

# WASHINGTON COUNTY REPORTS

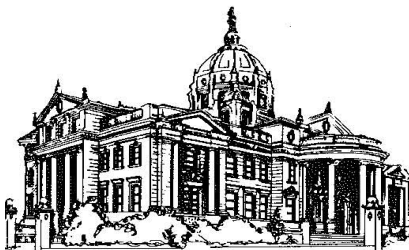
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**SERVING THE LEGAL COMMUNITY OF WASHINGTON COUNTY, PENNSYLVANIA**

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**PERIODICAL PUBLICATION. DATED MATERIAL.  
DO NOT DELAY DELIVERY.**

*FOR RETURN SERVICE: 119 S. College St., Washington, PA 15301*

## ESTATE NOTICES

### FIRST PUBLICATION

**Bayer, Betty Jane**

Late of Somerset 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: Jay Edward Bayer, 2726 S. Bridge Rd., Washington, PA 15301

Attorney: William Knestrick, Esq., Neighborhood Attorneys, LLC, 8 E. Pine Ave., Washington, PA 15301

\_\_\_\_\_ WCR Vol 101 Issues 48,49,50

**Booker, Harry B.**

a/k/a Harry Bernard Booker  
Late of Washington  
Washington Co., PA  
File No. 63-20-1540

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: Teresa M. Booker, 98 Janet St., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 101 Issues 48,49,50

**Brower, Harriett L.**

a/k/a Harriett Louise Brower  
Late of Washington  
Washington Co., PA  
File No. 63-21-0043

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: Billie Jo Wodusky, 87 Brentwood Ave., Wheeling, WV 26003

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

\_\_\_\_\_ WCR Vol 101 Issues 48,49,50

**Diettinger, Frank George**

a/k/a Frank G. Diettinger  
Late of Washington  
Washington Co., PA  
File No. 63-21-1034

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: Nancy A. Green, 1435 Willowbrook Dr., Washington, PA 15301

Attorney: Charles J. Avalli, Esq., Gentile Horoho & Avalli P.C., 310 Grant St., Ste. 1000, Pittsburgh, PA 15219

\_\_\_\_\_ WCR Vol 101 Issues 48,49,50

**Fragapane, Rosalie**

Late of Meadowlands  
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: Jennifer Merriman, 3 Carter Ln., McDonald, PA 15057

\_\_\_\_\_ WCR Vol 101 Issues 48,49,50

**Franz, David Joseph**

Late of Canonsburg  
Washington Co., PA  
File No. 63-21-0917

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: Danielle L. Franz, 631 Frederick Ct., Canonsburg, PA 15317; David W. Franz, 900 Short Ave., Canonsburg, PA 15317,

Attorney: Christopher Lepore, Esq., 302 Third St., Carnegie, PA 15106

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**Hartzell, Norma Jean**

Late of West Finley  
Washington Co., PA  
File No. 63-21-0947

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: Douglas Jay Hartzell and Mark Allen Hartzell, 477 W. Finley Rd., West Finley, PA 15377

Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Flr., Washington, PA 15301

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**Heise, Paula S.**

Late of Washington  
Washington Co., PA  
File No. 63-21-0771

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 Administratrix or attorney, and all persons indebted to the

decedent to make payment to the Administratrix without delay.

Administratrix: Cathy Hartner, 122 Altamont Ave., Washington, PA 15301

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

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**Holt, David Lawrence**

a/k/a David L. Holt  
Late of Burgettstown  
Washington Co., PA  
File No. 63-21-00950

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: Ms. Geraldine Harris Holt, 13 Bucey Rd., Burgettstown, PA 15021  
Attorney: Joseph H. Fox, Esq., Joseph H. Fox, LLC, 125 S. College St., Washington, PA 15301

WCR Vol 101 Issues 48,49,50

**King, Lois Marlene**

a/k/a Marlene King  
Late of Nottingham Twp.  
Washington Co., PA  
File No. 63-21-1043

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 A. King, 38 Linden Rd., Canonsburg, PA 15317

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

WCR Vol 101 Issues 48,49,50

**Kramer, Linda**

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

Executor: Ron Kramer, 107 Kramer Rd.,  
Burgettstown, PA 15021

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

WCR Vol 101 Issues 48,49,50

**LePow, David I.**

Late of Monongahela  
Washington Co., PA  
File No. 63-21-0944

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: Deborah LePow,  
621 Park St., Monongahela, PA 15063

Attorney: Gregory R. Unatin, Esq.,  
Meyers Evans Lupetin & Unatin, LLC,  
707 Grant St., Gulf Tower, Ste. 3200,  
Pittsburgh, PA 15219

WCR Vol 101 Issues 48,49,50

**Levi, Daniel P.**

a/k/a Daniel Levi  
Late of Eighty Four  
Washington Co., PA  
File No. 63-21-0881

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 R. Levi, Sr.,  
76 Fulton Rd., Canonsburg, PA 15317

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

WCR Vol 101 Issues 48,49,50

**Martincic, David Paul**

a/k/a David P. Martincic  
a/k/a Dave Martincic  
a/k/a Dave P. Martincic  
Late of Washington Co., PA  
File No. 63-21-0557

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: Catherine DiNardo c/o  
Attorney: Robert K. Schweitzer, Esq.,  
Julian Gray Associates, 954 Greentree  
Rd., Pittsburgh, PA 15220

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**Pence, George Edward**

a/k/a George E. Pence  
Late of Finleyville  
Washington Co., PA  
File No. 63-21-0695

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: Teresa D. Hoxie, 2660 North  
Lamb Rd., Interlochen, MI 49643

Attorney: Eva H. Ahern, Esq., Peacock  
Keller, LLP, 95 W. Beau St., Ste. 600,  
Washington, PA 15301

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**Raymond, Florence S.**

a/k/a Florence Shankovich Raymond  
Late of McMurray  
Washington Co., PA  
File No. 63-21-1046

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

Executors: Susan Cornell and Robin Trombetta, 316 Washington Woods Drive, Washington, PA 15301

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**Rogers, Josephine F.**

a/k/a Josephine Rogers  
Late of Carroll Twp.  
Washington Co., PA  
File No. 63-21-0850

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: Cathy Kash, 712 Santee Terre Lane, Winter Garden, FL 34787

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

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**Seaman, Jerry W.**

a/k/a Jerry Wayne Seaman  
Late of Claysville  
Washington Co., PA  
File No. 63-21-1068

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: Jeri L. Zwicker and Douglas W. Seaman, P.O. Box 583, Claysville, PA 15323

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Road, Ste. 112, McMurray, PA 15317

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**Taylor, Margaret H.**

a/k/a Margaret Taylor  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-21-1064

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 Kolson, 483 Arden Rd., Washington, PA 15301

Attorney: William E. Goegring, Esq., 1207 Beechwood Blvd., Pittsburgh, PA 15206

WCR Vol 101 Issues 48,49,50

**Trylko, Nancy E.**

a/k/a Nancy Eileen Trylko  
Late of Canonsburg  
Washington Co., PA  
File No. 63-21-0965

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: Jeffrey D. Rybarski and Susan Eileen (Trylko) Wenzel, 144 Letherman Bridge Rd., Scenery Hill, PA 15360

Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Floor, Washington, PA 15301

WCR Vol 101 Issues 48,49,50

**Wall, James B.**

a/k/a James Brien Wall  
 a/k/a Brien Wall  
 Late of Venetia  
 Washington Co., PA  
 File No. 63-21-0683

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: Carol S. Fassinger a/k/a Carol Susan Fassinger, 1667 Weddell Rd., Elizabeth, PA 15037

Attorney: Carrie E. Conboy, Esq., Zacharia Brown P.C., 111 W. McMurray Rd., McMurray, PA 15317

WCR Vol 101 Issues 48,49,50

**SECOND PUBLICATION****Barry, Nancy J.**

a/k/a Nancy Jean Barry  
 Late of City of Washington  
 Washington Co., PA  
 File No. 63-21-0820

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 A. Barry, 717 14th St., Ambridge, PA 15003

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

WCR Vol 101 Issues 47,48,49

**Bivert, Bruce Wayne**

Late of Cecil Twp.  
 Washington Co., PA  
 File No. 63-21-0937

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

Administrator: Samantha Routh, 1427 Pueblo Dr., Pittsburgh, PA 15228

Attorney: Robert J. Garvin, Esq., Goldberg, Kamin & Garvin, 437 Grant St., Ste. 1806, Pittsburgh, PA 15219

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**Boyd, Alice Marie**

a/k/a Alice M. Boyd  
 Late of Union Twp.  
 Washington Co., PA  
 File No. 63-21-0579

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: Benita Gillespie c/o

Attorney: Sheryl R. Heid, Esq., 4 N. Beeson Blvd., Uniontown, PA 15401

WCR Vol 101 Issues 47,48,49

**Bugay, Donald Lee**

Late of Cecil Twp.  
 Washington Co., PA  
 File No. 63-21-00939

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 c.t.a.: Kathleen M. Pratt, 1806 Glen Road, Aliquippa, PA 15001

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

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**Evers, Linda**

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

Executor: Jason C. Evers, 112 Springhill Dr., Oakdale, PA 15071

Attorney: William Knestrick, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

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**Glance, Thomas Henry**

a/k/a Thomas H. Glance  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-21-0108

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

Executor: Vida Glance, 227 McNary St., McMurray, PA 15317

WCR Vol 101 Issues 47,48,49

**Kaikaka, Aldred Charles**

Late of Cecil Twp.  
Washington Co., PA  
File No. 63-21-00786

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: Carolyn Leiani Kaikaka, 94 Gretna Rd., Washington, PA 15301

Attorney: Stephen J. Taczak, Esq., 23 E. Beau St., Washington, PA 15301

WCR Vol 101 Issues 47,48,49

**Mendel, John A.**

Late of Finleyville, Union Township  
Washington Co., PA  
File No. 63-21-0851

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: Janet L. Mendel, 105 Viareggio Way, Finleyville, PA 15332

Attorney: James N. Perich, Esq., 111 Terence Dr., Pittsburgh, PA 15236

WCR Vol 101 Issues 47,48,49

**Pence, Jean T.**

a/k/a Jean Taggart Pence  
Late of Washington  
Washington Co., PA  
File No. 63-21-0877

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: Julian D. Taggart, 7680 Cincinnati-Zanesville Road, Amanda, OH 43102

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

WCR Vol 101 Issues 47,48,49

**Ragan, James**

Late of Avella  
Washington Co., PA  
File No. 63-21-0958

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: Joseph H. Ragan, 113 Neely School Rd., Avella, PA 15321; James D. Ragan, 208 Karen Way, Johnstown, PA 15904

Attorney: Susan M. Key, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

\_\_\_\_\_ WCR Vol 101 Issues 47,48,49

**Rogers, William B.**

a/k/a William Bruce Rogers

a/k/a William Rogers

a/k/a Bill Rogers

Late of East Finley Twp.

Washington Co., PA

File No. 63-20-1503

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: Debra Rogers-Kelsall, 182 Valley View Rd., Claysville, PA 15323

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 101 Issues 47,48,49

**Susick, Debra Lee**

a/k/a Debra L. Susick

a/k/a Debra L. Parola

Late of Fallowfield Twp.

Washington Co., PA

File No. 63-21-921

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: Robert W. Parola, 308 Woodward Ave., Charleroi, PA 15022

Attorney: Philip H. Rubenstein, Esq., Law offices of Philip H. Rubenstein, 312 2nd Ave., Carnegie, PA 15106

\_\_\_\_\_ WCR Vol 101 Issues 47,48,49

**THIRD PUBLICATION**

**Gallick, Cecelia A.**

Late of Marianna

Washington Co., PA

File No. 63-04-1432

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 M. Gallick, 300 Kelley Rd., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 101 Issues 46,47,48

**Leckie, Betty Lee**

a/k/a Betty Leckie

a/k/a Betty L. Leckie

Late of Washington

Washington Co., PA

File No. 63-21-0931

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: J. Scott Leckie and James E. Leckie c/o

Attorney: Kelly J. Dollins, Esq., Yablonski, Costello & Leckie, P.C., 116 N. Main St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 101 Issues 46,47,48



**VanVoorhis, Zachary T.**  
 a/k/a Zachary Townsend VanVoorhis  
 Late of Bulger  
 Washington Co., PA  
 File No. 63-20-1234

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: Virginia C. VanVoorhis, 1002 Valley View Rd., Bulger, PA 15019  
Attorney: Glenn S. Sinko, Esq., Sinko Zimmerman, LLC, Ste. 200, One Adams Place, 310 Seven Fields Blvd., Seven Fields, PA 16046

\_\_\_\_\_ WCR Vol 101 Issues 46,47,48

**CORPORATION NOTICES**

**NOTICE OF DISSOLUTION OF MEDICAL BILLING SOLUTIONS SERVICES, INC.**

To all persons interested and claimants of Medical Billing Solutions Services, Inc., a Pennsylvania corporation (the "Corporation"):

The Corporation has filed Articles of Dissolution effective as of May 7, 2021, with the Pennsylvania Department of State. All persons with claims against the Corporation must present them, in writing, as follows:

1. The claim must contain sufficient information to reasonably inform the Corporation of the claimant's identity and the substance of the claim
2. Claims must be addressed and mailed, postage prepaid, to:  
 BrownWinick Law Firm  
 Attn: Jonathan Napier  
 666 Grand Ave., Suite 2000  
 Des Moines, IA 50309
3. The Corporation's deadline for receiving claims is September 9, 2021. Any claim not received by the dead

line will be barred.

4. The Corporation (or a successor entity) may make distributions to other claimants, shareholders, or other persons without further notice to the claimant.

\_\_\_\_\_ WCR Vol 101 Issue 48

**INCORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on March 22, 2021, with respect to a Nonprofit Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **WEST MIDDLETOWN VOLUNTEER FIRE DEPARTMENT AUXILIARY** with its principal place of business being located at 4610 Jefferson Avenue, Avella, PA 15312.

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

\_\_\_\_\_ WCR Vol 101 Issue 48

**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 26, 2021 for **Phoenix Off-road & Repair** at 84 Blanche Rd. Fredericktown, PA 15333. The name and address of each individual interested in the business is James L. Goodwin at 84 Blanche Rd. Fredericktown, PA 15333. This was filed in accordance with 54 PaC.S. 311.417

\_\_\_\_\_ WCR Vol 101 Issue 48

**Fictitious Name Registration**

Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on March 23, 2021 for **Obsidian Auto Body** at 855 Valleyview Eighty Four, PA

15330. The name and address of each individual interested in the business is Caleb Cornelius at 855 Valleyview Eighty Four, PA 15330. This was filed in accordance with 54 PaC.S. 311.417

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**FICTITIOUS NAME  
REGISTRATION**

**TINA MAIDS OF PITTSBURGH**

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 18, 2021, for the conduct of a business in Washington County, Pennsylvania. The assumed or fictitious name, style, or designation:

**TINA MAIDS OF PITTSBURGH**

The address of the principal place of business: 2440 W. Pike St., Houston, PA 15342. The name(s) and/or address(es) of all persons owning or interested in said business: A&S Enterprise LLC, 2440 W. Pike St., Houston, PA 15342.

WCR Vol 101 Issue 48

**INCORPORATION NOTICE**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on May 26, 2021, with respect to a Nonprofit Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **LIGHT OF CHRIST FULL GOSPEL CHURCH** with its principal place of business being located at 118 Burton Ave., Washington, PA 15301.

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**REAL ESTATE NOTICE**

**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY  
PENNSYLVANIA  
CIVIL ACTION--LAW  
No. 2021-2189**

**IMPORTANT NOTICE**

**TO: KAJA HOLDINGS 2, LLC**

George Orris, Plaintiff

Vs.

KAJA Holdings 2 LLC, Defendant

An Action to Quiet Title was filed in connection with Parcel No. 670-006-00-03-0015-00 which concerns a property at 517 Middle Street, West Brownsville, Pa 15417 and formerly owned by the Defendant

Whereupon, said Court on June 10, 2021, the Court ordered that Notice of said action be served by publication upon the Defendant herein named and upon its successors, and assigns, generally, and upon all other persons, generally, named or not named, having or claiming to have an interest in said real estate as set forth in said Complaint filed in the above stated proceedings, stating that the Court will grant appropriate relief to the Plaintiff as prayed for in the Complaint unless the Defendant shall file an Answer to the Complaint on or before the 22<sup>nd</sup> day of July, 2021, at 8:45 o'clock AM in Court Room No.: 5 of the Washington County Courthouse.

Richard C. Mudrick  
Attorney at Law  
300 Fallowfield Avenue  
Charleroi, PA 15022

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**MISCELLANEOUS NOTICES**

**NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION NO. CV-2020-854**

**TO: David Stegenga II, Personally and  
as Executor for the Estate of David  
Stegenga, et al., Defendant**

**DATE: June 8, 2021**

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**NAME: WASHINGTON COUNTY  
BAR ASSOCIATION  
ADDRESS: 119 SOUTH COLLEGE  
STREET  
WASHINGTON, PA 15301  
PHONE: 724-225-6710  
www.washcobar.org**

WCR Vol 101 Issue 48

**NOTICE  
IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL ACTION NO. CV-2020-858**

**TO: The Estate of Marjorie Mae  
Broder, et al., Defendant  
DATE: June 11, 2021**

**IMPORTANT NOTICE**

YOU ARE IN DEFAULT BECAUSE YOU HAVE FAILED TO ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. UNLESS YOU ACT WITHIN TEN (10) DAYS FROM THE DATE OF THIS NOTICE, A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT A HEARING AND YOU MAY LOSE YOUR PROPERTY OR OTHER IMPORTANT RIGHTS. YOU SHOULD TAKE THIS NOTICE TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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WCR Vol 101 Issue 48

## **SHERIFF'S SALE—Samuel L. Romano, 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 SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, JULY 9, 2021 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

**CONDITIONS OF SALE:** Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on 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)

### CANONSBURG

**PNC BANK, NATIONAL ASSOCIATION, Successor by Merger to NATIONAL CITY BANK**

vs

**THE UNKNOWN HEIRS OF ADA SMITH, DECEASED AND DANIEL MANGAN, Solely in His Capacity as Heir of ADA SMITH, DECEASED**

**DOCKET #: 2020-338**

**JUDGEMENT: \$38,495.93**

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

Address: 543 EUCLID AVENUE, CANONSBURG, PA 15317

Tax #: 090-009-00-01-0016-00

Improvements: Residential Dwelling

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

### CANONSBURG

**J.P. MORGAN MORTGAGE ACQUISITION CORP.**

vs

**ROBERT ALLISON AND PAMELA A. ALLISON**

**DOCKET #: 2020-1832**

**JUDGEMENT: \$58,059.95**

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

Address: 627 MARPLE AVENUE, CANONSBURG, PA 15317

Tax #: 110-013-00-01-0016-00 & 110-013-00-01-0017-00 (2)

Improvements: Residential Dwelling

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

\_\_\_\_\_ WCR Vol 101 Issues 46,47,48

\_\_\_\_\_ WCR Vol 101 Issues 46,47,48

**CANTON****FREEDOM MORTGAGE CORPORATION**

vs

**FREDRICK S. DATES AND DEANNA M. DATES****DOCKET #: 2019-5856****JUDGEMENT: \$201,982.48**

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

Address: 626 MCKEE ROAD, WASHINGTON, PA 15301

Tax #: 120-010-00-00-0022-04 &amp; 120-010-00-00-0026-03 (2)

Improvements: Residential Dwelling

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

WCR Vol 101 Issues 46,47,48**SOUTH FRANKLIN****1900 CAPITAL TRUST III**

vs

**JOHANNA BRADEN****DOCKET #: 2020-4870****JUDGEMENT: \$279,414.25**

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

Address: 1605 VISTA VALLEY ROAD, WASHINGTON, PA 15301

Tax #: 590-003-00-00-0003-16

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, 215-579-7700

WCR Vol 101 Issues 46,47,48**NOTTINGHAM****BEAR STEARNS ASSET BACKED SECURITIES I TRUST 2006-1M1**

vs

**JOSEPH C. LIKENS AND PATRICIA L. LIKENS****DOCKET #: 2010-8926****JUDGEMENT: \$630,453.03**

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

Address: 213 ARROWHEAD LANE, EIGHTY FOUR, PA 15330

Tax #: 530-001-10-00-0001-00

Improvements: Residential Dwelling

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

WCR Vol 101 Issues 46,47,48**WASHINGTON****PNC BANK, NATIONAL ASSOCIATION**

vs

**UNKNOWN HEIRS and/or Administrators to the ESTATE OF MARY SAVAGE, AKA MARY V. SAVAGE****DOCKET #: 2019-3998****JUDGEMENT: \$45,381.79**

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

Address: 117 MAPLE AVENUE, WASHINGTON, PA 15301

Tax #: 770-030-00-03-0015-00

Improvements: Residential Dwelling

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

WCR Vol 101 Issues 46,47,48

## **WARMAN ABSTRACT & RESEARCH LLC JOHN F. WARMAN**

518 Madison Drive, Smithfield, PA 15478, 724-322-6529  
johnfranciswarman@gmail.com

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