

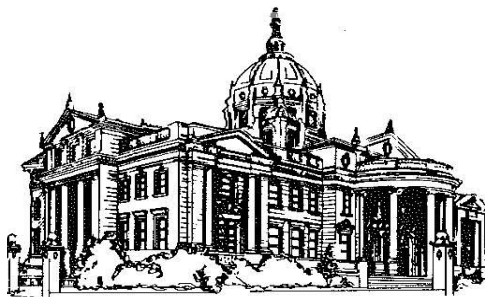
WASHINGTON COUNTY REPORTS

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

Vol. 106 No. 8 – SEPTEMBER 4, 2025

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

MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges Note Senior Judge Kathy Emery moved to CR#4/Third Floor/#3005
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	Effective July 7, 2025 , all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. Attorney must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for 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) shall be presented on Tuesdays at 9:15a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. NO MOTIONS 8/22--9/2
Lucas, Michael, CR#6/1006	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th 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.
Neuman, Brandon CR#1/2001	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with sign up by Noon the business day prior to presentation; sign up in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman or law.clerk.neuman all @washingtoncourts.us. NO MOTIONS 9/17, 9/18
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with sign up by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with sign up for Tues. motions by Noon the Friday prior and sign up for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .

COURT CALENDARS

Sheriff Sale Dates	Last Date to File w/Prothonotary
September 12, 2025	June 27, 2025
October 3, 2025	July 25, 2025
November 7, 2025	August 29, 2025

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A federal appeals court has ruled for an LGBTQ+ student group and two of its leaders who contended that their 1st Amendment rights were violated when officials at West Texas A & M University cancelled a charity drag performance show on campus. According to the U.S. Court of Appeals for the 5th Circuit, in a 2-1 opinion, the group was likely to succeed on its 1st Amendment argument and was, therefore, entitled to a preliminary injunction that prevents the University's ban on the performances from taking effect. [2] A former municipal court judge in Philadelphia has been reinstated to law practice after his suspension for accepting \$90,000 from the campaign of a political opponent to drop out of a 2012 congressional campaign in the Democratic primary. The Pennsylvania Supreme Court reinstated Judge Jimmie Moore's license in an August 18 order. The Supreme Court acted after the disciplinary board recommended reinstatement by an 8-3 vote. Moore previously pleaded guilty to causing false statement to the Federal Election Commission in connection with the payment. According to the plea agreement, he accepted the money to repay campaign debts and his loans to the campaign. He was sentenced to two years of probation in December of 2019. [3] Gerry Spence, a Wyoming lawyer with a string of high-profile courtroom wins and dramatic flair, recently died at his home in Montecito, California, at the age of 96, surrounded by family. Known for wearing his statement suede fringed jacket, Spence was at the pinnacle of his career, one of the country's best-known lawyers. He also wrote more than a dozen books, including the bestselling "How to Argue and Win Every Time." According to the New York Times, Spence was known for putting on a good show. He was a "big, loud, swaggering and outrageous in court." In the case that first brought him national fame, Spence represented the estate of Karen Silkwood, a union activist and nuclear worker tainted with plutonium, who died in 1974. *Other news:* An Order finding adoptive mother of biological sibling of children she wished to adopt lacked standing to petition for adoption of the other siblings reversed since, under the single factor test, she has a substantial, direct immediate interest in petitioning for adoption given that she has adopted their siblings and serves as foster parent for the half-brother of the subject children. *In the Interest of O.E.C.-A*, 225 Pa. Super. 32 (February 13, 2025).

Note: O.D. does not necessarily reflect the views of the employees, officers, and/or members of the Washington County Bar Association. O.D. 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.

NOTICE TO THE PROFESSION

MEMORIAL MINUTES September 4, 4:00pm, Courtroom #7

David L. Ream
Robert M. Vukas
Aaron Renee Colbert

NOTICE OF JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO SEPTEMBER 19, 2025 AUDIT AUDIT LIST

63-2023-0342	Estate: Domenick F. & Ruth M. Gobleck Revocable Living Trust Accountant: Julian M. Gobleck, Trustee Attorney: Branden A. Fulciniti, Esq.
63-2023-0731	Estate: Constance Grace Patterson Accountant: Rebecca Anderson, Administratrix Attorney: Stephanie M. Sewak, Esq.
63-2024-1665	Estate: Dale W. Kozarovich Accountant: Daniel Kozarovich, Administrator Attorney: Chad R. Parks, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SEPTEMBER 19, 2025 AT 9:30 A.M., COURTROOM #4 BEFORE THE HONORABLE KATHERINE B. EMERY.

James Roman, Register and Ex-Officio
Clerk of the Orphans' Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

Washington, Pennsylvania
Audit Date: SEPTEMBER 19, 2025
Publication Dates: SEPTEMBER 4, 2025 & SEPTEMBER 11, 2025

ESTATE NOTICES**FIRST PUBLICATION****Boyle, Dina Louise**

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

Administrator: James Joseph Boyle, 263
School Hill Rd., Canonsburg, PA 15317
WCR Vol 106 Issues 8,9,10

Brown, Beverly Mae

a/k/a Beverly M. Brown
a/k/a Beverly Brown
Late of Canonsburg
Washington Co., PA
File No. 63-25-1116

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

Executor: Brian Matthew Brown, PO Box
12, Stahlstown, PA 15687
Attorney: Emmanuel S. Anthou, Esq.,
Anthou Legal Services, LLC, 165
McClelland Rd., Canonsburg, PA 15317
WCR Vol 106 Issues 8,9,10

Dickerson, Ophelia

a/k/a Ophelia J. Dickerson
Late of Carroll Twp.
Washington Co., PA

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

Administratrix: Charlette Reed, 335
Shady Ave., Monessen, PA 15062
Attorney: Mark J. Shire, Esq., Shire Law
Firm, 1711 Grand Blvd., Park Centre,
Monessen, PA 15062

WCR Vol 106 Issues 8,9,10

Dusicko, Elizabeth E.

a/k/a Betty E. Dusicko
Late of Washington
Washington Co., PA

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

Executrix: Cheryl Ann Hettman, 80 Paul
Dr., Washington, PA 15301
Attorney: Bradley M. Bassi, Esq., Bassi,
Vreeland & Assoc., P.C., P.O. Box 144,
111 Fallowfield Ave., Charleroi, PA
15022

WCR Vol 106 Issues 8,9,10

Edgar, Charles R.

a/k/a Charles Reymor Edgar
Late of Claysville
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: William Ray Edgar aka William
R. Edgar, 711 Heartwood Dr., Monroeville, PA 15146

Attorney: Thomas O. Vreeland, Esq., Bassi,
Vreeland & Assoc., P.C., 62 E. Wheeling
St., Washington, PA 15301

WCR Vol 106 Issues 8,9,10

Fisher, Lynne W.

a/k/a Lynne Ellen Fisher
Late of Lawrence
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: Frank Clay Fisher, Sr. aka
Frank Clay Fisher, 104 Trotwood Dr.,
Canonsburg, PA 15317
Attorney: Thomas O. Vreeland, Esq.,
Bassi, Vreeland & Assoc., P.C., 62 E.
Wheeling St., Washington, PA 15301

WCR Vol 106 Issues 8,9,10

Harris, Pamela M.

Late of Borough of Donora
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: Karen L. Talbert, 337
Fallowfield Ave., Charleroi, PA 15022
Attorney: Herman J. Bigi, Esq., Bigi &
Walsh, 337 Fallowfield Ave., Charleroi,
PA 15022

WCR Vol 106 Issues 8,9,10

Janosik, Joseph T.

Late of Union Twp.
Washington Co., PA

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

Executor: Valerie S. Nehilla, 150 Basin
Hill Rd., Duncannon, PA 17020

Attorney: Kevin S. Koscil, Esq., Barley
Snyder, 275 Grandview Ave., Ste. 201,
Camp Hill, PA 17011

WCR Vol 106 Issues 8,9,10

Kriston, Mary

a/k/a Maria Teresa Kriston
a/k/a Mary T. Kriston
Late of Washington Co., PA
File No. 63-25-1184

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 A. Kriston a/k/a Mark
Allen Kriston, 115 Crestview Dr.,
McMurray, PA 15317
Attorney: Sarah A. Scott, Esq., Sweat Law
Offices, 375 Valleybrook Rd., Suite 112,
McMurray, PA 15317

WCR Vol 106 Issues 8,9,10

Pesco, Anthony

Late of Borough 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 Administrator DBNCTA or attorney, and all persons indebted to the decedent to make payment to the Administrator DBNCTA without delay.

Administrator DBNCTA & Attorney:
Jeffrey P. Derrico, Esq., Greenlee Derrico
Posa, LLC, 60 E. Beau St., Washington,
PA 15301

WCR Vol 106 Issues 8,9,10

Rasel, Beatrice L.

a/k/a Beatrice Laverne Rasel
a/k/a Beatrice Rasel
Late of Washington
Washington Co., PA
File No. 63-25-1256

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: Carrie A. Rasel c/o
Attorney: Stephanie M. Sewak, Esq., Law Office of Stephanie M. Sewak, P.C., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 106 Issues 8,9,10

Santo, Robert Joseph

Late of California
Washington Co., PA
File No. 63-25-1088

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: Theresa Vavro, 12 Ashford Dr., Cranberry Twp., PA 16066
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 8,9,10

Speight, Ella

a/k/a Ella Louise Speight
Late of Washington
Washington Co., PA
File No. 63-25-1278

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

Executor: Eric C. Powell a/k/a Eric Christian Powell, 520 Hutchinson Ave., Canonsburg, PA 15317

WCR Vol 106 Issues 8,9,10

Wiszcior, Edward Henry

a/k/a Edward H. Wiszcior
Late of Washington

Washington Co., PA
File No. 63-25-1255

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: David Wiszcior, 1122 Central Station Rd., West Union, WV 26456
Attorney: Megan E. Loftis, Esq., 1650 Broadway Ave., Pittsburgh, PA 15216

WCR Vol 106 Issues 8,9,10

SECOND PUBLICATION

Adams, Jack Clifford

a/k/a Jack C. Adams
Late of Township of Peters
Washington Co., PA
File No. 63-25-1084

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.

Executor: WesBanco Trust and Investment Svcs., Inc. c/o Julie Shank, Trust Officer, WesBanco Bank, Inc., Trust, 5th Floor, One Bank Plaza, Wheeling, WV 26003

Attorney: Kevin F. Israel, Esq., Meyer, Unkovic & Scott LLP, 535 Smithfield St., Ste. 1300, Pittsburgh, PA 15222

WCR Vol 106 Issues 7,8,9

Barton, Stacy L.

Late of West Alexander
Washington Co., PA
File No. 63-25-0882

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: Tredd Barton, 36 Melisko Lane, West Alexander, PA 15376
Attorney: Rebecca A. Winge, Esq., Houston Harbaugh, Three Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 106 Issues 7,8,9

Basle, George V.

a/k/a George Vincent Basle
a/k/a George Basle
Late of Canonsburg
Washington Co., PA
File No. 63-25-1167

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: Lori G. Roadman c/o
Attorney: Stephanie M. Sewak, Esq., Law Office of Stephanie M. Sewak, P.C., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Cuthbert, Brenda L.

a/k/a Brenda Lynn Cuthbert
Late of Houston Borough
Washington Co., PA
File No. 820 of 2025

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: Greg Cuthbert, 171 Coketown Rd., Coraopolis, PA 15108
Attorney: Brock A. Meanor, Esq., 234 Beaver St., Ste. 2, Sewickley, PA 15143

WCR Vol 106 Issues 7,8,9

Daugherty, Harold R.

a/k/a Harold Daugherty
a/k/a Harold Robert Daugherty
Late of Washington
Washington Co., PA

File No. 63-25-1194

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: Darla J. Saukel, 20 Fairhill Dr., Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Delaney, Joyce Marie

Late of Finleyville,
Formerly of New Eagle
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: Jaime L. Riili, 41 Ginger Hill Rd., Finleyville, PA 15332
Attorney: Blane A. Black, Esq., 223 Second St., Monongahela, PA 15063

WCR Vol 106 Issues 7,8,9

Dickerson, Ophelia

a/k/a Ophelia J. Dickerson
Late of Carroll Twp.
Washington Co., PA

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

Administratrix: Charlotte Reed, 335 Shady Ave., Monessen, PA 15062
Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Blvd., Park Centre, Monessen, PA 15062

WCR Vol 106 Issues 7,8,9

Grubbs, Herbert Kenneth

a/k/a Herbert K. Grubbs

Late of Burgettstown
Washington Co., PA
File No. 63-25-00934

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: Cristine M. Hall, P.O. Box 242, Burgettstown, PA 15021
Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 E. Maiden St., Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Haney, Susan Beth

Late of Eighty Four
Washington Co., PA
File No. 63-25-1143

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: Danielle Mizia, 755 Valley View Rd., Eighty Four, PA 15330
Attorney: Edward F. Twomey, Esq., The Lynch Law Group, 501 Smith Dr., Ste. 3, Cranberry Twp., PA 16066

WCR Vol 106 Issues 7,8,9

Herbik, Michael J.

a/k/a Michael Joseph Herbik
Late of Washington
Washington Co., PA
File No. 63-25-1137

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: Christie Elizabeth Clay-

ton, 1091 Winkler Dr., Dover, OH 44622
Attorney: Clark A. Mitchell, Esq., Mitchell Law Group, LLC, 17 S. College St., Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Knobel Jr., William H.

a/k/a William H. Knobel
Late of Peters Twp.
Washington Co., PA
File No. 63-25-01146

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: Beth Ann Knobel, 194 Mount Olive Rd., Champion, PA 15622
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main St., Ste. 614, Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Kyle, Charles T.

Late of Monongahela
Washington Co., PA
File No. 63-25-0928

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: Michelle R. Usher-Durka, 819 1/2 Lookout Ave., Charleroi, PA 15022
Attorney: C. Christopher Hasson, Esq., C. Christopher Hasson, P.C., 62 East Wheeling Street, Suite 101, Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Megyesy, Sr., Harry J.

Late of Washington
Washington Co., PA

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

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

Executor: Harry J. Megyesy, Jr. c/o
Attorney: Frank C. Roney, Jr., Esq., Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Mitchell, Barbara

Late of Canonsburg
Washington Co., PA
File No. 63-25-1045

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: Constance VanCamp a/k/a Connie Hanley Friedburg, 107 Brandywine Dr., Canonsburg, PA 15317
Attorney: Maxwell R. Dormer, Esq., The Lynch Law Group, 375 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 106 Issues 7,8,9

Ranko, Sr., Robert John

a/k/a Robert John Ranko
a/k/a Robert J. Ranko, Sr.
a/k/a Robert J. Ranko
a/k/a Robert Ranko
Late of Washington
Washington Co., PA
File No. 63-25-1190

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. Ranko, Jr. c/o
Attorney: Stephanie M. Sewak, Esq., Law Office of Stephanie M. Sewak, P.C., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Schilinski, Adolph Robert

Late of Burgettstown
Washington Co., PA
File No. 63-25-01156

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 J. Schilinski, 39 Run St., Slovan, PA 15078
Attorney: Jarrod T. Takah, Esq., Tershel & Associates, 55 South Main St., Washington, PA 15301

WCR Vol 106 Issues 7,8,9

Thomas, Joyce Patricia

a/k/a Joyce Thomas
a/k/a Joyce P. Thomas
a/k/a Joyce Patricia Benic
Late of Washington
Washington Co., PA
File No. 63-25-1217

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: Stephanie A. Thomas, 327 Winners Circle, Canonsburg, PA 15317
Attorney: Matthew Mlecko, Esq., 2661 Clearview Rd., Ste. 8, Allison Park, PA 15101

WCR Vol 106 Issues 7,8,9

Werner, Marjorie M.

Late of Peters Twp.
Washington Co., PA
File No. 63-25-1139

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 G. Werner c/o
Attorney: Jeffrey R. Hunt, Esq., GRB
Law, 2100 Georgetown Dr., Ste. 300,
Sewickley, PA 15143

WCR Vol 106 Issues 7,8,9

Wise, III, Thomas J.

a/k/a Thomas J. Wise
a/k/a Thomas Jones Wise, III
a/k/a Thomas Wise
Late of Waynesburg
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: Tammy Morrison, 1753
N. Main St., Washington, PA 15301
Attorney: Kathleen Smith-Delach, Esq.,
Phillips Froetschel LLC, 310 Grant St.,
Ste. 700, Pittsburgh, PA 15219

WCR Vol 106 Issues 7,8,9

THIRD PUBLICATION

Behling, Jr., August

Late of Cecil Twp.
Washington Co., PA
File No. 63-25-1131

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: August Behling, III, 54 Belgium Hill Rd., Cecil, PA 15321
Attorney: Richard L. Osberg, III., Esq.,
1900 Main St., Ste. 225, Canonsburg, PA
15317

WCR Vol 106 Issues 6,7,8

Bewick, Jr., John

a/k/a John A. Bewick
a/k/a John A. Bewick, Jr.
Late of Venetia
Washington Co., PA

File No. 63-25-1162

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: Joanna L. Bewick a/k/a Joanna Lynn Bewick, 716 Crosswinds Dr.,
McMurray, PA 15317, Richard J. Bewick, 140 Oakwood Road, McMurray, PA 15317

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

WCR Vol 106 Issues 6,7,8

Caffrey, Joelle C.

a/k/a Joelle Caffrey
Late of Washington
Washington Co., PA
File No. 63-25-1082

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: Brenda Susan Haught, 61 Leet St., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 106 Issues 6,7,8

Dasta, Carolyn A.

a/k/a Carolyn Dasta
Late of Venetia
Washington Co., PA
File No. 63-25-1033

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

Executor: Eric C. Dasta, 218 Walnut Dr.,

Venetia, PA 15367

Attorney: David G. Henry, Esq., Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 106 Issues 6,7,8

Farren, Mary M.

Late of Canonsburg
Washington Co., PA
File No. 1164 of 2025

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 M. Farren, 479 Linden Creek Rd., Canonsburg, PA 15317
Attorney: Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037

WCR Vol 106 Issues 6,7,8

Hickman, Diane Ree

Late of East Washington
Washington Co., PA
File No. 63-25-00726

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

Administratrix: Darla S. Reese, 51 Tannehill Dr., Washington, PA 15301
Attorney: Edward J. Morascyzk, Esq., Morascyzk Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 106 Issues 6,7,8

Johnston, Sally A.

a/k/a Sally Ann Johnston
Late of City of Washington
Washington Co., PA

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

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

Executor: Brian Edward Lindsay, 50 North Middletown Rd., Apt. 216, Media, PA 19063

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

WCR Vol 106 Issues 6,7,8

Mahrer, Douglas L.

a/k/a Douglas Lloyd Mahrer
Late of North Strabane Twp.
Washington Co., PA
File No. 63-25-1027

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.

Executor: Joy L. Mahrer, 1050 Saddleclub Dr., Canonsburg, PA 15317
Attorney: Robert G. Stash, Esq., Williams Coulson, 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

WCR Vol 106 Issues 6,7,8

Perry, Edward E.

Late of North Strabane Twp.
Washington Co., PA
File No. 63-25-0348

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: Bruce W. Perry, 230 Hawthorne St., Canonsburg, PA 15317

Attorney: Edward J. Morascyzk, Esq., Morascyzk Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 106 Issues 6,7,8

Redd, Robert Burnside

a/k/a Robert B. Redd

a/k/a Robert Redd
Late of Amwell Township
Washington Co., PA
File No. 63-25-1147

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

Co-Executor: Mary Beth Maxwell, 59 Day Hill Road, Prosperity PA 15329; John E. Kelsey, 105 Hallam Road, Washington PA 15301,
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

WCR Vol 106 Issues 6,7,8

Sappington, Penny
a/k/a Penny Lynn Sappington
Late of Washington
Washington Co., PA
File No. 63-25-00950

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

Executor: Brenda Sappington a/k/a Brenda Arleen Sappington, 408 Barons Court, Venetia, PA 15367
Attorney: Matthew T. Kikta, Esq., Julian Gray Associates, 954 Greentree Rd., Pittsburgh, PA 15220

WCR Vol 106 Issues 6,7,8

Sobek, John Leonard
a/k/a John L. Sobek
Late of Donora
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: Michael L. Stillwagon, 812 Sherman St., Monongahela, PA 15063
Attorney: Thomas P. Agrafiotis, Esq., Melenzyer & Agrafiotis, LLC, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 5,6,7

Stanko, John D.
a/k/a John David Stanko
Late of Canonsburg
Washington Co., PA
File No. 63-25-1133

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 L. Stanko c/o
Attorney: Stephanie M. Sewak, Esq., Law Office of Stephanie M. Sewak, PC, 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 106 Issues 6,7,8

Turk, Michael
a/k/a Michael Allen Turk
Late of Hickory
Washington Co., PA
File No. 63-25-1169

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: Nathan M. Turk c/o
Attorney: Mallory P. Gold, Esq., Gold Law, LLC, 2520 Mossie Blvd., Monroeville, PA 15146

WCR Vol 106 Issues 6,7,8

Wallace, Freda Estelle
a/k/a Estelle Wallace
Late of Canton Twp.
Washington Co., PA

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

hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Raymond K. Wallace, 373 Hawthorne Rd., Claysville, PA 15323
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

WCR Vol 106 Issues 6,7,8

TRUST NOTICE

Letters of Revocable Trust

Trust: **Blaner Family Trust u/a/d**
01/07/1992
Decedent: **Mary P. Blaner**
Decedent Date of Death: **06/20/2025**
Address: **441 Valley Brook Road, Apt. 302, McMurray, PA 15317**
Co-Trustee: **Lori Frey**
Address: **170 Wellington Circle, McMurray PA 15317**
Co-Trustee: **Karen Blaner**
Address: **4362 Willow Heath Drive, Pittsburgh, PA 15234**
Or to: **Christine Brown Murphv, Esq.**
Zacharia Brown Law Offices
111 West McMurray Road
McMurray, PA 15317

WCR Vol 106 Issues 6,7,8

CORPORATION NOTICES

Articles of Dissolution
Notice is hereby given by **Dynamic Business Strategies, Inc.**, a Pennsylvania Corporation at 550 McGuffey Road in West Alexander, PA that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution with the Department of State of the Commonwealth of Pennsylvania.

WCR Vol 106 Issue 8

NOTICE OF INCORPORATION

NOTICE IS HEREBY given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania in Harrisburg, Pennsylvania on August 25, 2025, were approved and Articles of Incorporation were granted under the provisions of the Pennsylvania Business Corporation Law of 1988, 15 Pa.C.S.A. §1101, et. seq., as amended. The name of the corporation is **CD Studios, Inc.**, located at 701 Beech Street, Apartment A, Washington, PA 15301. The purpose for which the Corporation is and has been organized is to engage in and to do any lawful act or acts concerning any or all lawful business for which corporations may be incorporated under the provisions of the Pennsylvania Business Corporation Law, as amended.

John J. DeCaro, Jr., Esquire
Cusick, DeCaro & Langer, P.C.
100 Decker Drive
P.O. Box 5137
New Castle, PA 16105

WCR Vol 106 Issue 8

NAME CHANGE NOTICE

Notice is hereby given that on the date of 8/27/2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-5231 by the petitioner, **Dawn Michelle Saviet** for a change of name to Dawn Michelle Horton.

The court has fixed the date of October 28, 2025 and time of 9:00 AM in Courtroom #1 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 106 Issue 8

MISCELLANEOUS NOTICES

NOTICE OF CHARTER EXTENSION AND INTENT TO FILE WITH THE PENNSYLVANIA DEPARTMENT OF STATE/MID Mon Valley Water Pollution Control Authority/Authority Office located at : 1 Anderson Drive, Allenport , Washington Co. PA 15412

WHEREAS, the intent of the Mid Mon Valley Water Pollution Control Authority (a Joint Authority) is to cause Resolutions adopted by the Borough of Allenport, the Borough of Elco, the Borough of Roscoe and the Borough of Stockdale, (the incorporating Boroughs) together with the Resolution of the Mid Mon Valley Water Pollution Control Authority to extend Charter, all to be filed with the Pennsylvania Department of State post completion of advertising requirements as set forth in Section 5605 of the Municipal Authorities Act (53 PA.C.S.A.) also referencing to its Section 5603 of the stated Act whereby the date for filing is now hereby declared and set as September 9, 2025 or as soon thereafter as is practicable , and

WHEREAS, the Borough of Allenport pursuant to its Resolution No. 1 of 2025, Adopted August 6, 2025; the Borough of Elco pursuant to its Resolution No. 4 of 2025, Adopted August 13, 2025; the Borough of Roscoe pursuant to its Resolution No. 8-1 of 2025, Adopted August 26, 2025 ; and, the Borough of Stockdale pursuant to is Resolution No 04 of 2025, Adopted August 6, 2025 have collectively authorized extension of Charter of the Mid Mon Valley Water Pollution Control Authority, such extension acting as an amendment to the Charter of the stated Authority originally filed May 26, 1970 (Control ID 0000230957) with last Amendment filed Nov 23, 2004 (Control ID 0010171054) extending Charter to Dec 31, 2050, and

WHEREAS, the Charter of the Stated Mid Mon Valley Water Pollution Control Authority shall now be extended to December 31, 2075 as per the consent and approval of the stated Allenport, Elco, Roscoe and Stockdale Boroughs.

NOW, THEREFORE, be advised of the following:

The intent of the Mid Mon Valley Water Pollution Control Authority is to cause the appropriate Resolutions of the Borough of Allenport, Borough of Elco, the Borough of Roscoe and the Borough of Stockdale, together with the Resolution of the Mid Mon Valley Water Pollution Control Authority to be filed with the Pennsylvania Department of State on a date not earlier than September 9, 2025, following required compliance with legal publication requirements.

That the Mid Mon Valley Water Pollution Control Authority does NOW hereby cause Notice of Intent to File the Charter extension to be published in accord with the required official legal notice of such intent.

By: Kris a Vanderman, Esquire
Solicitor for Mid Mon Valley
Water Pollution Control
Authority

WCR Vol 106 Issue 8

Notice of Involuntary Transfer of Ownership of a Vehicle by Court Order:
Any person with interest in a
1968 Triumph Bonneville T120
VIN:T120RDU75839,
please contact me by October 10, 2025 to claim the vehicle. A hearing for involuntary transfer of ownership by court order will be held at the Westmoreland County Courthouse at 2 North Man Street, Greensburg. PA 15601 a 9:00 AM on October 10, 2025 in Courtroom #5. I can be contacted at
lbaumann123@gmail.com.

WCR Vol 106 Issue 8

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, OCTOBER 3, 2025**, 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)

CALIFORNIA

WELLS FARGO BANK, N.A.

vs

**MICHAEL SHONTS A/K/A
MICHAEL A. SHONTS**

**DOCKET #: 2024-8053
JUDGEMENT: \$26,455.86**

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

Address: 1025 PIKE RUN DRIVE,
COAL CENTER, PA 15423
Tax #: 080-037-00-01-0013-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 106 Issues 8,9,10

CANTON

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

vs

**KAITLIN ANN BRIGGS AND
SCOTT BRIGGS, II**

**DOCKET #: 2024-5172
JUDGEMENT: \$107,676.57**

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

Address: 440 BUENA VISTA STREET,
WASHINGTON, PA 15301

Tax #: 120-011-17-00-0008-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 8,9,10

CECIL

**GEORGETOWN ESTATES
HOMEOWNERS ASSOCIATION**

vs

THOMAS A. KUNOVIC

**DOCKET #: 2023-4314
JUDGEMENT: \$5,322.07**

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

Address: 1426 YORKTOWNE DRIVE,
LAWRENCE, PA 15055

Tax #: 140-012-17-00-0007-00D

Improvements: Residential Dwelling

Attorney: BRANDT, MILNES & REA,
(412) 255-6500

WCR Vol 106 Issues 8,9,10

CHARTIERS

**THE BANK OF NEW YORK
MELLON, ET AL**

vs

**JEFFREY L. O'KORN
A/K/A JEFFREY O'KORN
A/K/A JEFFREY L. OKORN**

**DOCKET #: 2024-5985
JUDGEMENT: \$58,642.83**

In the Commonwealth of Pennsylvania,

Washington County, Chartiers Township;
Address: 7 SHORT AVENUE, WASHINGTON, PA 15301
Tax #: 170-018-01-05-0002-00

Improvements: Residential Dwelling
Attorney: RAS CITRON LLC, (855) 225-6906
WCR Vol 106 Issues 8,9,10

HANOVER

**PNC BANK,
NATIONAL ASSOCIATION**

**vs
MARY LOUISE KLEMENCIC, In
Her Capacity as Administrator and
Heir of the Estate of THOMAS E.
MOSTERT, Deceased**

**DOCKET #: 2024-8727
JUDGEMENT: \$75,009.40**

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

Address: 761 ROUTE 18, BURGETTS-TOWN, PA 15021
Tax #: 340-010-01-00-0008-00

Improvements: Residential Dwelling

Attorney: McCALLA RAYMER
LEIBERT PIERCE, LLP, (445) 207-4041
WCR Vol 106 Issues 8,9,10

HOUSTON

**FREEDOM MORTGAGE
CORPORATION**

**vs
MICHAEL CHRISTOPHER
ALTMYER**

**DOCKET #: 2025-2001
JUDGEMENT: \$126,412.32**

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

Address: 235 REED AVENUE a/k/a 235
REED STREET, HOUSTON, PA 15342
Tax #: 360-010-00-02-0002-00

Improvements: Residential Dwelling

Attorney: ORLANS ASSOCIATES PC,
(248) 502-1400

WCR Vol 106 Issues 8,9,10

MONONGAHELA

MIDFIRST BANK

vs

NATHAN PAUL MAYERNIK

**DOCKET #: 2025-373
JUDGEMENT: \$114,852.29**

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

Address: 504 MARNE AVENUE, MONONGAHELA, PA 15063
Tax #: 440-008-00-04-0003-00

Improvements: Residential Dwelling

Attorney: THE MANLEY LAW FIRM
LLC, (614) 220-5611

WCR Vol 106 Issues 8,9,10

MORRIS

CITIZENS BANK, N.A. S/B/M to CITIZENS BANK OF PENNSYLVANIA

vs

**DIANE C. BETTS a/k/a
DIANE C. GAYMAN**

**DOCKET #: 2025-1784
JUDGEMENT: \$86,791.49**

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

Address: 2189 DUNN STATION ROAD,
PROSPERITY, PA 15329
Tax #: 450-020-00-00-0018-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY
JAVARDIAN, LLC, (215) 942-9690

WCR Vol 106 Issues 8,9,10

NORTH FRANKLIN

**THE HUNTINGTON
NATIONAL BANK**

vs

**CHARLES WILLIAM ROBERTS
AND MICHELLE WESTBROOK**

**DOCKET #: 2024-3879
JUDGEMENT: \$126,498.43**

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

Address: 1905 PARK AVENUE, WASHINGTON, PA 15301
Tax #: 510-001-01-02-0005-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG &
CONWAY, (215) 790-1010

WCR Vol 106 Issues 8,9,10

NORTH FRANKLIN (Cont'd)

FEDERAL HOME LOAN MORTGAGE CORPORATION, ET AL

vs

LISA A. WHITE

**DOCKET #: 2024-8686
JUDGEMENT: \$120,389.77**

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

Address: 444 FRANKLIN FARMS
ROAD, WASHINGTON, PA 15301
Tax #: 510-002-14-03-0011-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 8,9,10

ROSCOE

**U.S. BANK TRUST NATIONAL
ASSOCIATION, as Trustee of
BMCF-EG SERIES II TRUST**

vs

**SETH N. GRAY AND
STACEY GRAY**

**DOCKET #: 2025-183
JUDGEMENT: \$78,558.25**

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

Address: 411 CORWIN STREET, ROSCOE, PA 15477

Tax #: 560-004-00-04-0013-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 8,9,10

SMITH

**THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF
NEW YORK, ET AL**

vs

**TIMOTHY SMITH, In His Capacity as
Heir of DONNA M. SMITH A/K/A
DONNA SMITH, DECEASED, ET AL**

**DOCKET #: 2025-231
JUDGEMENT: \$61,262.48**

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

Address: 551 JOFFRE BULGER ROAD,
JOFFRE, PA 15033

Tax #: 570-011-01-04-0007-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 8,9,10

SOUTH STRABANE

**NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING**

vs

JON R. GENDT

**DOCKET #: 2025-1829
JUDGEMENT: \$215,255.61**

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

Address: 65 FERNWOOD STREET A/K/
A 65 FERNWOOD DRIVE, WASHINGTON, PA 15301

Tax #: 600-006-07-05-0007-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 106 Issues 8,9,10

WASHINGTON

MID PENN BANK

vs

**NORTH MAIN PLAZA
ASSOCIATES, L.P.**

**DOCKET #: 2025-597
JUDGEMENT: \$1,714,751.51**

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

Address: 167 NORTH MAIN STREET,
WASHINGTON, PA 15301

Tax #: 720-004-00-00-0017-00

Improvements: Residential Dwelling

Attorney: BARLEY SNYDER, (717) 299-5201

WCR Vol 106 Issues 8,9,10

Courthouse 125th Anniversary Charity Gala

Saturday • Oct. 18, 2025 • 6-9pm



Where Justice Meets Compassion

Charity Beneficiaries:

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Domestic Violence Services of SWPA
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Cash Bar & Tastings • Catering by Bella Sera
Formal Attire Requested
Information: washcobar.org/foundation



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