OF STACY NICHOLAS

NO: 63-19-1003

Take notice that a Petition for Involuntary Termination of Parental Rights of Stacy Nicholas to Judah Smith will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on January 2, 2020 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 can not 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.

Dawn Smith, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 100 Issue 22

REAL ESTATE NOTICES

Instrument No.—201927758
IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
NO: 7373 TERM, 2019

IN RE: CONDEMNATION BY THE
COMMONWEALTH OF PENNSYLVANIA,
DEPARTMENT OF TRANSPORTATION,
OF THE RIGHT-OF-WAY FOR STATE ROUTE 1009,
SECTION F10 R/W IN THE BOROUGH OF
HOUSTON

EMINENT DOMAIN PROCEEDINGS
IN REM

NOTICE OF CONDEMNATION AND
DEPOSIT OF ESTIMATED JUST
COMPENSATION

Notice is hereby given that the Commonwealth of Pennsylvania, by the Secretary of Transportation, whose address is the Commonwealth of Pennsylvania, Department of Transportation, Office of Chief Counsel, Real Property Division, Commonwealth Keystone Building, Harrisburg, Pennsylvania 17120, pursuant to the provisions of Section 2003(e) of the Administrative Code of 1929, P.L. 177, 71 P.S. 523(e), as amended, has filed on November 27, 2019 a Declaration of Taking to the above term and number,

condemning the property shown on the plans of the parcels listed on the Schedule of Property Condemned which have been recorded in the Recorder's Office of the above county at the places indicated on the said schedule. The name(s) of the owner(s) of the property interest(s) condemned is (are) also shown on the aforesaid Schedule. The Secretary of Transportation, on behalf of himself/herself and the Governor has approved the within condemnation by signing on October 9, 2019 a plan entitled Drawings Acquiring Acquisition of Right-of-Way for State Route 1009 Section F10 R/W in Washington County, a copy of which plan was recorded in the Recorder's Office of the aforesaid county on November 4, 2019 in Instrument No. 201925565.

The purpose of the condemnation is to acquire right-of-way for highway purposes.

Plans showing the property condemned from the parcels listed on the Schedule of Property Condemned have been recorded in the aforesaid Recorder's Office at the places indicated on the Schedule, where they are available for inspection. The Property Interest thereby condemned is designated on the Declaration of Taking heretofore filed. The Commonwealth of Pennsylvania is not required to post security, inasmuch as it has the power of taxation.

Because the identity or the whereabouts of the condemnee(s) listed below is (are) unknown or for other reasons he (they) cannot be served, this notice is hereby published in accordance with Section 305(b) of the Eminent Domain Code (26 Pa.C.S. &305(b)).

Claim No. 6200822000

Parcel No. 14

Name Unknown Owner

Address N/A

The power or right of the Secretary of Transportation of the Commonwealth of Pennsylvania to appropriate the property condemned, the procedure followed by the Secretary of Transportation or the Declaration of Taking may be challenged by filing preliminary objections within thirty (30) days of the date of this notice.

FURTHERMORE, NOTICE IS GIVEN THAT the Commonwealth of Pennsylvania, Department of Transportation, pursuant to Section 522 of the Eminent Domain Code (26 Pa.C.S. Section 522), will, at the end of the above-referenced thirty (30) day time period within which to file preliminary objections to the Declaration of Taking, present a petition to the Court of Common Pleas of the above county to deposit into court the just compensation estimated by the Commonwealth to be due all parties in interest for damages sustained as the result of the condemnation of the property herein involved.

The petition to deposit estimated just compensation may not be presented to the court if the owner(s) of the property herein involved inform the District Right-of-Way Administrator of the District noted below of their existence and/or whereabouts prior to the expiration of the noted period. After estimated just compensation has been deposited into court, the said monies may be withdrawn by the persons entitled thereto only upon petition to the court. If no petition is presented within a period of six years of the date of payment into court, the court shall order the find or any balance remaining to be paid to the Commonwealth without escheat.

Vincent M. Komacko, Jr.
District Right-of-Way Administrator
Engineering District 12-0
Pennsylvania Department of Transportation

NOTICE OF ACTION IN MORTGAGE
FORECLOSURE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY, PENN-
SYLVANIA
CIVIL ACTION – LAW
NO.: C-63-CV-2019-3998

PNC BANK, NATIONAL ASSOCIA-
TION, Plaintiff,
vs.

Jeffrey Scott Savage, as Believed Heir
and/or Administrator of the Estate of
Mary Savage, AKA Mary V. Savage; Tra-
cy Savage, as Believed Heir and/or Ad-
ministrator of the Estate of Mary Savage,
AKA Mary V. Savage; Unknown Heirs
and/or Administrators to the Estate of
Mary Savage, AKA Mary V. Savage, De-
fendants

TO: Unknown Heirs and/or Administra-
tors to the Estate of Mary Savage, AKA
Mary V. Savage

You are hereby notified that Plaintiff,
PNC Bank, National Association, filed an
Action in Mortgage Foreclosure endorsed
with a Notice to Defend, in the Court of
Common Pleas of Washington County,
Pennsylvania, docketed to No. C-63-CV-
2019-3998, seeking to foreclose the mort-
gage secured by the real estate located at
117 Maple Avenue, Washington, PA
15301.

A copy of the Action in Mortgage Fore-
closure will be sent to you upon request to
the Attorney for the Plaintiff, Manley De-
as Kochalski LLC, P. O. Box 165028,
Columbus, OH 43216-5028. Phone 614-
220-5611.

You have been sued in court. If you wish
to defend against the claims in this notice,
you must take action within twenty (20)
days after this publication, by entering a
written appearance personally or by attor-

ney and filing in writing with the court
your defenses or objections to the claims
set forth against you. You are warned that
if you fail to do so the case may proceed
without you and a judgment may be en-
tered against you by the court without fur-
ther notice for any money claimed in the
complaint or for any other claim or relief
requested by the plaintiff. You may lose
money or property or other rights im-
portant to you.

YOU SHOULD TAKE THIS NOTICE TO
YOUR LAWYER AT ONCE. IF YOU DO
NOT HAVE LAWYER OR CANNOT
AFFORD ONE, GO TO OR TELEPHONE
THE OFFICE SET FORTH BELOW TO
FIND OUT WHERE YOU CAN GET LE-
GAL HELP.

LAWYER REFERRAL SERVICE

Lawyer Referral Service
Washington County Bar Association
119 South College Street
Washington, PA 15301

(724) 225-6710
Southwestern Pennsylvania Legal Aid Ser-
vices

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