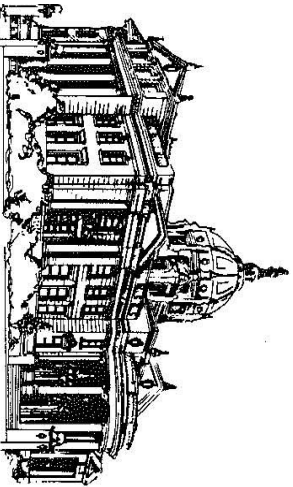


WASHINGTON COUNTY REPORTS

Vol. 103, No. 31 FEBRUARY 16, 2023

119 South College Street, Washington, PA 15301



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

ESTATE NOTICES

FIRST PUBLICATION

Bosak, Helen E.

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

Executrix: Susan Loeser, 204 Greenwood Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 31,32,33

Fillipino, Carol Lee Meredith Gariglio

Late of Smith 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: Mark Gariglio c/o

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 103 Issues 31,32,33

Hartman, Allen W.

Late of N. Strabane Twp.
Washington Co., PA
File No. 63-23-0116

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.

dent to make payment to the Executrix without delay.

Executrix: Mary S. Hartman, 164 Canterbury Rd., McMurray, PA 15317

Attorney: Matthew F. Schwartz, Esq., Lange Legal Group LLC, 2200 Murray Ave., Pittsburgh, PA 15217

WCR Vol 103 Issues 31,32,33

Hickman, William Lloyd

a/k/a William L. Hickman
Late of Canonsburg
Washington Co., PA
File No. 63-23-0143

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 A. Hickman, 118 Rainwater Ct., McDonough, GA 30252

Attorney: Kathryn A. Gioia, Esq., Bowles Rice, LLP, 1800 Main St., Ste. 200, Canonsburg, PA 15317

WCR Vol 103 Issues 31,32,33

Korody, Valerie B.

Late of Canonsburg
Washington Co., PA
File No. 63-22-1816

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: Karen Mazza, 1113 Martin Dr., Canonsburg, PA 15317

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

WCR Vol 103 Issues 31,32,33

Kvartek, Elizabeth Ann

Late of N. 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: JoAnn E. Pavlic, 235 Fallowfield Ave., Charleroi, PA 15022

Attorney: Alan Benyak, Esq., P.O. Box 1, 401 Sixth St at Washington Ave., Charleroi, PA 15022-0001

_____ WCR Vol 103 Issues 31,32,33

McCune, Joan Arlene

a/k/a Joan A. McCune
Late of Centerville Twp.
Washington Co., PA
File No. 63-23-0141

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 E. McCune c/o

Attorney: James E. Higinbotham, Jr., Esq., 68 S. Beeson Blvd., Uniontown, PA 15401

_____ WCR Vol 103 Issues 31,32,33

Opfer, Dorothy Lee

a/k/a Dorothy L. Opfer
Late of Charleroi Twp.
Washington Co., PA
File No. 63-2023-0084

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: Stacey Gesky, 431 Independence Blvd., Washington, PA 15301
Attorney: Orlando R. Sodini, Esq., 850 Ridge Ave., Ste. 300, Pittsburgh, PA 15212

_____ WCR Vol 103 Issues 31,32,33

Rice, Belinda A.

a/k/a Belinda Ann Rice
Late of New Eagle
Washington Co., PA
File No. 63-23-0136

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: Samuel Patrick Rice, 829 Maple Ave., New Eagle, PA 15067, Daniel J. Rice, 17537 Sharp Rd., Sidney, OH 45365,

Attorney: James W. Haines, Jr., Esq., 1202 West Main St., Monongahela, PA 15063

_____ WCR Vol 103 Issues 31,32,33

Stewart, Jr., William B.

Late of Washington Co., PA
File No. 63-23-0096

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: Pamela W. Stewart, 788 Rural Valley Rd., Washington, PA 15301

Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste 112, McMurray, PA 15317

_____ WCR Vol 103 Issues 31,32,33

Yerkey, Frances

Late of Bulger
Washington Co., PA
File No. 0181 of 2023

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: Raymond A. Yerkey, Jr., 7604 Noblestown Rd., McDonald, PA 15057
Attorney: E. Robert Pecori, III., Esq., Pecori & Pecori, 7051 Steubenville Pike, Ste. 7, Oakdale, PA 15071

_____ WCR Vol 103 Issues 31,32,33

SECOND PUBLICATION

Agostinelli, John Keith
 a/k/a John K. Agostinelli
 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Judi Ann Agostinelli, 1028 Meadowbrook Dr., Canonsburg, PA 15317, Dylan Heitmeier, 600 Bishop Ct., Virginia Beach, VA 23455,
Attorney: Kirk A. King, Esq., 77 S. Washington St., Waynesburg, PA 15370

_____ WCR Vol 103 Issues 30,31,32

Aloia, Sara Jane
 a/k/a Sarah Jane Aloia
 a/k/a Sara J. Aloia a/k/a Sarah J. Aloia
 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: Joseph M. Aloia, Sr. c/o

Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

_____ WCR Vol 103 Issues 30,31,32

Cox, William Edward
 Late of Chartiers Twp.
 Washington Co., PA
 File No. 63-22-1945

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: Donna Cox-Bird c/o
Attorney: Tracy L. Zihmer, Esq, Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

_____ WCR Vol 103 Issues 30,31,32

Fallon, Kathy Sue
 Late of Canonsburg
 Washington Co., PA
 File No. 63-23-0138

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: Ann Fallon, 11 Tucker St., Annapolis, MD 21401

_____ WCR Vol 103 Issues 30,31,32

Gaddis, Billy M.
 a/k/a Bill M. Gaddis
 Late of Washington Co., PA
 File No. 63-23-0159

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: Aleece V. Jacobs, 17 W. Pro-

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

WCR Vol 103 Issues 30,31,32

Goettel, Clara B.
 a/k/a Clara Goettel
 Late of Nottingham
 Washington Co., PA
 File No. 63-23-0007

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

Administrators: Karen Kolessar, 3474 Orchard Ave., Finleyville, PA 15332, Susan Foster, 142 First Ave., New Eagle, PA 15067.

WCR Vol 103 Issues 30,31,32

Gudac, Stephen
 Late of Canonsburg
 Washington Co., PA
 File No. 63-22-1978

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: Cindy J. Cholak, 225 Skyview Dr., Pittsburgh, PA 15241

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

WCR Vol 103 Issues 30,31,32

Howell, Susan
 a/k/a Susan Rankin Howell
 Late of East Washington 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 attor-

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

Executor: Robert C. Rankin, 1531 Candlewood Dr., Pittsburgh, PA 15241

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

WCR Vol 103 Issues 30,31,32

Klam, Daralyn A.
 a/k/a Daralyn Augustine Klam
 Late of Indianapolis, Indiana
 Washington Co., PA
 File No. 63-22-1843

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: Natinne D. Keene, 8254 Conarroe Rd., Indianapolis, IN 46278

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

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Komiensky, Stella J.
 Late of McMurray
 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: Linda Marie Osman c/o

Attorney: Terrance C. Ferguson, Esq., Ferguson Law Assoc., LLC, 400 Main St., Latrobe, PA 15650

WCR Vol 103 Issues 30,31,32

McDaniel, William Walter
 Late of Washington
 Washington Co., PA
 File No. 63-22-1947

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: Jonathon McDaniel c/o
Attorney: Tracy L. Zihmer, Esq, Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

_____ WCR Vol 103 Issues 30,31,32

Melencheck, Velia

a/k/a Velia Maria Melencheck
Late of Carroll Twp.
Washington Co., PA
File No. 63-21-1883

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: Randall J. Melencheck, 160 Garden St., Canonsburg, PA 15317, Theodore J. Melencheck, 27800 Aurora Rd., Solon, OH 44139,
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

_____ WCR Vol 103 Issues 30,31,32

Owens, Marlene M.

Late of Carroll Twp.
Washington Co., PA
File No. 63-22-1940

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: Fred C. Owens, II, 2587 Cottingham Circle NW, North Canton, OH 44720, Lynn Owens Boucek, 1826 Tilton Dr., Pittsburgh, PA 15241.

_____ WCR Vol 103 Issues 30,31,32

Pirillo, Olga Visnich

Late of Smith Twp.

Washington Co., PA
File No. 63-23-0108

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: Bonnie Lou Waters, 3 Nichols Ave., Slovan, PA 15078

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

_____ WCR Vol 103 Issues 30,31,32

Schwotzer, Arthur C.

a/k/a Arthur Carl Schwotzer
Late of Peters Twp.
Washington Co., PA
File No. 63-22-1954

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: Eric H. Schwotzer, 175 Pleasantview Dr., McMurray, PA 15317

Attorney: Anthony M. Tedesco, Esq., 420 Fort Duquesne Blvd., 16 Flr., Pittsburgh, PA 15222

_____ WCR Vol 103 Issues 30,31,32

Wolf, Beverly J.

a/k/a Beverly Harter Wolf
Late of South Strabane Twp.
Washington Co., PA
File No. 63-22-1744

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: Kristine Wolf, 88 Crestvue Rd., Washington, PA 15301

Attorney: Christine Mathews Long, Esq.,

Vollen Anderson Long, LLC, 429 Fourth Ave., Ste. 1502, Pittsburgh, PA 15219

WCR Vol 103 Issues 30,31,32

Yerkey, Barbara J.

Late of Cecil Twp.
Washington Co., PA
File No. 63-23-0125

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 Lawrence Yerkey,
330 Gameland Rd., Claysville, PA
15317

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

WCR Vol 103 Issues 30,31,32

Young, Helen Erma Levi

Late of Canonsburg
Washington Co., PA
File No. 63-23-0155

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: Gene Levi, 402 Ironwood Dr.,
Canonsburg, PA 15317

Attorney: Christine B. Murphy, Esq.,
Zacharia Brown Law Offices, 111 W.
McMurray Rd., McMurray, PA 15317

WCR Vol 103 Issues 30,31,32

THIRD PUBLICATION

Clutter, Carmen Montine

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

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

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

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

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

WCR Vol 103 Issues 29,30,31

Marshall, Charlotte Rose

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

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

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

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

WCR Vol 103 Issues 29,30,31

Maser, Dorothy M.

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

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

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

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

WCR Vol 103 Issues 29,30,31

McKula, Joyce Eileen

a/k/a Joyce E. McKula

Late of Conway, Horry County,
South Carolina
Washington Co., PA
File No. 63-23-0098

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

Executor: Ann Roschy c/o
Attorney: Lane M. Turturice, Esq.,
Turturice & Assoc., LLC, 70 E. Wheeling
St., Washington, PA 15301

WCR Vol 103 Issues 29,30,31

Morrell, Lynne Ann

Late of Scenery Hill
Washington Co., PA

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

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

WCR Vol 103 Issues 29,30,31

Morris, Glenn A.

Late of Marianna
Washington Co., PA

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

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

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

WCR Vol 103 Issues 29,30,31

Naab, James Craig
a/k/a James C. Naab

Late of Burgettstown
Washington Co., PA

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

Administrator: Craig G. Naab, 2925
Sebolt Rd., Southpark, PA 15129

WCR Vol 103 Issues 29,30,31

Pochiba, John L.

Late of Canonsburg
Washington Co., PA

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

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

WCR Vol 103 Issues 29,30,31

Schafer, William Leroy

a/k/a Lee Schafer
Late of Nottingham Twp.
Washington Co., PA

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

Executor: Laura Jean Schafer a/k/a Laura
J. Schafer, 24 Meadowbrook Rd., Eighty
Four, PA 15330

WCR Vol 103 Issues 29,30,31

Taddeo, Danny F.

Late of Carroll Twp.
Washington Co., PA

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

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

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

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

WCR Vol 103 Issues 29,30,31

Thornton, Timothy G.

Late of McDonald
Washington Co., PA

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

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

WCR Vol 103 Issues 29,30,31

Winters, Margaret A.

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

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

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

WCR Vol 103 Issues 29,30,31

FICTITIOUS NAME NOTICE

FICTITIOUS NAME NOTICE

NOTICE is hereby given than an Application for Registration of Fictitious Name was filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on December 13, 2022, for the purpose of obtaining a fictitious name for a corporation, **Fields of Flowers, Inc.** which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177.

The fictitious name is **Falling Petal, Décor & Floral Design** with its principal place of business being located at 237 McKean Avenue, Charleroi, Pennsylvania 15022.

John I. Nubani, Esquire
Bassi, Vreeland & Associates, P.C.
Attorneys at Law
P.O. Box 144
111 Fallowfield Avenue
Charleroi, PA 15022

WCR Vol 103 Issue 31

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, MARCH 3, 2023, at 10:00 o'clock A.M. - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on our website and watch for news release for more information.

CONDITIONS OF SALE

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

BURGETTSTOWN

**JP MORGAN CHASE BANK,
NATIONAL ASSOCIATION**

vs

RICHARD KOONTZ

DOCKET #: 2022-1960

JUDGEMENT: \$58,302.01

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

Address: 141 CENTER AVENUE, BURGETTSTOWN, PA 15021

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

CALIFORNIA

WELLS FARGO BANK, N.A.

vs

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

DOCKET #: 2022-4939

JUDGEMENT: \$43,139.96

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

Address: 651 WOOD STREET, CALIFORNIA, PA 15419

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

CANONSBURG

WILMINGTON SAVINGS FUND SOCIETY, FSB, as trustee of Stanwich Mortgage Loan Trust M

**vs
ALLISON C. COLE**

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

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

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

Improvements: Residential Dwelling

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

CARROLL

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

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

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

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

Improvements: Residential Dwelling

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

CECIL

**WELLS FARGO BANK, N.A.
vs
GERALDINE WILSON**

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

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

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

Improvements: Residential Dwelling

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

CECIL (Cont'd)

**CORRECTED PARCEL
NUMBER AS OF 2/16/2023**

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

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

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

Address: 1108 OLD FARM ROAD, LAWRENCE, PA 15055
Tax #: 140-012-09-00-0008-00B

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520
WCR Vol 103 Issues 31,32,33

CHARLEROI

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

CHARTIERS

AMERIHOM MORTGAGE
COMPANY,LLC
vs
JASON J. PAVLEK

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

EAST BETHLEHEM

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

HANOVER

HANCOCK COUNTY
SAVINGS BANK, F.S.B.
vs
JANET A. RAMSEY
AND JERRY R. RAMSEY

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

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

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

Improvements: Residential Dwelling

Attorney: THOMAS H. AYOOB III &
 ASSOCIATES, LLC, (412) 208-3000

WCR Vol 103 Issues 29,30,31

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

ATLANTICA, LLC
vs
KURT HODGSON
A/K/A KURT C. HODGSON

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

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

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

Improvements: Residential Dwelling
Attorney: DWALDMAN LAW, P.C.,
(844) 899-4162

WCR Vol 103 Issues 29,30,31

MONONGAHELA (Cont'd)

REVERSE MORTGAGE
FUNDING LLC
vs
DARLENE G. COX

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

SOUTH STRABANE

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

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

SOUTH STRABANE (Cont'd)**THIS SALE HAS BEEN
CONTINUED UNTIL 5/5/2023**

FREEDOM MORTGAGE
CORPORATION

vs
ALAN J. ROGERS
A/K/A ALAN ROGERS
AND MELISSA D. ROGERS

DOCKET #: 2019-6824
JUDGEMENT: \$275,255.79

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

Address: 49 WOODSIDE DRIVE,
WASHINGTON, PA 15301
Tax #: 600-005-01-04-0007-00

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

UNION

**LAKEVIEW LOAN
SERVICING LLC
vs
DAWNA E. MOZES**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

UNION (Cont'd)

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

**vs
STACEY BOARDLEY**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

UNION (Cont'd)

**PNC BANK, NATIONAL
ASSOCIATION
vs
JOSEPHINE TENNANT**

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

WASHINGTON

**U.S. BANK TRUST NATIONAL
ASSOCIATION AS TRUSTEE OF
THE TIKI SERIES III TRUST**

**vs
RAY SPROWLS A/K/A RAYMOND
W SPROWLS, JR**

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

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

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

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP,
(212) 471-5100

WCR Vol 103 Issues 29,30,31

WASHINGTON (Cont'd)

M&T BANK
vs
CHRISTINA M. SCHWINGEL

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

WASHINGTON (Cont'd)

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

vs
KELLIE ANDERSON

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 103 Issues 29,30,31

NOTICE TO THE PROFESSION

Foreclosed Property Sales moved to Online Service

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

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

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

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

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

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

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

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