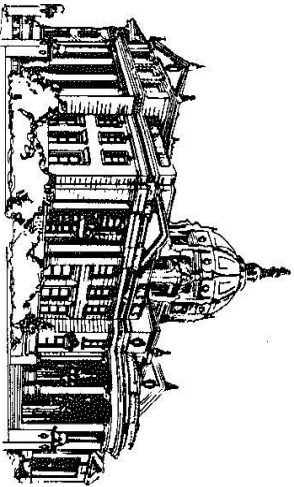


WASHINGTON COUNTY REPORTS

Vol. 103, No. 48 JUNE 15, 2023

119 South College Street, Washington, PA 15301



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

ESTATE NOTICES**FIRST PUBLICATION****Anderson, James R.**

Late of Washington
Washington Co., PA
File No. 63-23-0894

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: Lori Lynne Bucci, 2873 Snowberry Lane, Hilliard, OH 43026

Attorney: Kathryn A. Gioia, Esq., Bowles Rice, LLP, 1800 Main St., Ste. 200, Washington, PA 15301

_____ WCR Vol 103 Issues 48,49,50

Bernassoli, Sylvia J.

a/k/a Sylvia Julia Bernassoli
Late of Peters Twp.
Washington Co., PA
File No. 63-23-0916

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 Uram a/k/a Thomas J. Uram, 723 Brownlee Rd., Eighty Four, PA 15330

Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

_____ WCR Vol 103 Issues 48,49,50

Calcek, Edward

a/k/a Edward G. Calcek
Late of Fallowfield 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: Mary K. Beckley, 482 Old 71, Charleroi, PA 15022

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

_____ WCR Vol 103 Issues 48,49,50

Cancilla, Gloria F.

a/k/a Gloria Cancilla
Late of North Strabane Twp.
Washington Co., PA
File No. 63-23-0902

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 Sulkowski, 1017 Tall Trees Dr., Pittsburgh, PA 15241

Attorney: Scott P. Magnuson, Esq., 2651 Monroeville Blvd., Monroeville, PA 15146

_____ WCR Vol 103 Issues 48,49,50

Demko, Arlene K.

Late of Fredericktown
Washington Co., PA
File No. 63-23-0871

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: Bonnie B. Good, 900 Mill Court, Bridgeville, PA 15017

Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

_____ WCR Vol 103 Issues 48,49,50

SOUTH STRABANE**NORTHWEST BANK**

Vs FIRST LOVE CHRISTIAN ACADEMY INC.

DOCKET #: 2020-2071

JUDGEMENT: \$508,725.70

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

Address: 1530 HILLCREST AVENUE, WASHINGTON, PA 15301

Tax #: 600-004-14-02-0009-00

Improvements: Residential Dwelling

Attorney: BUCHANAN INGERSOLL & ROONEY PC, (412) 562-8800

_____ WCR Vol 103 Issues 46,47,48

WEST PIKE RUN

FIRSTKEY MASTER FUNDING 2021 -A COLLATERAL TRUST

Vs BARBARA N. MASTRAIENI F/K/ A BARBARA N. ROOK

DOCKET #: 2023-35

JUDGEMENT: \$86,505.45

In the Commonwealth of Pennsylvania, Washington County, West Pike Run Township;

Address: 1 GLAD STREET, DAISYTOWN, PA 15427

Tax #: 700-012-03-03-0017-00

Improvements: Residential Dwelling

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

_____ WCR Vol 103 Issues 46,47,48

NORTH STRABANE (Cont'd)**WELLS FARGO BANK, N.A.****Vs ERICK BAKER AND CHRISTINA J. BAKER****DOCKET #: 2022-6325****JUDGEMENT: \$99,576.96**

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

Address: 156 LINNWOOD ROAD,
EIGHTY FOUR, PA 15330

Tax #: 520-007-00-00-0021-01

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

NORTH STRABANE (Cont'd)**HERCULES PAINTING COMPANY, INC., MARIA SAVAKIS AND GEORGE SAVAKIS****Vs STAVRO N. SEMANDERES, a/k/a STAVROS SEMANDERES and STAVROS N. SEMANDERES, ET AL****DOCKET #: 2017-5544****JUDGEMENT: \$1,082,704.65**

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

Address: 1650 WASHINGTON ROAD,
WASHINGTON, PA 15301

Tax #: 520-010-00-00-0002-00

Improvements: Residential Dwelling

Attorney: TUCKER ARENSBERG, P.C.,
(412) 566-1212

WCR Vol 103 Issues 46,47,48

PETERS**DEUTSCHE BANK NATIONAL TRUST COMPANY, As Trustee For Long Beach Mortgage Loan Trust 2006-8****Vs GARY M. FIEBER AND DREENA R. FIEBER****DOCKET #: 2012-5416****JUDGEMENT: \$642,065.47**

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

Address: 102 GOLDEN EAGLE DRIVE,
VENETIA, PA 15367

Tax #: 540-001-03-00-0021-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

PETERS (Cont'd)**CITIZENS BANK, N.A., S/B/M TO CITIZENS BANK OF PENNSYLVANIA****Vs ROBERT G. CONNELL****DOCKET #: 2023-1141****JUDGEMENT: \$20,466.86**

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

Address: 2782 LOCUST DRIVE, PITTS-
BURGH, PA 15241

Tax #: 540-003-08-01-0016-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY
JAVARDIAN, LLC, (215) 942-9690

WCR Vol 103 Issues 46,47,48

Ferralli, Jennie Marie

Late of South Strabane Twp.
Washington Co., PA
File No. 63-23-0635

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 A. Ferralli, Sr., 599 Baird Ave., Washington, PA 15301

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

WCR Vol 103 Issues 48,49,50

Grabowski, Dianna Mae

a/k/a Diana M. Grabowski
a/k/a Dianna M. Grabowski
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 Administrator & Attorney or attorney, and all persons indebted to the decedent to make payment to the Administrator & Attorney without delay.

Administrator & Attorney: Charles A. J. Halpin, III., Esq., The Land Title Bldg., 100 S. Broad St., #1830, Philadelphia, PA 19110

WCR Vol 103 Issues 48,49,50

McCoy, James K.

a/k/a James Kenneth McCoy
a/k/a James McCoy a/k/a Jim McCoy
Late of Lawrence
Washington Co., PA
File No. 63-23-0915

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 McCoy, 1909 Jefferson Ave., Washington, PA 15301

WCR Vol 103 Issues 48,49,50

Pettit, Lloyd Edgar

Late of Panama City Beach,
Bay County, Florida
File No. 63-23-0691

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: Cheryl Randall, 225 Preston Rd., Washington, PA 15301

Attorney: Alexander T. McElroy, Esq.,
Lenington, Gratton & Assoc. LLP, 125
Technology Dr., Ste. 207, Canonsburg, PA
15317

WCR Vol 103 Issues 48,49,50

Precopia, Paul M.

Late of Midway
Washington Co., PA
File No. 63-23-0874

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 D. Precopia, 1842 Washington St., Unit 507, Carnegie, PA 15106

Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 103 Issues 48,49,50

Ring, Laura L.

a/k/a Laura L. Morgan
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 Administratrix or attorney,

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

Administratrix: Amanda M. Holleran, 3219 Jeffrey Dr., McKeesport, PA 15133
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

_____ WCR Vol 103 Issues 48,49,50

Sessa, Victoria R.

a/k/a Victoria Rose Sessa
a/k/a Vicki Sessa
Late of Claysville
Washington Co., PA
File No. 63-23-07480

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: Ruth Allison McCartney, 49 Interstate Dr., Claysville, PA 15323
Attorney: Richard J. Amrhein, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

_____ WCR Vol 103 Issues 48,49,50

Stewart, Jr., William C.

Late of Midway
Washington Co., PA
File No. 63-20-0869

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: Suellywn Stewart, 589 Cherrington Rd., Westerville, OH 43081
Attorney: David M. Moran, Esq., Moran & Moran, PC, 2500 Brooktree Rd., Ste. 203, Wexford, PA 15090

_____ WCR Vol 103 Issues 48,49,50

Sullivan, Patricia

a/k/a Patricia Diane Sullivan
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Amy Sullivan c/o
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

_____ WCR Vol 103 Issues 48,49,50

Swihart, Gary C.

Late of Washington
Washington Co., PA
File No. 63-23-0659

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: Michael C. Swihart, 3502 Route 40, Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

_____ WCR Vol 103 Issues 48,49,50

Young, Minnie E.

a/k/a Minnie Young
Late of Speers 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: Troy Young, 291 Davidson Dr., Charleroi, PA 15022

EAST BETHLEHEM

NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK

Vs GREGORY J. NOPWASKEY AND JENNA L. NOPWASKEY

DOCKET #: 2019-5596

JUDGEMENT: \$38,618.24

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

Address: 458 FIRST STREET, VESTABURG, PA 15368

Tax #: 260-001-04-10-0027-00

Improvements: Residential Dwelling

Attorney: GRENN & BIRSIC, P.C., (412) 281-7650

_____ WCR Vol 103 Issues 46,47,48

FALLOWFIELD

SECURED INVESTMENT HIGH YIELD FUND II, LLC

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-C

JUDGEMENT: \$152,531.47

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

Address: 527 WOODWARD AVENUE, CHARLEROI, PA 15022

Tax #: 320-008-03-03-0003-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C., (973) 538-4700

_____ WCR Vol 103 Issues 46,47,48

MONONGAHELA

WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a Christiana Trust as Trustee for PNPMS Trust III

Vs UNKNOWN HEIRS, Devisees, and/or Personal Representatives of ANN JORDAN, DECEASED, ET AL

DOCKET #: 2022-7650

JUDGEMENT: \$21,512.12

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

Address: 545 PARK AVENUE, MONONGAHELA, PA 15063

Tax #: 420-028-00-00-0004-00

Improvements: Residential Dwelling

Attorney: RICHARD M. SQUIRE & ASSOCIATES, LLC, (215) 886-8790

_____ WCR Vol 103 Issues 46,47,48

NORTH STRABANE

U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL

Vs L.F. A MINOR, In Her Capacity as Heir of ANTHONY R. FROSINI, c/o Nicole Graziano, ET AL

DOCKET #: 2022-377

JUDGEMENT: \$231,215.92

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

Address: 1141 BAYBERRY DRIVE, CANONSBURG, PA 15317

Tax #: 520-013-27-00-0014-02

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856) 810-5815

_____ WCR Vol 103 Issues 46,47,48

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-A

JUDGEMENT: \$152,531.47

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

Address: 1106 LINCOLN AVENUE,
CHARLEROI, PA 15022

Tax #: 160-003-00-00-0024-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-B

JUDGEMENT: \$152,531.47

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

Address: 732 FALLOWFIELD AVE-
NUE, CHARLEROI, PA 15022

Tax #: 160-012-00-06-0035-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-D

JUDGEMENT: \$152,531.47

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

Address: 913 PROSPECT AVENUE,
CHARLEROI, PA 15022

Tax #: 160-009-00-01-0021-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

CHARLEROI (Cont'd)

**SECURED INVESTMENT HIGH
YIELD FUND II, LLC**

Vs HIGHLAND PROPERTY, LLC

DOCKET #: 2021-3191-E

JUDGEMENT: \$152,531.47

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

Address: 213 CREST AVENUE, CHAR-
LEROI, PA 15022

Tax #: 160-027-00-03-0009-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEP-
ARD, P.C., (973) 538-4700

WCR Vol 103 Issues 46,47,48

Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 48,49,50

SECOND PUBLICATION

Abbadini, Ann Popovich

Late of Fredericktown
Washington Co., PA
File No. 63-23-0900

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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executor
without delay.

Executor: Barbara J. Sciroto, 729 Park St.,
California, PA 15419

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

WCR Vol 103 Issues 47,48,49

Alexas, Helen

Late of Canonsburg Borough
Washington Co., PA
File No. 63-23-0869

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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executrix
without delay.

Executrix: Cheri Kademenos, 32 Pacers
Ridge Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 47,48,49

Antonoli, Mary Ann

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 Executor or attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executor
without delay.

dent to make payment to the Executor
without delay.

Executor: David A. Antonioli c/o
Attorney: Natalie M. Ruschell, Esq., Ru-
schell & Assoc., LLC, P.O. Box 577,
Midway, PA 15060

WCR Vol 103 Issues 47,48,49

Brower, Jr., Jackson Raley

Late of Peters Twp
Washington Co., PA
File No. 63-23-0739

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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executrix
without delay.

Executrix: Jill Brower, 7 Dorchester Rd.,
Apt. 510, Pittsburgh, PA 15241

Attorney: E.J. Julian, Esq., Julian Law
Firm, 71 N. Main St., Washington, PA
15301

WCR Vol 103 Issues 47,48,49

Bryner, Edsel S.

Late of Chartiers Twp.
Washington Co., PA
File No. 63-23-0861

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 attor-
ney, and all persons indebted to the de-
cedent to make payment to the Executrix
without delay.

Executrix: Cheryl D. McMillen a/k/a
Cheryl B. McMillen, 2333 W. Pike St.
Rear, Houston, PA 15342

Attorney: Mark S. Riethmuller, Esq.,
Speakman, Riethmuller & Allison, 6 S.
Main St., Ste. 614, Washington, PA
15301

WCR Vol 103 Issues 47,48,49

Carpenter, James Alexander

a/k/a James Carpenter
Late of Washington
Washington Co., PA

The Register of Wills has granted Letters

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

Executor: R. Dennis Malone, 67 Porter Hill Rd., Washington, PA 15301

Attorney: Kathleen Smith-Delach, Esq., Phillips, Phillips & Smith-Delach, P.C., 29 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 47,48,49

Dorchak, Jr., Neil David

Late of Washington
Washington Co., PA
File No. 63-23-0868

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: Judith A. Stiffler, 267 Woodburn Rd., Claysville, PA 15323

Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 47,48,49

Gregg, Nina F.

a/k/a Nina Gregg
Late of Washington Co., PA
File No. 63-23-0867

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 V. Gregg, 210 Arlington Place, Greensburg, PA 15601

Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 103 Issues 47,48,49

Janoski, Eliza D.

Late of Washington

Washington Co., PA
File No. 63-23-0866

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

Administrator: John C. Janoski a/k/a Jon C. Janoski, 155 Sunset Dr., Washington, PA 15301

Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 103 Issues 47,48,49

Kenzleiter, Betty G.

Late of Lawrence
Washington Co., PA
File No. 63-23-0771

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: Georgiana K. W. K. Loy, 5009 Ashley Ln., Lawrence, PA 15055

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

WCR Vol 103 Issues 47,48,49

McKinley, Margery M.

Late of Brownsville
Washington Co., PA
File No. 63-23-0816

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: Karen L. McKinley, 429 W. Princess Anne Rd., Norfolk, VA 23517; Margery L. McKinley, 119 Third St., California, PA 15419; Leslie M.

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, JULY 7, 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)

CENTERVILLE

FREEDOM MORTGAGE CORPORATION

Vs MICHAEL GLEMZUA AND SANDARA L. GLEMZUA

DOCKET #: 2022-2871

JUDGEMENT: \$52,285.41

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

Address: 169 BARNEYS RUN ROAD, FREDERICKTOWN, PA 15333

Tax #: 155-056-00-00-0001-01 & 155-056-00-00-0003-01 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

CENTERVILLE (Cont'd)

PLANET HOME LENDING, LLC

Vs QUINTIN L. SARGENT, As Heir of the Estate of MARCELLA SARGENT, DECEASED, ET AL

DOCKET #: 2022-4999

JUDGEMENT: \$86,261.71

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

Address: 411 SPRING STREET, CENTERVILLE, PA 15358

Tax #: 154-005-00-03-0062-00 & 154-005-00-00-0063-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 46,47,48

CHARLEROI

THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, ET AL

Vs JEFFREY A. SHEPLER AND JAIME L. SHEPLER

DOCKET #: 2022-2947

JUDGEMENT: \$38,906.43

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

Address: 914 MEADOW AVENUE, CHARLEROI, PA

Tax #: 160-008-00-03-0012-00

CORPORATION NOTICES

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S., Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 22nd day of May, 2023 for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation of **CHIPPEWA GOLF CLUB** with its principal place of business at **128 Chippewa Rd., Bentleyville, PA 15314**.

The names and addresses of all persons, owning or interested in said business are:

C & L Golf, LLC
128 Chippewa Road
Bentleyville, PA 15314

Name: Bowles Rice LLC/John F. Nobbs, Esq.
 Address: 1800 Main Street, Suite 200, Canonsburg, PA 15317
 Phone: 724-514-8915

WCR Vol 103 Issue 48

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN THAT a Certificate of Organization, Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania for a limited liability company formed under the Limited Liability Company Law of 1994. The name of the company is **Sunshines Dream Team Cleaning, LLC**.

John Patrick Smider, Esq.
 30 S. Main St./Suite 102
 Washington, PA 15301

WCR Vol 103 Issue 48

McKinley, 40 Prospect Park West, Brooklyn, NY 11215

Attorney: Rebecca A. Winge, Esq., Houston Harbaugh, P.C., Three Gateway Ctr., 401 Liberty Ave., 22nd Flr., Pittsburgh, PA 15222-1005

WCR Vol 103 Issues 47,48,49

Mounts, Beverly M.

a/k/a Beverly Mounts
 a/k/a Beverly A. Mounts
 Late of Hopewell Twp.
 Washington Co., PA
 File No. 63-21-1020

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: James Randal Mounts,
 199 Oak Leaf Rd., Avella, PA 15312
Attorney: Amanda E. McMillen, Esq.,
 1928 Ardmore Blvd., Pittsburgh, PA 15221

WCR Vol 103 Issues 47,48,49

Perkins, Alberta J.

Late of Bentleyville 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jane Yvonne Matthews,
 37 Ridge Rd., Eighty Four, PA 15330
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 47,48,49

Pettit, Mary M.

a/k/a Mary Margaret Pettit
 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 Executrix or attor-

ney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Karen Windle, 8418 Pine Falls Dr., Houston, TX 77095

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

WCR Vol 103 Issues 47,48,49

Phillips, Michael Edward

a/k/a Michael E. Phillips
 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 Administratrix without delay.

Administratrix: Sylvia Phillips c/o,
Attorney: Angela D. Kusturiss, Esq.,
 Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 47,48,49

Sayles, Nicholas

a/k/a Nicholas Anthony Sayles
 Late of Washington
 Washington Co., PA
 File No. 63-23-0556

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: Nathanael Sayles c/o
Attorney: Robert K. Schweitzer, Esq.,
 Julian Gray Assoc., 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 103 Issues 47,48,49

Schussler, Adelyn R.

Late of Canonsburg
 Washington Co., PA
 File No. 63-23-0831

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: Kurt R. Schussler, 1363 Meadowbrook Dr., Canonsburg, PA 15317
Attorney: Paul A. Tershel, Esq., Tershel & Assoc., 55 S. Main St., Washington, PA 15301

WCR Vol 103 Issues 47,48,49

Stone, Donna Lee

a/k/a Donna Lee Pellegrine Stone
a/k/a Donale M. Stone
Late of Fredericktown
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: Dana Stone, 7 Pirate St., Riverhead, NY 11901
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 103 Issues 47,48,49

Tinelli, Blanche

Late of Fredericktown
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: Amy Lynn Ehlers, 32198 Via Cordaro, Temecula, CA 92592
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 47,48,49

THIRD PUBLICATION

Blayney, Carol Sue

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

Administrator: Philip Blayney, 120 Lamert Dr., Glenshaw, PA 15116

Attorney: Jessica Roberts, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 103 Issues 46,47,48

Bogdan, Thomas L.

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: Anthony Bogdan, 816 Wanner Ave., 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 46,47,48

Harris, Sr., Edgar Allen

Late of California
Washington Co., PA
File No. 63-23-0782

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: Laurie Stewart, 501 Franklin Farms Rd., Washington, PA 15301

MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION

NO: C-63-CV-2023-1245

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST . 2004-HE9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE9 vs. JEFFERY FORTE, AS SURVIVING HEIR OF CARMINE M. FORTE, DECEASED, RANDY FORTE, AS SURVIVING HEIR OF CARMINE M. FORTE, DECEASED, UNKNOWN SURVIVING HEIRS OF CARMINE M. FORTE, DECEASED,
NOTICE

TO THE DEFENDANTS:

You are hereby notified Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2004-HE9, Mortgage Pass-Through Certificates, Series 2004-HE9, has filed a Complaint in Mortgage Foreclosure with regard to 139 Hancock Road, Brownsville, PA 15417, endorsed with a Notice to Defend, against you at No. C-63-CV-2023-1245 in the Civil Division of the Court of Common Pleas of Washington County, Pennsylvania, wherein plaintiff seeks to foreclose on the mortgage encumbering said property, which foreclosure would lead to a public sale by the Washington County Sheriff.

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.

Southwestern Pennsylvania
Legal Aid Services
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

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

PLAINTIFF'S ATTORNEY:
STEPHEN M. HLADIK, ESQUIRE
HLADIK, ONORATO &
FEDERMAN, LLP
298 WISSAHICKON AVENUE
NORTH WALES, PA 19454
(215) 855-9521

WCR Vol 103 Issue 48

NAME CHANGE NOTICE

Change of Name Notice

Notice is hereby given that on the date of March 23, 2023 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2023-1759 by the Petitioner, **Madelyn Koontz** for a change of name to Madelyn Pivovarnik

The court has fixed the date of June 16, 2023 and time of 9:00am in Courtroom #6 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.

WCR Vol 103 Issue 48

decendent to make payment to the Co-Executors without delay.

Co-Executors: Dale A. Yecko & Victor R. Yecko, 4 Harvest Dr., Cranberry Twp., PA 16066

Attorney: Kassie R. Gusarenko, Esq., Myers Law Group, LLC, 17025 Perry Hwy., Warrendale, PA 15086

WCR Vol 103 Issues 46,47,48

Santee, Phyllis J.

a/k/a Phyllis Santee
Late of Washington
Washington Co., PA

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

Executor and Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 103 Issues 46,47,48

Tuomi, William E.

Late of Clarksville
Washington Co., PA
File No. 63-23-0784

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: Constance M. Tuomi, 2130 Sandy Plains Rd., Clarksville, PA 15322
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 103 Issues 46,47,48

TRUST NOTICES

The **James D. Simmons, Jr.** Special Needs Trust Agreement dated September 1, 2011, late of Borough of Canonsburg, Washington County, Penna.

Notice is hereby given to all persons having claims against the same to present them for payment, duly authenticated; and to those indebted hereto, to make immediate payment to:

Cynthia A. Adams, Trustee
214 Arlington Drive,
Canonsburg, PA 15317

Cary D. Jones, Esquire
Marriner, Jones & Fitch
6 South Main Street, Suite 600
Washington, PA 15301

WCR Vol 103 Issues 47,48,49

Letters of Revocable Trust

Trust:
Winifred C. DeLaura, Revocable Trust
Address:
105 Merino Dr., Canonsburg, PA 15317
File No. 63-23-0847

Trustee: John DeLaura
Address:
105 Merino Dr., Canonsburg, PA 15317
Or to: Justin Ellis, Esq.
Zacharia Brown Law Offices
111 West McMurray Road, McMurray,
PA 15317

WCR Vol 103 Issues 48,49,50

TRUST NOTICE

Name of Trust: Christine Marie Finney Self-Settled Special Needs Trust, dated December 13, 2014

Settlor: Jennifer Hixenbaugh, n/k/a Jennifer Sowers, as Guardian of Estate of Christine Marie Finney, deceased February 27, 2023

Trustee: Thrivent Trust Company
c/o Scott Alan Mitchell, Esq.
Saxton & Stump, LLC
280 Granite Run Dr., Ste. 300
Lancaster, PA 17601

Attorney: Saxton & Stump, LLC

WCR Vol 103 Issues 48,49,50

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

WCR Vol 103 Issues 46,47,48

Kohout, Clara Elizabeth

Late of Monongahela
Washington Co., PA
File No. 63-22-1224

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

Executor: Barry A. Kohout c/o
Attorney: Ruschell & Assoc., LLC, P.O. Box 577, Midway, PA 15060

WCR Vol 103 Issues 46,47,48

Kwapien, Constance

a/k/a Constance Mae Kwapien
Late of California 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Shirley Zippay, 262 Zippay Rd., Charleroi, PA 15022

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 46,47,48

Latchem, Ira S.

Late of Fallowfield 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: Samantha M. Shawley, 21 Arch

Ave., Monessen, PA 15062

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 46,47,48

Mills, Raymond I.

a/k/a Raymond Isaac Mills, Jr.
Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-23-0792

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: Gary L. Mills, 728 Redwood Dr., McDonald, PA 15057

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

WCR Vol 103 Issues 46,47,48

Pansino, Nino J.

Late of Charleroi
Washington Co., PA

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

Executrix: Gina Marie Arzberger, 1007 Sweet Briar Dr., Aliquippa, PA 15001

Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 103 Issues 46,47,48

Raveglia, Raymond S.

Late of Peters Twp.
Washington Co., PA
File No. 63-23-0706

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