

# 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

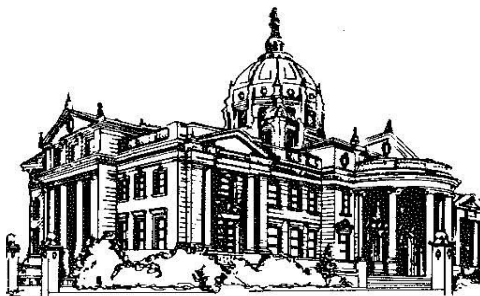
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**Vol. 106 No. 47 – JUNE 4, 2026**

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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>
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] An appellate court recently ruled that Texas may require public school classrooms to display the Ten Commandments, a significant win for the conservative campaign to break down the legal walls between church and state and inject more religion into public education. The 9-8 ruling came from the U.S. Court of Appeals for the 5th Circuit. The case is widely expected to head next to the Supreme Court, where the majority has been steadily removing restrictions on government support for religion. Texas passed its Ten Commandments Law in 2025, one of several efforts in recent years to infuse religion into public education. The Texas Board of Education, for instance, has also approved Bible infused teaching materials and the state permits chaplains to serve as school counselors. A similar law requiring display of the Ten Commandments was approved in Louisiana in 2024. Federal judges blocked both statutes from taking effect and a three-judge panel of the U.S. Court of Appeals for the 5th Circuit called Louisiana’s law “plainly unconstitutional.” Both states appealed to the full court, and the seven active judges heard the case in January. [2] The Alabama Supreme Court has ruled that the state’s Stop and Identify Law can be used during a police stop to request a physical ID when answers to identifying questions are met with “incomplete or unsatisfactory” answers. In 2022, Pastor Michael Jennings of Childersburg, Alabama was watering the flowers of his out-of-town neighbors when police responded to a 911 call placed by another neighbor about a suspicious person. Jennings, who lived across the street, was asked by the responding officer for identification. He refused and was handcuffed, arrested and charged with obstructing a governmental function, according to coverage by the magazine *Reason*. While the charges were later dismissed, Jennings filed a civil lawsuit alleging that his 4th Amendment rights were violated. A District Court found the officer immune from civil liability; however, the U.S. Court of Appeals for the 11th Circuit disagreed, citing insufficient probable cause to arrest Jennings. The Alabama Supreme Court was asked to clarify the Stop and Identify Law and responded as follows: “Once an officer has reasonable suspicion to believe that a suspect is committing, has committed or is about to commit a felony or public offense, [the law] empowers the officer to demand that the suspect disclose his or her name and address in a format that would allow the officer to affirmatively identify the suspect.” [3] A federal judge in Oregon has imposed \$110,000 in fines and attorney’s fees against two lawyers who filed documents filled with fake cases and fabricated citations. “In the quickly expanding universe of cases involving sanctions for the misuse of artificial intelligence, this case is a notorious outlier in both degree and volume,” wrote U.S. Magistrate Judge Mark D. Clarke, of the District of Oregon in his December 12, 2025, opinion. The six-figure penalty for AI hallucinations is the largest handed out by an Oregon federal judge, according to OregonLive.com, which also noted that the largest fine in the state’s appellate court was \$10,000. According to Magistrate Judge Clarke’s opinion, “Plaintiffs and their counsel have not been adequately forthcoming, candid or apologetic about their conduct. If there was ever an appropriate case to grant terminating sanctions for the misuse of artificial intelligence, this is it.

*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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## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

**June 16 — Visit by Thomas Jefferson**, 6-8:30pm, Rossin Center Ballroom, W&J College.

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.

Due to the generosity of donors to this event in support of the Washington County Bar Foundation, **the Jeffersonian Dinner is free, registration is required, and limited to 100 guests.** Raffle tickets to dine with President Jefferson at his dinner table will be available at an as yet-undetermined-cost, with winners to be drawn in advance of the dinner. The post-dinner presentation by Jefferson will take place from 7:15pm-8:30pm; one substantive CLE credit is available for attorneys for an additional \$25.

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.

**Contact the Bar office at 724-225-6710 or [wcba@washcobar.org](mailto:wcba@washcobar.org) to register.**



*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

**JUDICIAL SALE****NOTICE OF JUDICIAL SALE  
Washington County Tax Claim Bureau**

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by order of the Court of Common Pleas of the County of Washington, at No. 2026-00563, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau of Washington County on

**WEDNESDAY, the TWENTY FOURTH day of JUNE, 2026, at 10:00 AM  
Washington County Crossroads Building - Ground Floor  
95 W. Beau St - Ste. G-16 Washington, PA 15301**

freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates which can be properly discharged.

All properties to be sold were previously exposed to Upset Sale or Upset-Adjournment Sale on one of the following dates: September 24, 2025; November 19, 2025

All properties to be sold were previously advertised in the Washington Observer-Reporter, The Herald Standard, & The Washington County Reports on July 31, 2025 and/or October 30, 2025

Notice is hereby given that the properties described on the sale list will be sold by the Washington County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will be held at the Washington County, Crossroads Building - Ground Floor, 95 W. Beau St. - Ste. G-16, Washington, PA 15301. The sale will commence on WEDNESDAY, JUNE 24, 2026, AT 10:00 AM prevailing time and will continue until such time that all properties have been exposed for sale by public bidding.

Terms of the Sale: The following are our terms of sale. By registering to bid, you are agreeing to ALL the following terms of sale, in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMP-TOR. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.
2. Registration will take place before the sale, beginning at 9:00 AM on Monday, June 8, 2026 and concluding on Friday, June 12, 2026 at 4:00 PM at the Washington County Tax Revenue Office located at 95 W. Beau St., Suite 525, Washington, PA 15301. A non-refundable, \$25.00 deposit (cash only) will be required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration for bidders as well as non-bidding potential owners. A notarized Affidavit of Bidder as well as any Affidavits of Non-Bidding Potential Owners must be completed as part of the registration for the sale. Each registrant will be provided an auction/bid number before the tax sale on June 24, 2026. If you are registering as a business, corporation, or LLC, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as provide a LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Please include a list of ALL LLCs or businesses you are a member, officer, manager, partner, and/or any other person with any ownership or right. The registration forms are available for download on the Washington County website. All registrations (In-Person & Mailed) must be received and submitted completely by 4:00 PM on June 12, 2026. There will be NO REGISTRATION on the DAY OF THE SALE.
3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. NO personal or personal business checks will be accepted. All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau. THE PURCHASE PRICE IS TO BE PAID AT THE TREASURER'S OFFICE, 95 W. BEAU STREET, ROOM 130, WASHINGTON, PA 15301 BY 3:00 PM ON THE DAY OF THE SALE, JUNE 24, 2026.

4. No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale.
5. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:
  - Owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
  - Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal, or unsanitary manger such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
  - Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years

**Any individual who is found to be in contravention of the above shall forfeit any registration fees, deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau on behalf of Washington County and the taxing jurisdictions it serves. This term of sale is in addition to and not to be confused with the right to cure delinquencies as provided by RETSL. You may also be banned from registering from future tax sales in Washington County, Pennsylvania.**

6. DEED RECORDING - title will be in the registered bidder's name and non-bidding potential owner's names ONLY (NO EXCEPTIONS). If a deed is to be recorded in the name of a trust, corporation, company, LLC etc., the registered bidder must disclose at the time of registration that he/she is bidding in such a capacity, and valid documentation supporting the existence of the trust, corporation, company or entity must be provided to the Tax Claim office before the deed can be properly prepared, subject to the following additional terms: (a) A property may be deeded to a trust, provided that proper documentation of a legally recognized trust is provided to the WCTCB. Said Trust/Corporation/Business/LLC (etc.)'s must be in existence prior to the sale and registered with the Internal Revenue Service. The Trust/Corporation/Business/LLC (etc.)'s EIN or Social Security Numbers must be provided and evident on the documents and for reporting purposes as required. As described in the terms of pre- registering for the sale, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Under no circumstances will the WCTCB be considered to be the Grantor or Settlor of a Trust. A named Trustee, Member, Officer, Manager, Partner, etc. MUST be designated as the Grantee, who shall hold legal title to the property on behalf of said business, trust, LLC, corporation, etc. (b) A property may be deeded into a corporate entity provided that said entity is registered with the appropriate Department of State, and documentation supporting said registration is provided to the WCTCB and verified. EIN numbers must be provided for reporting purposes, (c) All supporting documentation provided shall be subject to review and approval of the Director and Solicitor.
7. The address used within the certificate of residence on the deed will be the address given on the Bidder Registry registration form. If your municipality requires a P.O. Box, please provide the P.O. Box and the house number and street on the BIDDER REGISTRATION FORM.
8. Other terms will be announced at the time of the sale.

\*\*\*RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY  
AFTER THE SALE OF SAID PROPERTY\*\*\*

\*\*\***DELINQUENT PARCEL OWNERS ARE NOT PERMITTED TO ATTEND ANY TAX SALE OR BID  
ON ANY PARCEL AS A BIDDER AT ANY TAX SALE IN WASHINGTON COUNTY**\*\*\*

All properties exposed for sale at the Judicial Sale that are not sold will be transferred to the Washington County Repository for Unsold Properties. Those properties will be exposed at a Repository Auction to be held on Wednesday, August 19, 2026 at 10:00 a.m. at Washington County, Crossroads Building - Ground Floor, 95 W. Beau St. - Ste. G-16, Washington, PA 15301. All parcels unsold at the 2026 Judicial Tax Sale will hold their Judicial value to be sold at the 2026 Fall Repository Sale. All other parcels being exposed at the said Repository auction will have a minimum bid price of \$300.00. Trailers will have a minimum bid of \$150.00. The Repository Auction will be advertised online along with the terms of the sale approximately one month prior to the sale. Please follow the Repository Auction on the county website at <https://www.washingtoncopa.gov/tax-revenue/claims-repository-sale>.

**Raffaele Casale, Director of Washington County Tax Revenue Department  
Lane M. Turturice, Esq., Solicitor**

A complete listing of individual properties being exposed for this sale can be viewed on Washington County's website by logging onto <https://www.washingtoncopa.gov/tax-revenue/claims-judicial-sale>

WASHINGTON COUNTY REPORTS

#	DISTRICT	PARCEL #	SALE #	ASSESSED OWNER(S)	J26 MIN. BI	DESC1	DESC2	DESC3	AV
1	AMWELL	020-004-09-99-0030-00	J26-0002	WILT THOMAS CHAD	\$1,279.30	COURSON HILL RD	1976 LIBERTY TRAILER		7700
2	BENTLEYVILLE	040-016-00-02-0001-00	J26-0004	HOOVER DAVID	\$1,419.83		LOTS 7-8-9		13300
3	BENTLEYVILLE	040-022-00-00-0005-00	J26-0005	MORROW ELMER E JR	\$3,821.12	707 MARY ST	LOT 1.5 AC	HSE 1 STY FR & GAR	83800
4	BENTLEYVILLE	040-039-00-01-0014-00	J26-0006	KUROWSKI STEVEN JOHN JOSEPH & MELANIE STAWMIE DAWN	\$1,511.20	RAILROAD ST	LOT .6 AC		15700
5	CALIFORNIA	080-025-00-00-0016-00	J26-0007	MCDONALD DAVID & IDA	\$2,585.83	969 HIGH POINT DR	LOT	HSE 1 STY FR	51800
6	CALIFORNIA	080-036-01-01-0006-00	J26-0008	CENTURY CREW HOLDINGS LLC & ROBERSON WIL	\$1,113.50	PIKE RUN DR	LOT 24		600
7	CALIFORNIA	080-036-01-01-0007-00	J26-0009	CENTURY CREW HOLDINGS LLC & ROBERSON WIL	\$1,143.50	PIKE RUN DR	LOT 23		600
8	CALIFORNIA	080-036-01-01-0008-00	J26-0010	CENTURY CREW HOLDINGS LLC & ROBERSON WIL	\$1,149.53	PIKE RUN DR	LOT 22		600
9	CALIFORNIA	080-037-00-01-0003-00	J26-0011	DIEHL CHARLES H & DIANA L	\$1,465.37	947 PIKE RUN DR	LOT 8		15300
10	CALIFORNIA	080-037-00-02-0037-00	J26-0012	MILLER ANDREW J	\$1,364.92		0.589 ACRES	VACATED R R	13400
11	CALIFORNIA	080-038-00-00-0010-00	J26-0013	MILLER ANDREW J	\$1,368.03		0.635 ACRES	VACATED R R	13500
12	CALIFORNIA	080-055-00-99-0019-00	J26-0014	CIAFFONI ROBERT J & DOROTHY	\$1,535.92		LOT		18500
13	CANONSBURG 2ND W	100-028-00-00-0006-01	J26-0015	DEJOHN THOMAS JR & WILLIAM S HART	\$1,346.21		LOT 100X76.8 X IRR 0.162 ACRES		9200
14	CANTON	120-011-07-02-0013-00	J26-0016	CIAFFONI ROBERT J & DOROTHY	\$1,075.67		LOT 467		1600
15	CANTON	120-011-11-05-0009-00	J26-0017	WHITEMAN WALTER W & MARY J	\$1,563.08	90 HAWKINS ST	LOT 90		16200
16	CANTON	120-012-05-04-0061-00	J26-0018	RAO SHOBHA & UDAY S	\$1,741.61		PT LTS 262-263-264	265-266	21200
17	CARROLL	130-006-08-00-0020-00	J26-0019	WARDLAW DARIN	\$1,058.49	1933 RTE 2023	LOT NO 5(REPOSITORY VALUE)	HSE 2 STY FR	900
18	CARROLL	130-007-00-00-0057-00	J26-0020	UNKNOWN OWNER UPSET 2021	\$1,686.91		LOT 1 AC		23500
19	CARROLL	130-012-02-05-0010-00	J26-0022	WANNER ROBERTA	\$1,061.50		LOT 9		800
20	CECIL	140-002-01-04-0011-01	J26-0023	BUSH DENNIS	\$1,047.79	39 WOODSIDE DR	0.1218 ACRES	SHED	2300
21	CECIL	140-005-00-00-0005-00	J26-0024	NORTH STAR COAL CO	\$1,749.09		0.96 ACRES		23500
22	CECIL	140-009-02-01-0025-00	J26-0025	KNESTRICK NORMA & JOHN J	\$2,621.88	27 MAPLE ST	LOT 140	HSE 2 STY FR	49400
23	CENTERVILLE 2ND W	152-025-00-02-0015-00	J26-0026	ZAPOROWSKY ROBERT W ESTATE C/O KIMBERLY COLE	\$1,284.81	308 RELIANCE AVE BROWNSVILLE	LOT 614		10500
24	CENTERVILLE 2ND W	152-025-00-02-0016-00	J26-0027	ZAPOROWSKY ROBERT W ESTATE C/O KIMBERLY COLE	\$999.12	RELIANCE AVE BROWNSVILLE	LOT 613		1200
25	CENTERVILLE 4TH W	154-002-00-01-0004-00	J26-0028	ZIBRIDA MICHAEL J	\$990.47		LOT 56		1400
26	CENTERVILLE 4TH W	154-006-00-00-0057-03	J26-0029	PRINCETON LEGACY LLC	\$996.67		LOT 78.5X115.8 IRR		1600
27	CHARLEROI	160-017-00-02-0018-00	J26-0030	WISE CARL & KIMBERLY	\$1,103.65	506 MEADOW AVE	PT LOT 244		4700
28	CHARLEROI	160-031-00-04-0032-00	J26-0031	CAPITAL ST INV LLP	\$1,205.91	LINCOLN AVE EXT CHARLEROI	LOTS 69-70		8100
29	CHARTIERS	170-007-01-01-0012-01	J26-0033	STEELE TROY L	\$1,011.23		LOT 1		2200
30	CHARTIERS	170-007-01-01-0070-00	J26-0034	HALL STEPHEN K	\$1,028.48		LOT 12		1100
31	CHARTIERS	170-007-01-01-0071-00	J26-0035	HALL STEPHEN K	\$1,031.77		LOT 13		1200
32	CHARTIERS	170-015-00-00-0017-00	J26-0036	FLICKINGER JEREMY W	\$2,237.53		3.1230 ACRES		39000

## WASHINGTON COUNTY REPORTS

#	DISTRICT	PARCEL #	SALE #	ASSESSED OWNER(S)	J26 MIN. BI	DESC1	DESC2	DESC3	AV
33	DONEGAL	230-001-04-05-0003-00	J26-0037	DAILEY SAMUEL L	\$2,710.10	134 PETROLEUM AVE CLAYSVILLE	LOT 60X60	HSE 2 STY FR	50600
34	DONORA	240-007-00-02-0030-00	J26-0038	CEPEDA ABRAHAM	\$2,015.21	1280 MCKEAN AVE	LOT 21	HSE 2 STY FR	33700
35	DONORA	240-009-00-06-0012-00	J26-0039	BAGAY GREGORY L	\$3,524.83	117 11TH ST	LOT 1	MULTIPLE BLDGS	79900
36	DONORA	240-010-00-01-0016-00	J26-0040	DUVALL SEAN E	\$1,693.01	1116 FAYETTE AVE DONORA	LOTS 20-21	HSE 2 STY FR	22300
37	DONORA	240-011-00-02-0015-00	J26-0041	BAGAY GREGORY L	\$1,679.55	905 MCKEAN AVE	LOT 2	HSE 2 STY BR	23500
38	DONORA	240-011-00-05-0027-00	J26-0042	LOWE SEMAJ	\$1,017.04	MELDON AVE	LOT 31(REPOSITORY VALUE)		500
39	DONORA	240-017-00-02-0006-00	J26-0043	MOON GREGORY	\$1,253.84	477 EIGHTH ST	LOT 22 .1102 AC	HSE 2 STY FR(REPOSITORY VALUE)	600
40	DONORA	240-018-00-01-0008-00	J26-0044	GRAGO DAVID J	\$1,122.19	525 CASTNER AVE DONORA	LOT	HSE 2 STY FR	24000
41	DONORA	240-035-00-02-0012-00	J26-0045	WIGHTMAN JEFFREY R & PAMELA L	\$1,638.92		LOT 335		4200
42	EAST BETHLEHEM	260-001-02-03-0006-00	J26-0046	LEVKULICH JOHN & ANN	\$2,897.59	10 LINTON ALY	LOTS 37-38	DBL WIDE TR	61700
43	EAST BETHLEHEM	260-009-00-04-0001-00	J26-0047	MANGINO CONNIE	\$1,032.00		LOT 1	SHED	1300
44	EAST BETHLEHEM	260-009-00-04-0015-00	J26-0048	MANGINO CONNIE	\$1,010.60		LOT 4 BLK 9		600
45	EAST BETHLEHEM	260-013-00-01-0023-01	J26-0049	PLEVEL LAURABELLE	\$2,591.34	41 WELCOME ST	LOT .2 AC	HSE 1 STY	52500
46	ELLSWORTH	310-001-09-99-0011-00T	J26-0050	WALLO JOHN	\$1,071.72	3 REDWOOD DR	VIN# C14890	72 REMBRANT TR	3600
47	ELLSWORTH	310-019-00-02-0011-00	J26-0051	REVIVIFYING PROPERTY INVESTMENTS, LLC	\$1,298.74		LOT 47-0.16 AC BLK J		8700
48	HANOVER	340-003-01-01-0008-00	J26-0052	MCGAUGHEY TIMOTHY OLIVER MELISSA MCGAUGHEY	\$4,192.84	56 ROCKY LN	LOT .3 AC	HSE 1 1/2 STY FR	93100
49	HOPEWELL	350-022-00-00-0003-01	J26-0053	WALLACE MICHAEL	\$2,176.34	2133 BRUSH RUN RD	LOT .5447 AC.	HSE 1 STY	86900
50	MARIANNA	400-012-00-01-0018-00	J26-0055	GRIMES ISAIAH ZACHARY & NICOLE RENAE	\$2,034.28	70 LOG CABIN CHURCH RD MARIANNA	LOT 70	HSE 2 STY BR	32500
51	MARIANNA	400-012-00-02-0003-00	J26-0056	GRAY RICHARD	\$1,873.14	97 FIFTH ST	LOT 97	HSE 2 STY ADDS/GAR	29600
52	MARIANNA	400-012-00-02-0004-00	J26-0057	DAVIS MICHELE	\$1,987.07	96 5TH ST MARIANNA	LOT 96	HSE 2 STY BR	31700
53	MARIANNA	400-012-00-02-0007-00	J26-0058	TRUONG NGUYEN DAN	\$1,633.89	93 FIFTH ST MARIANNA	LOT 93 & 94	HSE 2 STY	22400
54	MARIANNA	400-017-00-02-0013-00	J26-0059	CUMBERLEDGE KAYLA AILEEN	\$1,949.57	725 SEVENTH ST	LOT 725	HSE 2 STY BR	30000
55	MONONGAHEL A 1ST W	420-001-00-00-0014-00	J26-0060	TOSI JOSEPH & REBECCA	\$3,166.16	777 E MAIN ST	LOT 3	HSE 2 STY AL/STOR SHED	69100
56	MONONGAHEL A 1ST W	420-001-00-00-0015-00	J26-0061	TOSI JOSEPH & REBECCA M	\$1,236.31	E MAIN ST	LOT 2		7400
57	MONONGAHEL A 1ST W	420-010-00-00-0011-00	J26-0062	BEAR CREEK PROP NY LP	\$1,409.38		LOT .7 AC		11400
58	MONONGAHEL A 1ST W	420-021-00-02-0005-00	J26-0063	IHRIG BRIAN C	\$4,606.47	210 GEE ST MONONGAHELA	LOT	HSE 1 1/2 STY BR	115200
59	MONONGAHEL A 1ST W	420-023-00-00-0015-00	J26-0064	SARMA-WEIERMAN STEPHEN	\$1,801.36	KENNEDY ST	LOT 2.6 AC		25000
60	MONONGAHEL A 2ND W	430-012-00-03-0001-00	J26-0065	FREDERICK BETTY CARROL H DEAN FREDERICK	\$1,267.72		LOTS 138 & 140		8200
61	NEW EAGLE	480-010-00-01-0006-00	J26-0066	HARRISON HOWARD G & ANN	\$2,876.20	170 CHESS ST	LOT 67 PT LT 66	HSE 2 STY FR & GAR	63900

WASHINGTON COUNTY REPORTS

#	DISTRICT	PARCEL #	SALE #	ASSESSED OWNER(S)	J26 MIN. BI	DESC1	DESC2	DESC3	AV
62	NORTH BETHLEHEM	490-014-02-02-0004-01	J26-0067	HIBBS ANASTASIA	\$1,470.21		LOT 76		15300
63	NORTH BETHLEHEM	490-014-02-02-0004-02	J26-0068	HIBBS ANASTASIA	\$1,480.18		LOT 77		15600
64	NORTH CHARLEROI	500-008-00-03-0009-00	J26-0069	PAGER SAMUEL	\$1,385.51	624 SEVENTH ST	LOT 42		13400
65	NOTTINGHAM	530-001-09-99-0647-00T	J26-0071	HIBBS ANASTASIA	\$1,174.35	647 MINGO PARK EST	VIN# 53182213478	83 ELCONA TR	7500
66	PETERS	540-001-00-99-0001-37	J26-0072	SILVERSUN ENERGY LTD	\$1,072.36		1 A SURF		600
67	ROBINSON	550-017-03-00-0017-00	J26-0074	QUINN MARGARET C DAVID A & BETH MATTHEWS	\$1,027.27	BEHIND 1501 ROBINSON HWY MCDON	PT LOT 14		600
68	SMITH	570-016-01-01-0022-00	J26-0075	LAFFEY CRAIG	\$1,987.29	294 FRANCIS MINE STATE RD	50X199.1	COMM BLD	30100
69	SMITH	570-016-01-01-0023-01	J26-0076	LAFFEY CRAIG	\$951.09	FRANCIS MINE STATE RD	PT LOT 103 A		300
70	SMITH	570-023-02-03-0013-00	J26-0077	HUBER WILLIAM DAVID & CYNTHIA SIRK	\$3,099.76	38 HAMMOND AVE	LOT 64 (35 X 115)		50900
71	SOUTH FRANKLIN	590-013-09-99-0021-01	J26-0078	CROMPTON DAVID	\$2,016.87	181 MOUNTS RD	2000 LIBERTY DBLE WD		33100
72	STOCKDALE	620-001-00-03-0029-00	J26-0079	BEATTY DONALD J & BILLIE JO	\$2,199.83	524 WALNUT ST	PT LOT 31	SANDPOINTER TR	41200
73	WEST BETHLEHEM	660-001-00-03-0004-00	J26-0080	DAILEY DANIEL	\$947.36		LOT 40		500
74	WEST BROWNSVILLE	670-005-00-02-0003-00	J26-0081	VASBINDER BROCK & JESSICA	\$1,270.56	MAIN ST	LOT		8100
75	WEST BROWNSVILLE	670-005-00-02-0005-00	J26-0082	VASBINDER BROCK & JESSICA	\$977.12	MAIN ST	PT LOT 28- 1123.8 SQ		200
76	WEST PIKE RUN	700-012-03-03-0007-01	J26-0083	JONES JAMES & ROSELLE VIVIAN HOLLAND	\$2,580.50	109 CIRCLE RD	LAND	2 STY AL HSE	55100
77	WASHINGTON 6TH W	760-001-00-02-0012-00	J26-0084	GATLING ROBERT L JR	\$1,163.81	441 E HALLAM AVE WASHINGTON	PT LOT 72		6700
78	WASHINGTON 6TH W	760-003-00-01-0001-00	J26-0085	BARFIELD RAMONTE K	\$970.53	126 POPLAR ST	PT LOT 128		1600
79	WASHINGTON 6TH W	760-019-00-02-0003-00	J26-0086	SMITH WILLIAM SR	\$4,012.51	293 LOCUST AVE	LOT 4	COMM APTS	101600
80	WASHINGTON 6TH W	760-020-00-02-0017-00	J26-0087	DONOLO JAMIE J	\$1,284.18	333 LOCUST AVE WASHINGTON	LOT .1 AC		11700
81	WASHINGTON 6TH W	760-021-00-04-0005-00	J26-0088	CORBIN BETTY ANN & DANNY R	\$3,136.28	330 BURTON AVE	LOT 22	HSE 2 STY FR & GAR	72500
82	WASHINGTON 7TH W	770-022-00-02-0002-00	J26-0089	MILLER MARK W	\$1,554.71	989 ARCH ST WASHINGTON	LOT 2	2 STY AL HSE	47800
83	WASHINGTON 7TH W	770-025-00-01-0004-00	J26-0090	WOODS WILLIAM T & SAMANTHA JO	\$2,346.45	1060 SUMMERLEA AVE	PT LOT 409		47100
84	WASHINGTON 7TH W	770-025-00-06-0003-00	J26-0091	PUSKARICH WILLIAM J	\$3,380.69	1065 SYCAMORE ST	LOTS 5-6	HSE 1 1/2 STY FR	68100
85	WASHINGTON 8TH W	780-012-00-03-0011-00	J26-0092	RIGGLE MELIDA SUE	\$1,073.70		LOT 5		5700
86	WASHINGTON 8TH W	780-015-00-02-0006-01	J26-0093	LAZEK JOSEPHINE	\$1,094.78	870 EWING ST	LOT 12 & PT LOT 11		6400

## ESTATE NOTICES

### FIRST 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 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

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., Mar-  
riner, 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,

ney, 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

**Thiolet, Madeline G.**

a/k/a Madeline Carol Thiolet  
a/k/a Madeline Thiolet  
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, Elizabeth, PA 15037

WCR Vol 106 Issues 47,48,49

**SECOND 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

WCR Vol 106 Issues 46,47,48

**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  
WCR Vol 106 Issues 46,47,48

**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. 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 Lo-  
 gan 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. 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 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, 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 attorney, 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 Washing-  
ton 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., Washing-  
ton, PA 15301  
Attorney: Kenneth M. Baldonieri,  
Esq., Akman & Associates, LLC,  
345 Southpointe Blvd., #100, Can-  
onsburg, 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

**THIRD  
PUBLICATION**

**Gebhardt, John Edward**

a/k/a John E. Gebhardt  
a/k/a John Gebhardt  
Late of Washington  
Washington Co., PA  
File No. 63-26-0496

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: Georgianna Tarr  
Gebhardt a/k/a Georgianna T.  
Gebhardt, 455 Old Hickory Ridge  
Road, Washington, PA 15301  
Attorney: E. J. Julian, Esq., Julian  
Law Firm, 71 North Main Street,  
Washington, PA 15301

WCR Vol 106 Issues 45,46,47

**Georgetti, Ruth Evelyn**

Late of Avella  
Washington Co., PA  
File No. 63-26-00158

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: Jody Georgetti, 961 Sugar  
Run Road, Avella, PA 15312  
Attorney: Thomas A. Will, Esq.,  
Thomas A. Will & Associates, 6000  
Town Center Boulevard, Suite 106,  
Canonsburg, PA 15317

WCR Vol 106 Issues 45,46,47

**Graham, Suzanna Lee**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0666

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: Brett Robertson, 108 Whispering Heights Lane, Venetia, PA 15367

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

WCR Vol 106 Issues 45,46,47

**Lane, Edward**

Late of Washington  
Washington Co., PA  
File No. 63-26-0655

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: Wendy Lane, 5828 Glen Ora Drive, Bethel Park, PA 15102

WCR Vol 106 Issues 45,46,47

**Michetti, David J.**

Late of Bridgeville  
Washington Co., PA  
File No. 63-26-0665

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

Executrix: Samantha Sekanick, 522 Fruitwood Drive, Bethel Park, PA 15102

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

WCR Vol 106 Issues 45,46,47

**Philipkosky, Walter**  
a/k/a Walter R. Philipkosky  
Late of Coal Center  
Washington Co., PA  
File No. 63-26-0545

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 Philipkosky, 104 Thomason Point, Greenwood, SC 29649

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

WCR Vol 106 Issues 45,46,47

**Sanders, Ethel M.**

a/k/a Ethel Maxine Sanders  
a/k/a Maxine Sanders  
Late of North 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: Lois Jean Mahn, 507 6th Street, Charleroi PA 15022  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Avenue, Charleroi, PA 15022

WCR Vol 106 Issues 45,46,47

**Wilson, Sandra K.**

Late of McDonald  
Washington Co., PA  
File No. 63-26-0474

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: Dawn M. Swayne, 9348 Noblestown Road, McDonald, PA 15126

Attorney: Lawrence E. Bolind, Jr., Esq., 238 Main Street, Imperial, PA 15126

WCR Vol 106 Issues 45,46,47

## CORPORATION NOTICE

### INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Non-Profit were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 27th day of May, 2026 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, Act 177.

The name of the Corporation is  
**MON VALLEY BUSINESS  
ALLIANCE**

Taylor Frankovitch, Esquire  
Bowles Rice, LLP  
1800 Main Street, Suite 20  
Canonsburg, PA 15317

WCR Vol 106 Issue 47

### NOTICE

Notice is hereby given that the Canonsburg-Houston Joint Authority (the "Authority"), having its registered office at 315 Curry Hill Road, Canonsburg, Pennsylvania, 15317, Washington County, Pennsylvania, in compliance with the Act of Assembly of May 2, 1945, P.L.382, as amended, will file in the Office of the Secretary of the Commonwealth of Pennsylvania, on or after July 6, 2026, an Amendment to the Articles of Incorporation of the Authority, in accordance with the provisions of a Resolution properly enacted by Canonsburg Borough and Houston Borough. The proposed amendment provides for the addition to the Board of Directors 1 non-voting member to be appointed by the Townships of Cecil, Chartiers, and North Strabane.

WCR Vol 106 Issue 47

## REAL PROPERTY NOTICES

CIVIL ACTION  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. CV-2026-03262  
NOTICE OF ACTION IN MORT-  
GAGE FORECLOSURE

NEWREZ LLC, Plaintiff

v.  
UNKNOWN HEIRS, SUCCE-  
SSORS, ASSIGNS AND ALL PER-  
SONS, FIRMS OR ASSOCIA-  
TIONS CLAIMING RIGHT, TI-  
TLE OR INTEREST FROM OR  
UNDER JEFFREY M. KOVACH,  
Defendants

To: UNKNOWN HEIRS, SUC-  
CESSORS, ASSIGNS AND ALL  
PERSONS, FIRMS OR ASSOCIA-  
TIONS CLAIMING RIGHT, TI-  
TLE OR INTEREST FROM OR  
UNDER JEFFREY M. KOVACH  
Defendant(s), 7 SHORT ST RICH-  
EYVILLE, PA 15358

### COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plain-  
tiff, NEWREZ LLC, has filed a  
Mortgage Foreclosure Complaint  
endorsed with a Notice to Defend,  
against you in the Court of Com-  
mon Pleas of WASHINGTON  
County, PA docketed to No. CV-  
2026-03262, seeking to foreclose  
the mortgage secured on your prop-  
erty located, 7 SHORT ST RICH-  
EYVILLE, PA 15358.

### NOTICE

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in this  
notice you must take action within  
twenty (20) days after the Com-  
plaint and Notice are served, by  
entering a written appearance per-  
sonally or by attorney and filing in  
writing with the Court your defens-  
es 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 money claimed in the  
Complaint or for any other claim or  
relief requested by the plaintiff. You  
may lose money or property or oth-  
er rights important to you.

YOU SHOULD TAKE THIS PA-  
PER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE  
CAN PROVIDE YOU WITH IN-  
FORMATION ABOUT HIRING A  
LAWYER. IF YOU CANNOT AF-  
FORD TO HIRE A LAWYER,  
THIS OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH THE IN-  
FORMATION ABOUT AGEN-  
CIES THAT MAY OFFER LEGAL  
SERVICES TO ELIGIBLE PER-  
SONS AT A REDUCED FEE OR  
NO FEE.

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

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
A Florida professional limited lia-  
bility company  
ATTORNEYS FOR PLAINTIFF  
Troy Freedman, Esq. ID No. 85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

WCR Vol 106 Issue 47

CIVIL ACTION  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. CV-2026-01717  
NOTICE OF ACTION IN MORT-  
GAGE FORECLOSURE

PHH MORTGAGE CORPORA-  
TION, Plaintiff

v.

DEREK PENN A/K/A DEREK K.  
PENN, IN HIS CAPACITY AS  
ADMINISTRATOR OF THE ES-  
TATE OF EDITH M. PENN AND  
IN HIS CAPACITY AS HEIR OF  
WILLIAM K. PENN; CHANTEL  
THOMAS, IN HER CAPACITY  
AS HEIR OF WILLIAM K. PENN;  
DARNETTE PERRY, IN HER CA-  
PACITY AS HEIR OF WILLIAM  
K. PENN; UNKNOWN HEIRS,  
SUCCESSORS, ASSIGNS, AND  
ALL PERSONS, FIRMS, OR AS-  
SOCIATIONS, CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER WILLIAM K.  
PENN, Defendants

To: UNKNOWN HEIRS, SUC-  
CESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCI-  
ATIONS, CLAIMING RIGHT,  
TITLE, OR INTEREST FROM OR  
UNDER WILLIAM K. PENN  
Defendant(s), 501 GLADDEN  
ROAD CANONSBURG, PA 15317

COMPLAINT IN MORTGAGE  
FORECLOSURE

You are hereby notified that Plain-  
tiff, PHH MORTGAGE CORPO-  
RATION, has filed a Mortgage  
Foreclosure Complaint endorsed  
with a Notice to Defend, against  
you in the Court of Common Pleas  
of WASHINGTON County, PA  
docketed to No. CV-2026-01717,  
seeking to foreclose the mortgage  
secured on your property located,  
501 GLADDEN ROAD CAN-  
ONSBURG, PA 15317.

NOTICE

YOU HAVE BEEN SUED IN  
COURT. If you wish to defend  
against the claims set forth in this  
notice you must take action within

twenty (20) days after the Com-  
plaint and Notice are served, by  
entering a written appearance per-  
sonally or by attorney and filing in  
writing with the Court your defens-  
es 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 money claimed in the  
Complaint or for any other claim or  
relief requested by the plaintiff. You  
may lose money or property or oth-  
er rights important to you.

YOU SHOULD TAKE THIS PA-  
PER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE  
CAN PROVIDE YOU WITH IN-  
FORMATION ABOUT HIRING A  
LAWYER. IF YOU CANNOT AF-  
FORD TO HIRE A LAWYER,  
THIS OFFICE MAY BE ABLE TO  
PROVIDE YOU WITH THE IN-  
FORMATION ABOUT AGEN-  
CIES THAT MAY OFFER LEGAL  
SERVICES TO ELIGIBLE PER-  
SONS AT A REDUCED FEE OR  
NO FEE.

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

Robertson, Anschutz, Schneid,  
Crane & Partners, PLLC  
A Florida professional limited lia-  
bility company  
ATTORNEYS FOR PLAINTIFF  
Troy Freedman, Esq. ID No. 85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

\_\_\_\_\_ WCR Vol 106 Issue 47

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA

CIVIL ACTION - LAW  
No.: 2026-03259

NOTICE OF COMPLAINT-  
ACTION TO QUIET TITLE

LORI SPINA AND CATHY S.  
DEAN Plaintiffs,

-vs-

LOUIS C. STOCKDALE, his heirs,  
known and unknown,  
H. STANLEY STOCKDALE, his  
heirs, known and unknown,  
DORIS M. GIARDINI, her heirs  
known and unknown, and Pa. I.D.  
323306  
PITTSBURGH RAILWAYS COM-  
PANY, its heirs, successors and  
assigns,  
PITWAY CORPORATION, suc-  
cessor by name change to Pittsburgh  
Railways Company, its heirs, suc-  
cessors and assigns, and  
HONEYWELL INTERNATIONAL  
INC., Successor by merger to  
Pittway Corporation, its heirs, suc-  
cessors and assigns, Defendants:

TO: LOUIS C. STOCKDALE, his  
heirs, known and unknown; H.  
STANLEY STOCKDALE,  
his heirs, known and unknown; DO-  
RIS M. GIARDINI, her heirs,  
known and unknown; PITTS-  
BURGH RAILWAYS COMPANY,  
its heirs, successors and assigns,  
known and unknown, and  
PITWAY CORPORATION, suc-  
cessor by name change to Pittsburgh  
Railways Company, its heirs, suc-  
cessors and assigns

You are hereby notified that Plain-  
tiffs, Lori Spina and Cathy S. Dean,  
have filed an Action to Quiet Title  
endorsed with a Notice to Defend,  
against you in the Court of Com-  
mon Pleas of Washington County,  
Pennsylvania at docket no. 2026-  
03259 wherein Plaintiffs seek to  
declare that they are the sole owners  
in fee simple of the subject property  
and you are forever barred from

asserting any right, lien, title or interest in the Subject Property.

A copy of the Complaint-Action to Quiet Title will be sent to you upon request to the Attorney for the Plaintiffs, David B. Bassi, Esquire, 111 Fallowfield Ave., P.O. Box 144, Charleroi, PA 15022. Phone 724-483-5502.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in the notice above, you must take action within twenty (20) days after this Complaint and Notice are served, 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 money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Lawyer Referral Service  
119 South College St.  
Washington, PA 15301  
Telephone Number: (724) 225-6710

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.

Summit Legal Aid  
10 West Cherry Way  
Washington, PA 15301  
Telephone Number: (724) 225-6170  
Fax: 724-250-1078

David B. Bassi, Esq.  
Attorney for Plaintiffs  
Bassi, Vreeland & Associates, P.C.  
111 Fallowfield Ave.  
P.O. Box 144  
Charleroi, PA 15022  
724-483-5502

WCR Vol 106 Issue 47

## 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)

AMERIHOM 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 AS-  
SOCIATES, 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 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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**Harold Migias, JD**  
Senior Vice President  
Trust and Investment Services  
Office: 724.909.7055

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