

# 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

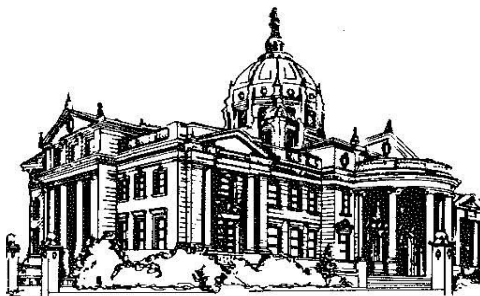
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**Vol. 106 No. 48 – JUNE 11, 2026**

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

## MOTIONS COURT SCHEDULE

CR#/Suite#	<p><b>Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b></p> <p><b>Courthouse &amp; Bar Office</b></p> <p><b>CLOSED Friday, June 19 in observance of Juneteenth.</b></p>
Costanzo, Valarie 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, 7/22-7/23</b>
DiSalle, John 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. Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a 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 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> <b>NO MOTIONS 7/7, 7/9 and 7/23</b>
Pettit, Jesse 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> .
Senior Judges Emery, K. & Motto, D. 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.

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A former adult film actress has passed the February 2026 bar exam in Texas after graduating from the St. Mary's University School of Law in San Antonio. TMZ reports that Jessica Steinhauer, who under the stage name "Asia Carrera" won the 1995 Adult Video News Female Performer of the Year Award, is a former adult film star and also possesses a masters degree in education. [2] Lawyers in Illinois are questioning whether the statewide jury system has sufficient safeguards to purge people who have died from its list of potential jurors. James Mertes, a criminal defense lawyer, has said he is alarmed by the number of dead people whose names showed up on a recent list of potential jurors in rural Whiteside County, Illinois. According to an article appearing in the Chicago Tribune, both Mertes and Whiteside County prosecutors say they are concerned that the jury pool process includes dead people. The issue surfaced in the case of Michael Cover, 32, who was charged with felony aggravated battery of a police officer. Martes, Cover's attorney, has filed a request to discharge the jury pool because the list of 200 potential jurors contained 60 dead people, according to the same Chicago Tribune article. [3] A federal appeals court has sanctioned two lawyers for filing briefs that contained artificial intelligence - generated hallucinations as well as for their lack of candor over their mistakes. In a June 3 opinion, the U.S. Court of Appeals for the 9th Circuit said California lawyers Mike Sethi and William Rounds filed briefs with non-existent cases and misattributed quotations and misrepresented actual cases. The attorneys claimed that the errors were due to typographical mistakes and repeatedly denied AI-produced errors. According to the Court: "The misconduct in this case did not end with the initial filing and a brief. At every subsequent step - including a Motion to Correct, oral argument, the Response to the panel's Order to Show Cause, and more recent filings in other cases - the attorneys knowingly or recklessly made false statements to this Court." The attorneys, who represented plaintiffs in an immigration case, eventually admitted that it was "probable" that the errors were due to unauthorized use of AI by one of their brief writers, and that they failed to check the cites before filing the briefs. The 9th Circuit imposed a \$2,500 sanction on each attorney and suspended them from practicing at the appeals court for six months. The Court also directed that each attorney must disclose their use of AI in all filings for the next two years. "When an attorney learns of any error in a filing - including generative AI hallucinations - he should immediately alert the Court and opposing counsel of the error and disclose its source. If, in the Motion to Correct, the attorneys had disclosed that AI was used in the opening brief against firm policy and apologized for failing to check the brief, lesser sanctions may have been warranted." [3] A Florida mother and her child alleged they became ill after eating SpaghettiOs containing "worm-like organisms," the basis of their lawsuit filed against the Campbell Soup Company in federal court. The parents and their minor daughter filed a complaint after the mother and the child ate the canned pasta in early June, 2024, later discovering what looked like "worm-like organisms" moving in the food. WalMart is also named as a defendant because the parents said they bought the product at its retail supercenter in Okeechobee, Florida. The complaint further alleges that the mother later became ill with a parasitic infection, gastrointestinal illness, sepsis and other issues. The minor required medical treatment for a parasitic infection. The complaint alleges that WalMart and Campbell Soup Company are liable on the basis of negligence, strict liability, breach of implied warranty and selling "adulterated" food. They seek damages for bodily injury, medical costs, mental anguish, among others.

*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.*

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## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

**June 16 — Visit by Thomas Jefferson**, 6-8:30pm (Doors open at 5:30pm), Rossin Center Ballroom, W&J College.

**REGISTRATION CLOSED. No seats remaining!** Celebrate Law Day and America 250 with the third U.S. President Thomas Jefferson. Guests will partake in a “Jeffersonian Dinner” a tradition that began at Monticello, Jefferson’s home, in the 1700s. Dinner guests will be asked to discuss a particular themed topic while breaking bread and building upon common ground instead of focusing on political divides. After dinner, Jefferson will share his leadership insights and lessons from his 40 world-changing years in politics, providing an opportunity to better understand America’s formation 250 years ago as well as today’s political landscape. He will entertain questions toward the end and pose afterwards for photos with attendees.

**Thank you to the Washington County Bar Association, Core Cares Foundation, John C. Tecklenburg II and Dorothy Curley Tecklenburg, Edward C. Morascyzk / Central Washington Development Co. & Central Washington Enterprises, Scott Day / Day Insurance Agency, Scott Horne / WCCF Horne Family Fund, Thomas J. Uram / NSS Life, Washington Financial Bank, Washington & Jefferson College, Harry A. Stiffler, Jr., and the Rotary Club of Washington for their support of the Washington County Bar Foundation’s civics education programming.**

Net proceeds from the Jeffersonian Dinner and presentation benefit the Washington County Bar Foundation, which provides law-related and civics education programs to advance the understanding of the rule of law.



*Thomas Jefferson as portrayed by Steve Edenbo.*

**July 21 -- Annual Bar Picnic & Golf Outing**, Southpointe Golf Club

**August 14-16 -- Summer Bench Bar**, Oglebay Resort, Wheeling.

**September 3 — SHRED DAY**, 3pm-5pm, Citizens’ Library parking lot, with a food truck tailgate party

**Nov 21 -- Annual Bar Banquet**, Pennsylvania Trolley Museum

# NEED LIVE CLE CREDITS?

## Watch “live online” CLEs

at the Washington County Bar Association office.

Contact us at [wcba@washcobar.org](mailto:wcba@washcobar.org) or 724-225-6710 to make an appointment. Only \$50 per credit hour

**ESTATE NOTICES****FIRST 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 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: Carl Joseph Thompson,  
1605 Amity Ridge Road, Washingt-  
ton, PA 15301

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**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 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 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 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: 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

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**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 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: Kalna L. Bobyne, 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

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**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, McMur-  
ray, PA 15317  
Attorney: Edward G. Hunkele, Esq.,  
2310 Cronmeyer 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, Oak-  
mont, PA 15139

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**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

\_\_\_\_\_ WCR Vol 106 Issues 48,49,50

**SECOND 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

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**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 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: 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

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**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

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**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

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**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

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**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

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**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

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**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 Melenyzer Drive, Monongahela, PA 15063  
 Attorney: Megan A. Kerns, Esq., 1747 Rostraver Road, Belle Vernon, PA 15012

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**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

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**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, Elizabeth, PA 15037

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### **THIRD** **PUBLICATION**

**Berry, William Russell**  
 a/k/a William R. Berry  
 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Melissa I. Berry, 201 Demar Blvd., Canonsburg, PA 15317  
 Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 North Jefferson Avenue, Canonsburg, PA 15317

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**Corey, Frances L.**  
 Late of Claysville  
 Washington Co., PA  
 File No. 63-2026-0685

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: Ellen Schmidt a/k/a Ellen R. Schmidt c/o  
 Attorney: Anne Friday Beck, Beck Boyd LLC, 1725 Washington Road, Suite 206, Pittsburgh, PA 15241

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**Dent, Charlotte Kathryn**  
 a/k/a Charlotte K. Dent  
 a/k/a Charlotte Dent  
 Late of North Strabane Township  
 Washington Co., PA  
 File No. 63-26-0728

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: Kirk A. Heatwole, 358 Hamilton Place, Hackensack, NJ 07601  
 Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

WCR Vol 106 Issues 46,47,48

**Dungee, Gerald David**  
 Late of Washington City  
 Washington Co., PA

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

Administratrix: Wendy M. Peterson, P.O. Box 15, Old Zionsville, PA 18068  
 Attorney: David E. Schwager, Esq., 183 Market St., #100, Kingston, PA 18704-5444

WCR Vol 106 Issues 46,47,48

**Fages, Timothy Matthew**  
 Late of McDonald  
 Washington Co., PA  
 File No. 63-26-0722

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: Renee Brackman, 38 Bridge Road, Oakdale, PA 15071  
 Attorney: E. Robert Pecori, III, Esq., 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071

WCR Vol 106 Issues 46,47,48

**Fulop, Daniel L.**  
 Late of Brownsville  
 Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent.

dent. 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: Alexander D. Shashura, 68 Buckingham Road, Fredericktown, PA 15333  
Attorney: Marjorie A. Marotta, Esq., Brzustowicz & Marotta, P.C., 4160 Washington Road, Suite 208, McMurray, PA 15317

WCR Vol 106 Issues 46,47,48

**Golembiewski, John L.**

Late of Peters Township  
Washington Co., PA  
File No. 63-26-0688

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: Lynne Bateson, 500 Logan Street, Carnegie, PA 15106  
Attorney: Shannon L. Crew, Esq., Houston Harbaugh, Three Gateway Center, 401 Liberty Avenue, 22nd Flr, Pittsburgh, PA 15222-1005

WCR Vol 106 Issues 46,47,48

**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 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: Kalna L. Bobyne, 19 Highland 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 46,47,48

**Hillebrand, Donald L.**

a/k/a Donald Lee Hillebrand  
Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0660

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: Timothy M. Hillebrand  
c/o Attorney: Gabrielle N. Morella, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237

WCR Vol 106 Issues 46,47,48

**Kotermanski, Irene H.**

a/k/a Irene Kotermanski  
Late of Strabane  
Washington Co., PA  
File No. 63-26-0618

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 Michael Lesko a/k/a Robert M. Lesko, 600 Longvue Drive, Houston, PA 15342  
Attorney: Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, McMurray, PA 15317

WCR Vol 106 Issues 46,47,48

**Kozak, Nancy J.**

a/k/a Nancy Jane Kozak  
Late of North Strabane Township  
Washington Co., PA  
File No. 63-22-1658

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: Debbie Ann Chappo  
a/k/a Debbie A. Chappo, 145 Linden Road, Canonsburg, PA 15317  
Attorney: James P. Liekar, Esq., 38 West Pike Street, Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

**Luttner, Floyd**

a/k/a Don Luttner  
Late of McMurray  
Washington Co., PA  
File No. 63-26-0676

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 D. Luttner, 112 McClintock Drive, McMurray, PA 15317

WCR Vol 106 Issues 46,47,48

**McClure, Martha L.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0719

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

Executor: John A. Lukacs, III, 454 Chapel Road, Aliquippa, PA 15001  
Attorney: David F. Pollock, Esq., 54 S. Washington Street, Waynesburg, PA 15370

WCR Vol 106 Issues 46,47,48

**Nichols, Jr., Henry W.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0602

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.

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

Executrix: Terri N. Pagliuca a/k/a Terri Lynn Bruckner, 38 Jones Street, Canonsburg, PA 15317  
Attorney: Clark Mitchell, Jr., Mitchell Law Group, LLC, 17 South College Street, Washington, PA 15301

WCR Vol 106 Issues 46,47,48

### **Openbrier, Jeffrey M.**

Late of Midway Borough  
Washington Co., PA  
File No. 63-26-00726

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

Administrator: Jeffrey M. Openbrier II, 205 Fox Creek Road, Venetia, PA 15367

WCR Vol 106 Issues 46,47,48

### **Petruzzi, Jeannine 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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Elyse L. Petruzzi  
c/o Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 North Jefferson Avenue, Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

### **Spinner, Catherine**

a/k/a Catherine Regina Spinner  
Late of Canonsburg  
Washington Co., PA

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

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

Executor: Rose Ann Masters, 73 Crackerjack Road, Monongahela, PA 15063  
Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

WCR Vol 106 Issues 46,47,48

### **Trocano, Robert Richard**

Late of Peters Township  
Washington Co., PA  
File No. 63-26-0693

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 Richard Trocano Jr. a/k/a Robert R. Trocano Jr., 45 Tannehill Dr., Washington, PA 15301

Attorney: Angela R. Winslow, Esq., Winslow Law Group, 4600 J. Barry Court, Suite 330, Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

### **Voigt, Donald Arno**

a/k/a Donald A. Voigt  
Late of Donegal  
Washington Co., PA  
File No. 63-25-1660

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 A. Voigt a/k/a Daniel Arno Voigt c/o  
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Road, Suite 210, McMurray, PA 15317

WCR Vol 106 Issues 46,47,48

### **Wingrove, David Ray**

a/k/a David R. Wingrove  
Late of City of Washington  
Washington Co., PA  
File No. 2026-00467

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: Barbara A. Padilla, 516 Franklin Farms Rd., Washington, PA 15301

Attorney: Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., #100, Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

## **TRUST NOTICES**

### **Trust Notice**

Judy P. DeBerardinis Trust Notice is hereby given that Judy P. DeBerardinis and Ronald R. DeBerardinis is the Successor Trustee of the above named Trust. All persons indebted to Judy P. DeBerardinis are requested to make payment and all those having claims against Judy P. DeBerardinis are directed to present the same to Ryan W. DeBerardinis, Successor Trustee, c/o James P. Shields, Esquire, The Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

Trustee: Ryan W. DeBerardinis, 6892 Wall Road, Monongahela, PA 15063

Or to: James P. Shields, Esquire, 1150 Old Pond Road, Bridgeville, PA 15017

WCR Vol 106 Issues 46,47,48

### **Trust Administration Notice**

The Nancy J. Kozak  
Revocable Living Trust  
Late of North Strabane

Washington County, Pennsylvania

Notice is given that Debbie Ann Chappo, Successor Trustee of the Nancy J. Kozak Revocable Living Trust dated March 22, 2011. Notice is hereby given to those indebted thereto to make immediate payment and to those having claims or demands to present them for settlement without delay.

Debbie Ann Chappo,  
Successor Trustee  
145 Linden Road  
Canonsburg, PA 15317

James P. Liekar, Esquire  
38 West Pike Street  
Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

## REAL PROPERTY NOTICE

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA  
Civil Division

**WUDKWYCH COMMERCIAL  
PROPERTY, LLC**, Plaintiff,

v.

**THE ESTATE OF NANCY  
REED, and UNKNOWN HEIRS,  
DEVISEES, AND PERSONAL  
REPRESENTATIVES OF NAN-  
CY REED, and any SUCCE-  
SORS IN RIGHT, TITLE, AND  
INTEREST**, Defendants.

Case No.: CV-2026-03376

### Notice of Action in Quiet Title and Service by Publication

TO: **The Estate of Nancy Reed; the Unknown Heirs, Devisees, and Personal Representatives of Nancy Reed; and any and all persons claiming by, through, under, or against Nancy Reed, including any successors in right, title, and interest, and all other persons who may claim any right, title, lien, estate, interest, or demand in or to the real property described below:**

You are hereby notified that **Wudkwych Commercial Proper-**

**ty, LLC** has filed a **Complaint in Quiet Title** in the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Case No. **CV-2026-03376**.

This action concerns real property located at or associated with **221 West Pike Street, Canonsburg, Pennsylvania 15317**, in the **Borough of Canonsburg, 2nd Ward, Washington County, Pennsylvania**, Tax Parcel No. **100-009-00-01-0030-00**, and specifically a **disputed 15-foot by 177.2-foot strip of land/alley/driveway area** located on or adjacent to the south side of the lot, as more fully described in the Complaint.

Plaintiff seeks an order quieting title in favor of **Wudkwych Commercial Property, LLC**, and against the Defendants and all persons claiming by, through, under, or against them, so that Plaintiff may have free and clear marketable title to the disputed strip of land and quiet, exclusive, uninterrupted, and peaceful possession of the same.

### Notice to Defend

If you claim any right, title, lien, estate, interest, or demand in or to the property described above, you must take action to protect your rights.

You have been sued in Court. If you wish to defend against the claims set forth in the Complaint, you must take action within **twenty (20) days after the last date of publication of this Notice**, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you by the Court without further notice for any claim or relief requested by the Plaintiff. You may lose property or other rights important to you.

You should take this Notice to your lawyer at once. If you do not have a lawyer or cannot afford one, contact:

**Lawyer Referral Service**  
119 South College Street

Washington, PA 15301  
(724) 225-6710

**Summit Legal Aid**  
10 West Cherry Avenue  
Washington, PA 15301  
(724) 225-6170

### Filing and Contact Information

The Complaint was filed in the Office of the Prothonotary of Washington County, Pennsylvania.

A copy of the Complaint may be obtained from the Office of the Prothonotary of Washington County, Pennsylvania, or by contacting counsel for Plaintiff:

**Alexander T. McElroy, Esquire**  
PA ID No. 322916

Sarah S. Kefover, Esquire  
PA ID No. 329543

**McElroy Law Firm, LLC**  
125 Technology Drive, Suite 100  
Canonsburg, PA 15317  
Phone: (412) 620-8735

Email: [alex@mcelroylawfirm.com](mailto:alex@mcelroylawfirm.com)  
[sarah@mcelroylawfirm.com](mailto:sarah@mcelroylawfirm.com)

Attorney for Plaintiff, **Wudkwych Commercial Property, LLC**

WCR Vol 106 Issue 48

## REAL PROPERTY NOTICE

SALE DATE: September 4, 2026

GRAND AVENUE INVEST-  
MENTS LP SERIES 3 and OTAF  
LLC vs J. ANGELIDES  
ENTERPRISES LP

DOCKET #: 2024-3408  
JUDGEMENT: \$2,448,740.76

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

Address: 3535 Country Club Drive,  
Washington, PA 15301

Tax #: 600-004-00-00-0015-00, 600-004-00-00-0015-07, 600-004-00-00-0015-08, 600-004-00-

00-0015-09, 600-004-19-00-0033-00, & 600-004-18-00-0032-00 (6)

Improvements: Open Space Parcel

Attorney: STONER LAW OFFICES LLC, (412) 515-0939

WCR Vol 106 Issue 48

## REAL PROPERTY NOTICE

PAGDGETT LAW GROUP  
 Alyk L. Olfazian (312912)  
 1055 E. Baltimore Pike, Suite 201  
 Media, PA 19063  
 TELEPHONE: (850) 422-2520  
 FACSIMILE: (850) 422-2567  
 E-mail: [PAattorney@padgettlawgroup.com](mailto:PAattorney@padgettlawgroup.com)  
 Attorney for Plaintiff

**IN THE COURT OF COMMON PLEAS  
 OF WASHINGTON COUNTY, PENNSYLVANIA  
 Civil Action Number: 2023-6793**

U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCAF Acquisition Trust, Plaintiff

v.

Dwight Carr, Melinda Williams, Tammy Myers, Any and All Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Person, Firms, or Associations Claiming Right, Title or Interest from or Under Marlene Furman, Deceased, Defendants

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY**

To: Dwight Carr,  
 1212 W Penn Blvd  
 Uniontown, PA 15401

Melinda Williams  
 108 E Pike Street  
 Houston, PA 15342

Tammy Myers  
 129 Midget Street  
 Houston, PA 15342

Any and All Unknown Heirs, Successors and Assigns, Representatives and Devisees, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under  
 Marlene Furman, Deceased  
 102 South Cherry  
 Houston, PA 15342

Your real estate at 102 South Cherry, Houston, PA 15342 scheduled to be sold at a public online auction conducted at <https://washington.pa.realforeclose.com> on July 10, 2026, at 10:00 A.M. to enforce the court judgment of the real debt amount of \$94,534.99 obtained by U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCAF Acquisition Trust, against you.

**NOTICE OF OWNER'S RIGHTS YOU MAY BE ABLE TO PREVENT THIS  
 SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take immediate action:

1. The sale will be canceled if you pay U.S. Bank Trust National Association, not in its Individual Capacity but solely as Owner Trustee for RCAF Acquisition Trust the back payments, late charges, costs and reasonable attorney's fees due. To find out how much you must pay, you may call Padgett Law Group at (850) 422-2520.
2. You may be able to stop the sale by filing a Petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.
3. You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See notice on page two on how to obtain an attorney).

**YOU MAY STILL BE ABLE TO SAVE YOUR PROPERTY AND YOU HAVE OTHER RIGHTS EVEN IF THE SHERIFF'S SALE DOES TAKE PLACE.**

1. If the Sheriff's sale is not stopped, your property will be sold to the highest bidder. You may find out the price bid by calling Padgett Law Group at (850) 422-2520.
2. You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.
3. The sale will go through only if the buyer pays that Sheriff the full amount due in the sale. To find out if this has happened you may call Padgett Law Group at (850) 422-2520.
4. If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.
5. You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.
6. You may be entitled to a share of the money bid which was paid for your house. A schedule of distribution of the money bid for your house will be filed by the Sheriff on a date specified by the Sheriff no later than 30 days after the sale date. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed distribution is wrong) are filed with the Sheriff within ten (10) days after the filing of said schedule. You should check with the Sheriff's Office by calling 724-228-6840 to determine the actual date of the filing of said schedule.
7. You may also have other rights and defenses, or ways of getting your house back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**Lawyer Referral Service  
119 South College Street  
Washington, PA 15301  
724-225-6710**

**Southwestern Pennsylvania  
Legal Aid Society  
10 West Cherry Avenue  
Washington, PA 15301  
724-225-6170**

#### Legal Description

ALL THAT CERTAIN piece or parcel of land situate in the Borough of Houston, Washington County, Pennsylvania, more particularly described as follows:

BEGINNING at a pipe, which pipe is at the intersection of Cherry Avenue, a 26 foot street, and Jefferson Alley, a 15 foot alley, and which pipe is situate at the Southeast corner of the tract of land herein described; thence North 63° 36' 00" West, a distance of 44.50 feet to a pipe; thence North 26° 24' 00" East, a distance of 67.50 feet to a pipe; thence South 63° 36' 00" East, a distance of 44.50 feet to an iron pin; thence South 26° 24' 00" West, a distance of 67.50 feet to a pipe, the place of BEGINNING.

Having erected thereon a two story, frame house.

Property Address: 102 Cherry South, Houston, PA 15342

PARCEL ID: 360-007-00-03-0001-01

Title vested in Marlene Furman by deed from Tammy Myers dated July 28, 2022 and recorded on July 29, 2022 with the Washington County Recorder of Deeds as Instrument Number: 202218744. Marlene Furman departed this life intestate on or about September 10, 2022.

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**REAL PROPERTY NOTICE**


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COURT OF COMMON PLEAS  
 CIVIL DIVISION  
 NO.: 2023-1843  
 WASHINGTON COUNTY

U.S. BANK TRUST, NATIONAL ASSOCIATION, AS TRUSTEE OF THE BUNGALOW SERIES IV TRUST,  
 Plaintiff

v.

ANY AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ANY AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET J. LANHAM, DECEASED, JOHN LANHAM, ANY AND ALL UNKNWON HEIRS, SUCCESSORS, ASSIGNS AND ANY AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RHONDA LEE PULVER, DECEASED, ANY AND ALL UNKNWON HEIRS, SUCCESSORS, ASSIGNS AND ANY AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NORMAN RALPH PULVER, DECEASED, BRADLEY PULVER, KNOWN HEIR OF NORMAN RALPH PULVER, DECEASED, BRANDI PULVER, KNOWN HEIR OF NORMAN RALPH PULVER, DECEASED, MICHAEL GRANT, KNOWN HEIR OF NORMAN RALPH PULVER, DECEASED, CODY LAW, KNOWN HEIR OF RHONDA LEE PULVER, DECEASED, Defendant(s)

ACTION IN MORTGAGE FORECLOSURE

**NOTICE**

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Lawyer Referral Service  
 119 South College Street  
 Washington, PA 15301  
 (724) 225-6710

Summit Legal Aid  
 10 West Cherry Avenue  
 Washington, PA 15301  
 (724) 225-6170

## 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)

AMERIHOMER 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

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**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 AS-  
SOCIATES, LTD, (866) 720-9748

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**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 AS-  
SOCIATES, 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 AS-  
SOCIATES, LTD, (866) 720-9748

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