

# WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. Established March 31, 1920 as the **Official Legal Periodical** for Washington County, Pennsylvania. Owned & Published since January 1, 1958 by the **Washington County Bar Association**, 119 S. College St., Washington, PA 15301

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**Vol. 106 No. 49 – JUNE 18, 2026**

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

### MOTIONS COURT SCHEDULE

|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CR#/Suite#                                             | <b>Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b><br><b>Courthouse &amp; Bar Office</b><br><b>CLOSED Friday, June 19 in observance of Juneteenth.</b><br><b>CLOSED Friday, July 3 in observance of Independence Day</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Costanzo, Valarie<br>CR#7/1001                         | Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> . <b>NO MOTIONS 6/24-25, 7/22-7/23</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| DiSalle, John<br>CR#2/2002                             | All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties.<br>Civil Judge of the Term: 22nd to end of the month. |
| Lucas, Michael,<br>CR#6/1006                           | Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a<br>Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| McDonald, Traci<br>CR#1/2001                           | Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a><br><b>NO MOTIONS 7/7, 7/9 and 7/23</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Pettit, Jesse<br>CR#3/2003                             | Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: <a href="https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge">https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge</a> .<br><b>NO MOTIONS 7/23, 7/28, 7/30</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Senior Judges<br>Emery, K.<br>& Motto, D.<br>CR#4/3005 | Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: **[1]** Law professors said artificial intelligence-generated answers did a better job of answering student questions than their fellow professors responses, implying that AI tutoring can help students and handle legal reasoning, according to a new study led by Stanford Law School. Forty questions similar to ones that first year contracts students typically ask faculty were developed by professors from 14 law schools. The professors answered them and Google’s Gemini 2.5 Pro and Notebook LM did too. When those professors judged the answers given by all three in a blind evaluation of nearly 3,000 anonymized comparisons, 75% of the time the professors preferred AI generated answers, according to an article in the Social Science Research Network, published May 27. Additionally, professors flagged only 3.5% of the AI generated answers as pedagogically harmful, compared to 12% of their peers’ answers. While previous AI evaluation often focused on subjects with clear right or wrong answers, this study looked at legal reasoning, which involves careful analysis of competing arguments and defensible conclusions. “We were frankly surprised by the magnitude of the results,” said Julian Nyarko, a professor at Stanford Law School, in a story appearing on the law school’s website. “These weren’t just simple questions with obvious answers. Many of them required synthesizing complex material, applying it to a new situation and explaining legal concepts in ways that would help students develop their own analytical skills. AI tutors can offer high quality, on demand support that complements classroom instruction and may broaden access to expert guidance.” **[2]** Fifteen defendants, including an ex-Goodwin Procter associate, pleaded not guilty recently to allegedly participating in an insider trading scheme involving confidential information about mergers and acquisitions allegedly stolen from some of the largest U.S. law firms. Nicolo Nourafchan — who worked at Goodwin Procter, Sidley Austin and Latham & Watkins — and Robert Yadgarov, a personal injury lawyer, were arraigned in federal courtroom in Boston and have pled not guilty. They are considered by prosecutors to be the ringleaders of the scheme, according to a pair of indictments unveiled last month by the U.S. Attorneys Office for the District of Massachusetts. Nourafchan is accused of passing along confidential information and convincing other attorneys to provide tips about non-public deals involving Johnson & Johnson, Amazon, Occidental Petroleum and two dozen other companies. Other defendants also arraigned included Nourafchan’s brother, Lorenzo Nourafchan, who pleaded not guilty to making trades from tips as well as sharing the information with friends and family members. **[3]** Recently, the Florida Supreme Court released an update to the state’s general practice rules, which requires the signer of any document filed with Florida Courts to insure that “the legal authorities identified exist and are accurately cited.” This requirement applies to filing prepared by attorneys and pro se litigants. In another amendment, the Florida Supreme Court authorizes courts to impose sanctions for “any filing inconsistent with” the representation that a signer makes under the updated rule. These sanctions could include reprimand, dismissal of proceedings and imposition of attorneys fees. The Florida Supreme Court adopted the amendments “to create a statewide, uniform replacement for varied circuit court administrative orders imposing disclosure and certification requirements about the use of artificial intelligence at filings,” according to commentary included in it’s order. The amendment takes effect June 15.

*Note: Obiter Dictum does not necessarily reflect the views of the employees, officers, and/or members of the Washington County Bar Association. Obiter Dictum is not an editorial, it is a compilation of items about the law, attorneys, and related matters. It is not intended to endorse or promote any particular point of view.*

### WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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## **NOTICE TO THE PROFESSION**

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### **Administrative Order — Juneteenth**

In accordance with Federal and State recognition of Juneteenth, the Court of Common Pleas and Magisterial District Courts of the 27th Judicial District shall be CLOSED on June 19, 2026, in observance of Juneteenth National Freedom Day. All court offices and court-related filing offices shall be closed for public business. For the purposes of filing of documents under any applicable rule of court, filings that are required by local rule or order of court to be submitted no later than Friday, June 19, 2026, shall be deemed timely if filed before the close of business on Monday, June 22, 2026. June 19, 2026, shall constitute excludable time attributable to the judiciary for the purposes of the application of Pa.R.Crim.P. 600, subject to constitutional limitations regarding a defendant's rule-based right to a speedy trial. Magisterial District Judge Eric G. Porter is DIRECTED to be available for all required emergency matters as the on-call magisterial district judge.

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### **Position Opening — Attorney, Children & Youth**

The Washington County Children & Youth Department is seeking applications for the position of Attorney. The successful candidate will join a team of attorneys responsible to advise and represent the department in all legal matters and proceedings. Duties include consultation, witness preparation, and representation at pretrial conferences, hearings, trials and appellate proceedings. The starting annual salary for the position is \$78,506.60 and the position also receives a generous benefits package, including family health insurance, retirement contribution, and wellness benefits/activities for both employees and their families. A Juris Doctorate from an accredited college or university, admission to the Pennsylvania Bar and prior legal experience, including 2 to 3 years of litigation experience, are required. Prior experience with child welfare law issues is preferred.

Applications will be accepted until **Friday, July 3, 2026**.

For more information and to apply online: <https://www.washingtoncopa.gov/employment>

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### **Position Opening — Assistant Public Defender — Trial Attorney**

The Washington County Public Defender's office is seeking to hire a Full-time Assistant Public Defender — Trial Attorney to represent indigent defendants at all criminal proceedings. A Juris Doctor Degree and a license to practice law in PA (member of the PA Bar) are required, as is prior experience as an attorney. A thorough knowledge of the law, the court system and legal proceedings is essential, as is the ability to perform legal research. The incumbent must remain current in the law through continuing education. The incumbent will deal directly with inmates, frequently in the Correctional Facility, and must be aware of the physical risks that may be involved. Computer skills are necessary. Starting Salary \$77,254, benefits available after 90 days.

For more information and to apply: <https://www.washingtoncopa.gov/employment>

## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

- Jun 24     **Energy Law Series CLE:** “Getting the Most From Your Building,” Webinar  
11am-Noon
- Jul 21     **Annual Bar Picnic & Golf Outing,** Southpointe Golf Club
- Jul 31     **SLD Summer Q2 Outing:** Clemente Museum, 6-7pm
- Aug 14-16 **Summer Bench Bar,** Oglebay Resort, Wheeling.
- Sep 3      **SHRED DAY!** 3pm-5pm, Citizens’ Library parking lot (food truck ‘til 6:30pm)
- Sep 29     **Bar Meeting & CLE:** “Overview of Right to Know / Open Records, Sunshine Act,  
& More,” Location/time TBD
- Oct 9      **W&J Pre-Legal CLE:** “Data Privacy in the Age of AI,” 3pm
- Nov 21     **Annual Bar Banquet,** Pennsylvania Trolley Museum
- Jan 22     **Annual Winter Bench Bar,** Hilton Garden Inn, Southpointe

### **PBI CLE Seminars @ the Bar Office**

- Jul 8     Bad Faith 2026 (2.5s/.5e)
- Jul 14    Preparing for Trial as a Solo or Small Firm 2026 (2s)
- Jul 29    Tax Law Trends for 2026 & Planning for 2027: What PA Practitioners Need to Know (3s)
- Aug 6    Real Estate 101 2026 (3s)
- Aug 25   The Fine Print That Matters: Building Legally Sound Employee Handbooks 2026 (3s)

PBI Seminars are held at WCBA, 119 S. College St., Washington, PA, unless noted.  
Register for PBI seminars through PBI at 1.800.932.4637 or [www.pbi.org](http://www.pbi.org). Any person requiring special PBI  
arrangements for a disability contact Zina Barlup at 800.932.4637 ext. 2284 at least 10 days before the course.

**PBI reserves the right to cancel any seminar 10 days prior if two or fewer people are pre-registered.**

## **NEED LIVE CLE CREDITS?**

### **Watch “live online” CLEs**

**at the Washington County Bar Association office.  
Contact us at [wcbawashcobar.org](mailto:wcbawashcobar.org) or 724-225-6710  
to make an appointment. Only \$50 per credit hour**

## ESTATE NOTICES

### **FIRST PUBLICATION**

**Brewer, William**

a/k/a William J. Brewer  
Late of Washington  
Washington Co., PA

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

Administrator: Liam Emerson  
Brewer, 418 E. Beau Street, Apt. A,  
Washington, PA 15301  
Attorney: David Bayard Wolf, Esq.,  
Wolf, Wagers & Wolf, 1500 Ash-  
wood Dr., Ste. 1501, Canonsburg,  
PA 15317

WCR Vol 106 Issues 49,50,51

**Brinkerhoff, Jr., Oliver Cromwell**

a/k/a Oliver C. Brinkerhoff, Jr.  
a/k/a Oliver C. Brinkerhoff  
Late of Cecil  
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 Brinkerhoff  
a/k/a Craig Oliver Brinkerhoff,  
25137 Comfort Street, Center Line,  
MI 48015-1513  
Attorney: Kathleen Smith-DeLach,  
Esq., Phillips Froetschel LLC, 310  
Grant Street, Suite 700, Pittsburgh,  
PA 15219

WCR Vol 106 Issues 49,50,51

**Cappelli, Roberta A.**

Late of Fallowfield Township  
Washington Co., PA

The Register of Wills has granted

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

Executrix: Susan M. Benning, 70  
Dairy Road, Charleroi, PA 15022  
Attorney: Richard C. Mudrick, Esq.,  
300 Fallowfield Avenue, Charleroi,  
PA 15022

WCR Vol 106 Issues 49,50,51

**Celaschi, Marlene F.**

a/k/a Marlene Dubeck Celaschi  
Late of Charleroi 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: Cathy Jo Stark, 39 Colo-  
nial Drive, Monessen, PA 15062  
Attorney: Alan Benyak, Esq., 401  
Sixth Street at Washington Avenue,  
Post Office Box 1, Charleroi, PA  
15022

WCR Vol 106 Issues 49,50,51

**Frye, Ruth K.**

a/k/a Ruth Louise Frye  
Late of West Alexander  
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 A. Frye a/k/a Jason  
Allen Frye, 58638 Eileen Street,  
Rayland, OH 43943  
Attorney: Bradley M. Bassi, Esq.,

Bassi, Vreeland & Associates, P.C.,  
P.O. Box 144, 111 Fallowfield Ave-  
nue, Charleroi, PA 15022

WCR Vol 106 Issues 49,50,51

**Javornicky, Darlene M.**

a/k/a Darlene Marie Javornicky  
Late of Eighty Four  
Washington Co., PA  
File No. 63-26-0831

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: Darrin T. Javornicky  
a/k/a Darrin Thomas Javornicky,  
34 Ankrom Road, Eighty Four,  
PA 15330  
Attorney: James P. Liekar, Esq.,  
38 West Pike Street, Canonsburg,  
PA 15317

WCR Vol 106 Issues 49,50,51

**Kreigline, Barbara Lento**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0751

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 Miles Lento, Jr. c/o  
Attorney: Benjamin Scott Johns,  
Esq., Jones, Gregg, Creehan &  
Gerace, LLP, 20 Stanwix Street,  
Suite 1100, Pittsburgh, PA 15222

WCR Vol 106 Issues 49,50,51

**Lorenzi, Valeria M.**

Late of Washington  
Washington Co., PA  
File No. 632600753

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: Vincent Lorenzi,  
118 McGregor Drive, Canonsburg,  
PA 15317

Attorney: Matthew D. Gailey, Esq.,  
Cozza Law Group, PLLC, 400 Holiday Drive, Suite 210, Pittsburgh,  
PA 15220

WCR Vol 106 Issues 49,50,51

**Marcase, Marion Jean**

a/k/a Marion Marcase  
a/k/a Marion Jean Coneby  
a/k/a Marion Coneby  
a/k/a Marion Jean Ramsey  
a/k/a Marion Ramsey  
a/k/a Marion Ramsey Marcase  
Late of Houston Borough  
Washington Co., PA  
File No. 63-25-0316

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: Betsy Openbrier, 70  
Green Street, Houston, PA 15342  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC, 138  
N. McDonald St., Suite 101,  
McDonald, PA 15057

WCR Vol 106 Issues 49,50,51

**Ostrowski, Carole C.**

a/k/a Carole Lynn Ostrowski  
Late of Borough of Houston  
Washington Co., PA

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

the decedent to make payment to the Administrator without delay.

Administrator: Lawrence Stephen  
Ostrowski, 218 Fair Meadow Circle,  
Houston, PA 15342  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC, 60  
East Beau St., Washington, PA  
15301

WCR Vol 106 Issues 49,50,51

**Patterson, Eugene William**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0440

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 Curtis Norman  
& Kimberly A. Chandler, 80 East  
Main Street, PO Box 66, West  
Middletown, PA 15379  
Attorney: Dennis M. Makel, Esq.,  
Makel & Associates, LLC, 98 East  
Maiden Street, Washington, PA  
15301

WCR Vol 106 Issues 49,50,51

**Rathgeb, Yvonne L.**

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

Executrix: Stacey L. Haught, 131  
Scenic Ridge Drive, Venetia, PA  
15367  
Attorney: Bradley M. Bassi, Esq.,  
Bassi, Vreeland & Associates, P.C.,  
P.O. Box 144, 111 Fallowfield Avenue,  
Charleroi, PA 15022

WCR Vol 106 Issues 49,50,51

**Ruey, Speer**

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: Nancy Figel-Ruey,  
489 Charles Street, Charleroi, PA  
15022

Attorney: Timothy M. Maatta, Esq.,  
513 Shoonmaker Avenue, Monessen,  
PA 15062

WCR Vol 106 Issues 49,50,51

**Seik, Bernard B.**

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: Brian J. Minnis,  
59 Kopper Kettle Road,  
Washington, PA 15301  
Attorney: Joseph H. Fox, Esq., Joseph  
H. Fox, LLC, 125 South College  
Street, Washington, PA 15301

WCR Vol 106 Issues 49,50,51

**Sicher, David Michael**

a/k/a David M. Sicher  
Late of Bulger  
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 D. Sicher, 131 Marlin  
Drive E., Pittsburgh, PA 15216

Attorney: Angela D. Kusturiss,  
Esq., Kusturiss Law Firm, 12 North  
Jefferson Avenue, Canonsburg, PA  
15317

WCR Vol 106 Issues 49,50,51

**Strawn, Terri L.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0648

The Register of Wills has granted  
Letters on the Estate of the Dece-  
dent. Notice is hereby given to re-  
quest 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: David M. Strawn, Jr.,  
799 Baird Avenue, Washington,  
PA 15301

Attorney: Frank C. Roney, Esq.,  
The Roney Law Office, 228 South  
Main Street, Washington, PA  
15301

WCR Vol 106 Issues 49,50,51

**Suty, Jr., James R.**

Late of Union Township  
Washington Co., PA

The Register of Wills has granted  
Letters on the Estate of the Dece-  
dent. Notice is hereby given to re-  
quest 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: Sarah E. Suty,  
3951 Elrama-Finleyville Road,  
Finleyville, PA 15332  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC, 60  
East Beau Street, Washington, PA  
15301

WCR Vol 106 Issues 49,50,51

**Tkalcevic, George A.**

Late of Slovan  
Washington Co., PA  
File No. 63-26-0754

The Register of Wills has granted  
Letters on the Estate of the Dece-

dent. Notice is hereby given to re-  
quest 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: Juliette Tkalcevic,  
8 John Avenue, Slovan, PA 15078  
Attorney: John M. Smith, Esq.,  
Smith Butz LLC, 88 Center Church  
Road, McMurray, PA 15317

WCR Vol 106 Issues 49,50,51

**Weaver, Glenn L.**

Late of Canton Township  
Washington Co., PA

The Register of Wills has granted  
Letters on the Estate of the Dece-  
dent. Notice is hereby given to re-  
quest 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: Brenda L. (Rugg)  
D'Amico Pendleton c/o  
Attorney: Frank C. Roney, Esq.,  
The Roney Law Office, 228 South  
Main Street, Washington, PA  
15301

WCR Vol 106 Issues 49,50,51

## **SECOND PUBLICATION**

**Badura-Thompson, Susanne**

a/k/a Susanne J. Badara-Thompson  
Late of Washington, Amwell  
Washington Co., PA  
File No. 6326-0761

The Register of Wills has granted  
Letters on the Estate of the Dece-  
dent. Notice is hereby given to re-  
quest 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: Carl Joseph Thompson,  
1605 Amity Ridge Road, Washing-  
ton, PA 15301

WCR Vol 106 Issues 48,49,50

**DallaPiazza, Margaret Joyce**

a/k/a Margaret J. DallaPiazza  
Late of Cecil Township  
Washington Co., PA  
File No. 63-26-0634

The Register of Wills has granted  
Letters on the Estate of the Dece-  
dent. Notice is hereby given to re-  
quest 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: James W. Ringer, Jr., 131  
Fiscus Lane, Jeannette, PA 15644  
Attorney: Jenna Miller, Esq., Penn  
Liberty Law, LLC, 121 N Main St.,  
Suite 112, Greensburg, PA 15601

WCR Vol 106 Issues 48,49,50

**Gempel, Deborah E.**

Late of East Washington  
Washington Co., PA  
File No. 63-26-0697

The Register of Wills has granted  
Letters on the Estate of the Dece-  
dent. Notice is hereby given to re-  
quest 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: Michele Lyn Gempel,  
115 Wilmont Avenue, Washington  
PA 15301  
Attorney: L. Dawn Haber, Esq.,  
Peacock Keller, LLP, 95 West Beau  
St., Suite 600, Washington PA  
15301

WCR Vol 106 Issues 48,49,50

**Haberman, Thomas R.**

a/k/a Thomas Haberman  
Late of Cecil Township  
Washington Co., PA  
File No. 63-26-0622

The Register of Wills has granted  
Letters on the Estate of the Dece-  
dent. Notice is hereby given to re-  
quest 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: Kalna L. Bobyn, 19 High-

land Dr., McDonald, PA 15057  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC, 138  
N. McDonald St., Suite 101,  
McDonald, PA 15057

WCR Vol 106 Issues 48,49,50

**Hartman, Robert Madison**

Late of Charleroi  
Washington Co., PA  
File No. 63-26-0739

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

Executor: Matthew Grant Hartman,  
2603 Voglio Way, San Antonio, TX  
78259

WCR Vol 106 Issues 48,49,50

**Martin, Dennis Eugene**

Late of McMurray, PA 15317  
Washington Co., PA  
File No. 63-26-0720

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: Janice M. Martin,  
211 Center Church Road, McMurray, PA 15317  
Attorney: Edward G. Hunkele, Esq.,  
2310 Cronemeyer Ave., Pittsburgh, PA 15212

WCR Vol 106 Issues 48,49,50

**McGinnis, Marian L.**

Late of McDonald  
Washington Co., PA  
File No. 63-26-0630

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: Carol Rose Hurley, a/k/a  
Carol R. Hurley c/o  
Attorney: Jeanine M. Franciscus,  
Esq., 647 Allegheny Avenue, Oakmont, PA 15139

WCR Vol 106 Issues 48,49,50

**Miller, Ruby Louise**

a/k/a Ruby J. Miller  
Late of West Finley Township  
Washington Co., PA  
File No. 63-26-0658

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: Diane L. Painter a/k/a  
Diane Lynn Painter, 27 West Main  
Street, Grafton, WV 26354, and  
Sandra K. Gelety a/k/a Sandra Kaye  
Gelety, 905 Amelia Street, Belle  
Vernon, PA 15012  
Attorney: Brandon K. Meyer, Esq.,  
Meyer Law Office P.C., 76 N. Richhill  
Street, Waynesburg, PA 15370

WCR Vol 106 Issues 48,49,50

**Patterson, Eugene William**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0440

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 Curtis Norman  
& Kimberly A. Chandler, 80 East  
Main Street, PO Box 66, West  
Middletown, PA 15379

Attorney: Dennis M. Makel, Esq.,  
Makel & Associates, LLC, 98 East  
Maiden Street, Washington, PA  
15301

WCR Vol 106 Issues 48,49,50

**Schneider, Donna J.**

a/k/a Donna Jacqueline Schneider  
Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0744

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 Schneider a/k/a  
Troy Allan Schneider, 421 Meadow  
Ct., Canonsburg, PA 15317  
Attorney: Emily N. Masotto, Esq.,  
500 Commonwealth Dr., Warrendale, PA 15086

WCR Vol 106 Issues 48,49,50

**Sember, Edith M.**

a/k/a Edith Mae Sember  
a/k/a Edith Sember  
Late of McDonald  
Washington Co., PA  
File No. 63-26-0654

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: Darci Ann Sember-Smith  
c/o Attorney: Peter K. Darragh, PO  
Box 435, Hickory, PA 15340

WCR Vol 106 Issues 48,49,50

**Shekerko, Robert**

Late of Jefferson Township  
Washington Co., PA

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

Executor: Robert J. Shekerko,  
27 Taylor Street, Pittsburgh, PA  
15205

WCR Vol 106 Issues 48,49,50

**Zubovic, Dolores**

a/k/a Dolores A. Zubovic  
Late of Monongahela  
Washington Co., PA  
File No. 63-26-0687

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 M. Brody,  
302 Lewis Avenue, Monongahela,  
PA 15063

Attorney: Natalie Piscione, Esq.,  
Covelli Piscione Law Offices, P.C.,  
357 Regis Avenue, Suite 1, Pittsburgh, PA 15236

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### **THIRD PUBLICATION**

**Barton, Robert James**

a/k/a Robert J. Barton  
Late of Burgettstown  
Washington Co., PA  
File No. 63-25-1100

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: Tracy J. Barton c/o  
Attorney: Ruschell & Associates,  
LLC, PO Box 577, Midway, PA  
15060

WCR Vol 106 Issues 47,48,49

**Calvert, Marvin Dale**

Late of Washington  
Washington Co., PA  
File No. 63-26-0554

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: Rhonda Lazarus c/o  
Attorney: Elizabeth Eisenhauer,  
Esq., Julian Gray Associates,  
954 Greentree Road, Pittsburgh,  
PA 15220

WCR Vol 106 Issues 47,48,49

**Daniels, Darlene Lou**

a/k/a Darlene L. Daniels  
a/k/a Darlene Daniels  
Late of Centerville 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: Michelle R. White,  
242 Jefferson Avenue, Marianna,  
PA 15345

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

WCR Vol 106 Issues 47,48,49

**Falsetti, Donna**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0629

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 and Attorney: Peter  
A. Smith, Esq., 103 Scarborough  
Lane, McMurray, PA 15317

WCR Vol 106 Issues 47,48,49

**Farquhar, Linda W.**

a/k/a Linda J. Farquhar  
Late of Stockdale Borough  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to re-

quest 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: Marna J. Prentice,  
604 Shady Avenue, Charleroi, PA  
15022

Attorney: Alan Benyak, Esq., 401  
Sixth Street at Washington Avenue.  
Post Office Box 1, Charleroi, PA  
15022

WCR Vol 106 Issues 47,48,49

**Goffi, Elsa G.**

a/k/a Elsa Goffi  
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 attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Primo Goffi, 610 Julia  
Drive, Canonsburg, PA 15317

WCR Vol 106 Issues 47,48,49

**Lemasters, Nancy C.**

a/k/a Nancy J. Lemasters  
Late of South Franklin Township  
Washington Co., PA

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

Co-Executors: Lawrence P. Lemasters a/k/a Larry Paul Lemasters,  
2604 Lambda Lane, Flower Mound,  
TX 75028, Ruth Ann Piatt, 120  
Moore Road, Washington, PA  
15301

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

WCR Vol 106 Issues 47,48,49

**Stefan, Barbara A.**

a/k/a Barbara Ann Stefan  
Late of McMurray  
Washington Co., PA  
File No. 63-26-00566

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: Donald F. Imhoff, 43510  
Golden Meadow Circle, Ashburn,  
VA 20147

Attorney: Gary M. Zyra, Esq., 314  
E. Main St., Carnegie, PA 15106

WCR Vol 106 Issues 47,48,49

**Telban, Jr, Charles H.**

Late of Peters Township  
Washington Co., PA  
File No. 63-26-0730

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 Alan Koval,  
113 Meadowbrook Circle, Venetia,  
PA 15367

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

WCR Vol 106 Issues 47,48,49

**Thielet, Madeline G.**

a/k/a Madeline Carol Thielet  
a/k/a Madeline Thielet  
Late of Canton Township  
Washington Co., PA  
File No. 63-25-1799

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: Gay Lynn Matyuf,  
80 Belgium Hollow Road,  
McDonald, PA 15057  
Attorney: James Toras, Esq., Toras  
and Toras, P.C., 61 McMurray  
Road, Suite 105, Pittsburgh, PA  
15241

WCR Vol 106 Issues 47,48,49

**Tividor, Donna R.**

a/k/a Donna Tividor  
Late of Van Voorhis  
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: Mandy Lynn Matay a/k/a  
Mandy L. Matay, 38 Melenzyer  
Drive, Monongahela, PA 15063  
Attorney: Megan A. Kerns, Esq.,  
1747 Rostraver Road, Belle Vernon,  
PA 15012

WCR Vol 106 Issues 47,48,49

**Tonsetic, George**

a/k/a George James Tonsetic  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Thomas J. Berzinsky,  
139 Chesnic Drive, Canonsburg,  
PA 15317  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC, 60  
East Beau Street, Washington, PA  
15301

WCR Vol 106 Issues 47,48,49

**Weightman, Judith Ann**

Late of Donora  
Washington Co., PA  
File No. 733 of 2026

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

Co-Administrators: William  
Weightman & Lisa Weightman,  
121 West McClain Road, Belle  
Vernon, PA 15012  
Attorney: Law Office of Daniel F.  
Bekavac, 400 Market Street, Eliza-  
beth, PA 15037

WCR Vol 106 Issues 47,48,49

## NAME CHANGE NOTICE

Notice is hereby given that on the date of June 15, 2026 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-4874 by the Petitioner **Melio Shergi** for a change of name to Melio Cole Shergi

The Court has fixed the date of June August 5, 2026 and time of 9 a.m in Courtroom #4 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 106 Issue 49

## 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 10, 2026, at 10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases 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 descriptions of the properties are on file in the Sheriff's Office at 95 West Beau St., Suite 110, Washington, PA)

### BLAINE

PENNYMAC LOAN SERVICES  
LLC

vs

ANDREE REBECCA LaPOSTA

DOCKET #: 2026-1179

JUDGEMENT: \$214,359.54

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

Address: 57 MAIN STREET, TAYLORSTOWN, PA 15365

Tax #: 050-004-01-01-0003-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 47,48,49

### CALIFORNIA

PENNSYLVANIA HOUSING  
FINANCE AGENCY

vs

ANTHONY T. SEVERNS

DOCKET #: 2026-1025

JUDGEMENT: \$76,790.74

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

Address: 31 PENNSYLVANIA AVENUE, CALIFORNIA, PA 15419

Tax #: 080-020-00-05-0001-00

Improvements: Residential Dwelling

Attorney: VITTI LAW GROUP, INC., (412) 281-1725

WCR Vol 106 Issues 47,48,49

### CANONSBURG

LAKEVIEW LOAN  
SERVICING LLC

vs

ANGELA MACKEY AND  
TYLER MACKEY AKA TYLER  
M. MACKEY

DOCKET #: 2026-1081

JUDGEMENT: \$118,411.31

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

Address: 325 HAWTHORNE STREET, CANONSBURG, PA 15317

Tax #: 100-014-00-01-0005-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 47,48,49

### CANONSBURG (CONT'D)

AMERIHOME MORTGAGE  
COMPANY, LLC

vs

MICHELLE PATRAGAS

DOCKET #: 2025-7016

JUDGEMENT: \$349,544.00

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

Address: 2304 SHAMROCK LANE, CANONSBURG, PA 15317

Tax #: 095-001-13-00-0013-00

Improvements: Residential Dwelling

ing

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

WCR Vol 106 Issues 47,48,49

### CECIL

U.S. BANK TRUST COMPANY,  
NATIONAL ASSOCIATION

vs

TARACHE L. ARMSTEAD

DOCKET #: 2025-7854

JUDGEMENT: \$378,150.76

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

Address: 105 WILLIAM STREET,  
MCDONALD, PA 15057

Tax #: 140-006-00-00-0035-21

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 47,48,49

### CENTERVILLE

PENNYMAC LOAN  
SERVICES LLC

vs

ABBY L. DONELLA

DOCKET #: 2026-1111

JUDGEMENT: \$122,784.92

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

Address: 406 ASH STREET,  
RICHEYVILLE, PA 15358

Tax #: 154-005-00-03-0045-00

Improvements: Residential Dwelling  
 Attorney: KML LAW GROUP,  
 P.C., (215) 627-1322  
WCR Vol 106 Issues 47,48,49

### **DONORA**

RINGGOLD SCHOOL  
 DISTRICT  
 vs  
 MICHAEL SANDERS

DOCKET #: 2015-2224  
 JUDGEMENT: \$2,007.32  
 In the Commonwealth of Pennsylvania, Washington County, Donora Borough;  
 Address: 266 McKEAN AVENUE, DONORA, PA 15033  
 Tax #: 240-015-00-05-0017-00  
 Improvements: Residential Dwelling  
 Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748  
WCR Vol 106 Issues 47,48,49

### **DONORA (CONT'D)**

RINGGOLD SCHOOL  
 DISTRICT  
 vs  
 JOSEPH ALLEN BOOTH

DOCKET #: 2018-6801  
 JUDGEMENT: \$2,876.18  
 In the Commonwealth of Pennsylvania, Washington County, Donora Borough;  
 Address: 812 9TH STREET, DONORA, PA 15033  
 Tax #: 240-045-01-05-0021-00  
 Improvements: Residential Dwelling  
 Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748  
WCR Vol 106 Issues 47,48,49

### **DONORA (CONT'D)**

PENNYMAC LOAN  
 SERVICES LLC  
 vs  
 JESSIE DODD

DOCKET #: 2025-7357  
 JUDGEMENT: \$83,619.69  
 In the Commonwealth of Pennsylvania, Washington County, Donora Borough;  
 Address: 967 McKEAN AVENUE, DONORA, PA 15033  
 Tax #: 240-011-00-03-0013-00  
 Improvements: Residential Dwelling  
 Attorney: KML LAW GROUP,  
 P.C., (215) 627-1322  
WCR Vol 106 Issues 47,48,49

### **HOUSTON**

U.S. BANK TRUST  
 NATIONAL ASSOCIATION  
 vs  
 DWIGHT CARR, MELINDA  
 WILLIAMS, TAMMY MYERS,  
 ET AL

DOCKET #: 2023-6793  
 JUDGEMENT: \$94,534.99  
 In the Commonwealth of Pennsylvania, Washington County, Houston Borough;  
 Address: 102 SOUTH CHERRY AVENUE, HOUSTON, PA 15342  
 Tax #: 360-007-00-03-0001-01  
 Improvements: Residential Dwelling  
 Attorney: TIMOTHY D.  
 PADGETT, P.A. dba PADGETT  
 LAW GROUP, (850) 422-2520  
WCR Vol 106 Issues 47,48,49

### **PETERS**

FLEXOSPAN STEEL  
 BUILDINGS, INC.  
 vs  
 McCLURE CONSTRUCTION  
 CO., LLC, McCLURE SALES  
 COMPANY, INC., ET AL

DOCKET #: 2021-7495  
 JUDGEMENT: \$1,388,557.44  
 In the Commonwealth of Pennsylvania, Washington County, Peters Township;  
 Address: 110 MOORE DRIVE,  
 McMURRAY, PA 15317 &  
 VACANT LOT

Tax #: 540-011-03-02-0009-01 &  
 540-011-03-02-0009-02 (2)  
 Improvements: Residential Dwelling  
 Attorney: KNOX MCLAUGHLIN  
 GORNALL & SENNETT, P.C.,  
 (814) 459-2800  
WCR Vol 106 Issues 47,48,49

### **UNION**

WELLS FARGO  
 BANK, N.A.  
 vs  
 HELEN M. PARKER,  
 In Her Capacity as Heir of  
 JANICE M. BRISCOE, ET AL

DOCKET #: 2025-6069  
 JUDGEMENT: \$50,851.74  
 In the Commonwealth of Pennsylvania, Washington County, Union Township;  
 Address: 69 STONE CHURCH  
 ROAD, GASTONVILLE, PA  
 15336  
 Tax #: 640-004-00-00-0011-00  
 Improvements: Residential Dwelling  
 Attorney: RAS CITRON LLC,  
 (855) 225-6906  
WCR Vol 106 Issues 47,48,49

### **WASHINGTON**

MIDFIRST BANK  
 vs  
 DAMIEN E. WHITE

DOCKET #: 2026-16  
 JUDGEMENT: \$162,007.29  
 In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
 Address: 134 LAWRENCE AVENUE, WASHINGTON, PA 15301  
 Tax #: 770-026-00-01-0002-00  
 Improvements: Residential Dwelling  
 Attorney: THE MANLEY LAW  
 FIRM LLC, (614) 220-5611  
WCR Vol 106 Issues 47,48,49

**WASHINGTON (CONT'D)**

SRT HOME  
SOLUTIONS LLC  
vs  
GAL PAL HOMES, LLC

DOCKET #: 2026-147  
JUDGEMENT: \$51,896.80  
In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 645 PENN AVENUE,  
WASHINGTON, PA 15301  
Tax #: 770-042-00-02-0016-00  
& 770-042-00-02-0011-00 (2)  
Improvements: Residential Dwelling  
Attorney: McGRATH McCALL,  
P.C., (412) 281-4333

WCR Vol 106 Issues 47,48,49

**WASHINGTON (CONT'D)**

WASHINGTON  
SCHOOL DISTRICT  
vs  
DELMARCUS GOODLOW

DOCKET #: 2024-670  
JUDGEMENT: \$1,998.27  
In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 122 POPLAR STREET,  
WASHINGTON, PA 15301  
Tax #: 760-003-00-01-0004-00  
Improvements: Residential Dwelling  
Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

WCR Vol 106 Issues 47,48,49

**WASHINGTON (CONT'D)**

WASHINGTON  
SCHOOL DISTRICT  
vs  
AGNES HULL

DOCKET #: 2024-671  
JUDGEMENT: \$1,818.33  
In the Commonwealth of Pennsylvania, Washington County, City of Washington;

Address: 133 HALL AVENUE,  
WASHINGTON, PA 15301  
Tax #: 720-008-00-02-0002-00  
Improvements: Residential Dwelling  
Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748  
WCR Vol 106 Issues 47,48,49

**WASHINGTON (CONT'D)**

TRUIST BANK  
vs  
DONALD E. NEWMAN  
A/K/A DONALD NEWMAN

DOCKET #: 2025-2903  
JUDGEMENT: \$107,821.51  
In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 270 SHIRLS AVENUE,  
WASHINGTON, PA 15301  
Tax #: 720-009-00-03-0007-00  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646

WCR Vol 106 Issues 47,48,49

**WASHINGTON (CONT'D)**

CITY OF WASHINGTON  
vs  
JENNIFER D. DAVIS

DOCKET #: 2022-8272  
JUDGEMENT: \$1,559.60  
In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 58 HUFFMAN AVENUE,  
WASHINGTON, PA 15301  
Tax #: 750-007-00-03-0002-00  
Improvements: Residential Dwelling  
Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748

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