

# 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

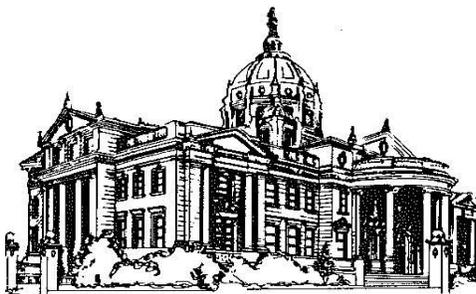
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**Vol. 106 No. 32 – FEBRUARY 19, 2026**

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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>Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week</p>
Costanzo, Valarie CR#7/1001	<p>Motions Tu &amp; Th at 9:15a.m. Effective March 1, motions will be held on Wed, and Thurs., at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Feb., 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 2/24, 2/26</b></p>
DiSalle, John CR#2/2002	<p>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. <b>—NO MOTIONS 2/17-2/24—MOTIONS TO BE HELD 2/25 at 9:30am</b></p>
Lucas, Michael, CR#6/1006	<p>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.</p>
McDonald, Traci <b>CR#1/2001</b>	<p>Tu &amp; Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Jan., Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a> <b>NO MOTIONS 2/26</b></p>
Pettit, Jesse CR#3/2003	<p>Tu &amp; 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>.</p>
Senior Judges Emery, K. & Motto, D. CR#4/3005	<p>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.</p>

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] According to Legal Newsline, the Florida Supreme Court has upheld the legality of allowing death penalty verdicts by non-unanimous juries. In a December 18th decision, the Florida Supreme Court affirmed the legality of a 2023 statute permitting judges to impose capital punishment even if juries are not unanimous in their verdicts. Only two states, Florida and Alabama, allow courts to impose capital punishment when juries return non-unanimous recommendations in favor of the death penalty. For decades, Florida had not required unanimity in capital punishment, allowing a judge to impose the death penalty as long as the majority of jurors were in favor of the penalty. But in 2016, the U.S. Supreme Court found that the state system allowed judges too much discretion. The state legislature then passed a bill requiring a 10-2 jury recommendation, but the state Supreme Court at the time said such recommendation should be unanimous, prompting lawmakers in 2017 to require a unanimous jury. But in 2023, state lawmakers altered the law again to allow trial courts to impose capital punishment based on a recommendation of eight or more jurors. In the case before the Florida Supreme Court, Defendant Michael James Jackson was convicted with co-defendants in kidnaping and robbing an elderly couple then burying them alive in 2025. [2] An Ohio attorney faces more than 90 federal counts after he reportedly stalked and filmed a teenage girl and other women without their knowledge. Legal Aide Attorney Matthew Nicholas Currie, 50, of Oakwood, Ohio, was indicted by a grand jury on 91 counts. Charges include 40 counts of voyeurism; 49 counts of illegal use of a minor in nudity-oriented material; and 2 counts of unauthorized use of a computer, cable or telecommunication property. Currie was the focus of an investigation that began in 2024 after a family member discovered voyeuristic images and videos on his cell phone. According to the Montgomery County, Ohio prosecutor's office. Currie recently moved to Michigan and a warrant was issued for his arrest. [3] According to the Texas Supreme Court, Texas judges can decline to perform same sex weddings because of their "sincerely held religious belief" and not be in violation of the rules on judicial impartiality. A lawsuit has been brought by a Texas Judge against the Texas State Commission on Judicial Conduct which, in November 2019, issued a public warning to a Justice of the Peace who recused herself from officiating at same sex wedding.

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

### WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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## NOTICE TO THE PROFESSION

### PUBLIC DEFENDER'S OFFICE

The Washington County Public Defender's Office is hiring one attorney to assist with appeals and other legal research and writing. This contracted position is grant-funded and limited to ten hours per week for one year, unless extended. Candidates must have excellent analytic, research and writing skills as well as prior experience in appellate or post-conviction criminal defense litigation. Candidates must possess a solid understanding of criminal law, criminal procedures and evidence and be able to analyze complex legal issues. The position requires remote work. Interested applicants should submit a cover letter, resume and writing sample to Chief Public Defender Rose Semple, [rose.semple@co.washington.pa.us](mailto:rose.semple@co.washington.pa.us).

## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

Contact WCBA for information  
724-225-6710, [wcba@washcobar.org](mailto:wcba@washcobar.org)

**Feb 21 & March 14 -- H.S. Mock Trial Competitions -- Volunteers Needed!  
We need scoring jurors! Contact WCBA to signup!**

**April 24 — Senior Lawyer's Division CLE & Happy Hour (TBA)**

**May 7— CLE: "Advocacy, Awareness & Action,"** via zoom, 12pm-1pm

**May 24-30, 2026 -- CLE Abroad Trip to Scotland!** There is a minimum number of travelers that will be needed to make this trip a "go" so be sure to register early (or let the Bar office know) if you are interested. This a great trip to lawyers and their non-lawyer spouses, significant others, and fellow-travel-friends! NOT JUST FOR LAWYERS -- the program provides a culturally immersive experience in Scottish history and heritage, with plenty of CLE-worthy info for lawyers, too. **Info Landing Page:** <https://www.cle-abroad.com/trip/wcba/> Package prices (outlined on the registration page) range from \$3,300 - \$6,800, with 4, 5, & 6 Night options along with Day program packages. **EARLYBIRD** and **LOYAL** discount codes are active and open until **February 1, 2026**.

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

**Aug 14-16 -- Summer Bench Bar,** Oglebay Resort, Wheeling (tentative)

## ESTATE NOTICES

### FIRST PUBLICATION

**Chrobak, Anthony P.**

Late of Scenery Hill  
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-Executrix or attorney, and all persons indebted to the decedent to make payment to the Co-Executrix without delay.

Co-Executrix: Joy E. Assad aka Joy Chrobak aka Joy Elise Assad, 38 Rutan Rd., Scenery Hill, PA 15360; Christi Tanney aka Christi R. Tanney, P.O. Box 664, Ellsworth, PA 15331

Attorneys: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301; Karen Hassinger, Esq., 55 South Main St., 2nd Floor, Washington, PA 15301

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**Gentile, Jennie**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0123

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: Maryanne G. Torok, 257 King Richard Dr., Canonsburg, PA 15317

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

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**Hixenbaugh, William R.**

a/k/a William Ray Hixenbaugh  
Late of Borough of Elco  
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-Administratrix, c.t.a. or attorney, and all persons indebted to the decedent to make payment to the Co-Administratrix, c.t.a. without delay.

Co-Administratrix, c.t.a.: Daniel Russell Hixenbaugh, 1506 Leeds Ave., Monessen, PA 15062; Tina Marie Betters, 111 Cedar Blvd., Apt. 2, Pittsburgh, PA 15228, Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Boulevard, Park Centre, Monessen, PA 15062

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**Kitzman, Jr., Margaret A.**

a/k/a Margaret Kitman  
Late of Burgettstown 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: Renae Bloom, 35 Kirk St., Curwensville, PA 16833  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057

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**Martys, William Robert**

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: David M. Martys, 292 Paxson Lane, Langhorne, PA 19047

Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C.,

P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 32,33,34

**Novak, Edwin**

a/k/a Edwin J. Novak  
a/k/a Edwin James Novak  
Late of Nottingham Township  
Washington Co., PA  
File No. 63-26-0195

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: Patricia L. Del Zingaro, 931 W. Country Club Dr., Purcellville, VA 20132-3048

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

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**Orlic, Kathleen**

a/k/a Kathleen J. Orlic  
Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0080

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: Bethany L. Orlic aka Bethany Lee Orlic, 5461 State Route 982, Derry, PA 15627  
Attorney: Joseph A. Nese, Jr., Esq., 7883 Saltsburg Rd., Pittsburgh, PA 15239

WCR Vol 106 Issues 32,33,34

**Rose, Donna Z.**

a/k/a Donna Zee Rose  
Late of North Franklin  
Washington Co., PA  
File No. 63-26-0113

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: Kevin C. Rose, 1270 Lagonda Rd., Washington, PA 15301

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**Santoni, Guy Edward**

a/k/a Guy Edward Santoni, Jr.  
a/k/a Guy Edward Santoni, II  
a/k/a Guy E. Santoni  
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: Guy Edward Santoni, III  
c/o Attorney: Frank Arcuri, Esq.,  
125 South College St., Washington,  
PA 15301

WCR Vol 106 Issues 32,33,34

**Shrader, Madelyn D.**

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

Administratrix: Diane Carol Reed,  
187 Rural Valley Rd., Claysville,  
PA 15323

Attorney: Steven R. Wolf, Esq.,  
Wolf, Wagers & Wolf, 1500 Ash-  
wood Dr., Ste. 1501, Canonsburg,  
PA 15317

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**Six, Lisa**

a/k/a Lisa K. Six  
a/k/a Lisa Kathleen Six  
Late of Venetia  
Washington Co., PA  
File No. 63-26-0121

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: Nicholas Joseph Corcetti aka Nicholas Corcetti, 1902 Dubonnet Court, Allison Park, PA 15101; Co-Executor: Elaine Valla Petrakis aka Elaine Petrakis, 2936 Jones Farm Court, Export, PA 15632

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

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**Starek, Frances M.**

a/k/a Frances Marie Starek  
Late of Washington  
Washington Co., PA  
File No. 63-26-00035

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: Barbara Lee Sobolewski,  
4 Zuk Lane, McDonald, PA 15057  
Attorney: Frank C. Roney, Jr., Esq.,  
The Frank Roney Law Office, 228  
South Main St., Washington, PA  
15301-6359

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**SECOND  
PUBLICATION**

**Allen, Timothy D.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0106

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: Malloreay Kristen Allen, 2148 Hill Church Houston Road, Canonsburg, PA 15317  
Attorney: Brocton G. Skeen, The Skeen Law Firm, PLLC, 2200 Garden Dr., Suite 200B, Seven Fields, PA 16046

WCR Vol 106 Issues 31,32,33

**Cargnello, Albert L.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0086

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: Erica E. Monoskey,  
1046 Royal Dr., Canonsburg, PA  
15317  
Attorney: Clark Mitchell, Jr. Esq.,  
Mitchell Law Group, LLC,  
17 South College St., Washington,  
PA 15301

WCR Vol 106 Issues 31,32,33

**Edgar, Clarence R.**

Late of Washington  
Washington Co., PA  
File No. 63-26-00076

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: Debbie S. Link, 50 Timber Lane, Eighty Four, PA 15330  
Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 106 Issues 31,32,33

**Fields, Pamela A.**

Late of Charleroi  
Washington Co., PA  
File No. 63-26-0074

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 A. Fields, 1673 Grange Road, Charleroi, PA 15022  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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**Fries-Dugan, Sandra L.**

a/k/a Sandra L. Dugan  
Late of Finleyville  
Washington Co., PA  
File No. 63-25-0397

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 Francis Dugan aka Wiliam F. Dugan c/o  
Attorney: Daniel M. Flynn, Michael D. Flynn & Assoc., P.C., 2770 South Park Road, Bethel Park, PA 15102-3839

WCR Vol 106 Issues 31,32,33

**Kelly, Dennis W.**

Late of Lawrence  
Washington Co., PA  
File No. 63-26-0118

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 S. Kelly aka William Stephen Kelly, 2301 Vodeli Street, Pittsburgh, PA 15216

Attorney: Courtney R. Conway, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241

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**Kudrav, Christine**

Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-26-0100

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: Paul J. Kudrav c/o  
Attorney: Matthew T. Kikta, CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220

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**Marynychak, Betty A.**

a/k/a Betty Ann Marynychak  
Late of Borough 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: Terry Marynychak aka Terry Joseph Marynychak, 3 Brookcrest Dr., Cecil, PA 15321  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

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**Matus, Lois Ann**

a/k/a Lois Matus  
a/k/a Lois A. Matus  
Late of Fallowfield 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: David Morris, 37 Melenzyer Drive, Monongahela, PA 15063  
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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**Pataski, Luella M.**

a/k/a Luella May Pataski  
Late of Vestaburg,  
East Bethlehem Township  
Washington Co., PA  
File No. 63-26-0071

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: Sandra Bruce, 92 Rt. 88, Carmichaels, PA 15320  
Attorney: Joseph I. Brodak, Esq., 100 Park Ave., Carmichaels, PA 15320

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**Rankin, Rebecca S.**  
a/k/a Rebecca Rankin  
Late of Burgettstown  
Washington Co., PA  
File No. 63-26-0104

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: Lisa J. Taggart,  
1106 Cross Creek Rd.,  
Burgettstown, PA 15021  
Attorney: Stephanie A. Boris, Esq.,  
The Elder Law Offices of Shields &  
Boris, 1150 Old Pond Road,  
Bridgeville, PA 15017

WCR Vol 106 Issues 31,32,33

**Smith, Nancy D.**  
Late of Fredericktown  
Washington Co., PA  
File No. 63-25-1871

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: Amy E. Zgela aka Amy  
Smith Zgela, 3016 Thomas Jefferson  
Drive, Jefferson Hills, PA  
15025, David G. Smith aka David  
Gordon Smith, 370 Horseshoe  
Drive, Palmerton, PA 18071,  
Attorney: Kimberly J. Gallagher,  
Esq., PO Box 384, Rillton, PA  
15678

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**Smith, Richard L.**  
a/k/a Richard Lee Smith  
Late of Mt. Pleasant 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: Richard L. Smith c/o  
Attorney: Robert D. Clark, Jr., Esq.,  
Clark & Clark, P.C., 201 N. Market  
St.,  
New Wilmington, PA 16142

WCR Vol 106 Issues 31,32,33

**Sonson Jr, Andrew Anthony**  
Late of Canton  
Washington Co., PA  
File No. 63-26-0069

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: Joyce Schuler,  
30 Wotring Rd., Washington,  
PA 15301  
Attorney: Loretta B. Kendall, Esq.,  
364 E. Lincoln Ave., McDonald,  
PA 15057

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**Teagarden, Jane Winona Sheller**  
a/k/a Jane W. Teagarden  
a/k/a Jane Teagarden  
Late of Finleyville  
Washington Co., PA  
File No. 63-25-1784

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 & Attorney: Kerry A.  
Fraas a/k/a Kerry Alan Fraas, Esq.,  
Kerry Law Group, 1420 Fallen  
Timber Rd., Suite 100, Elizabeth,  
PA 15037

WCR Vol 106 Issues 31,32,33

**Tumidajski, Ronald Anthony**  
Late of Van Voorhis  
Washington Co., PA  
File No. 6326-0111

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: Kelly L. Cole, 813  
Orchard Ave., Avalon, PA 15202  
Attorney: Richard P. Gainey, Esq.,  
PO Box 23, Tarentum, PA 15084

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**Voigt, Daniel Arno**  
a/k/a Daniel 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 31,32,33

### **THIRD PUBLICATION**

**Brigich, Marko S.**

a/k/a Marko Steve Brigich, Jr.  
Late of Canonsburg  
Washington Co., PA  
File No. 63-25-1837

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: Stefani J. Stanish  
aka Stefani Jean Stanish, 299 Brigich Rd., Canonsburg, PA 15317  
Attorney: Dennis M. Makel, Esq.,  
Makel & Associates, LLC, 98 E. Maiden St., Washington, PA 15301

WCR Vol 106 Issues 30,31,32

**Cooper, James D.**

Late of Washington  
Washington Co., PA  
File No. 63-25-1730

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: Colleen L. Cooper, 510 Jolly School Rd., Washington, PA 15301

Attorney: Jeffrey D. Ries, Esq., Ries Law, 381 Daily Dr., North Huntingdon, PA 15642

WCR Vol 106 Issues 30,31,32

**Duckworth, Gary David**

Late of McMurray  
Washington Co., PA  
File No. 63-25-1859

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: Sean David Duckworth,  
936 Old Washington Rd., Canonsburg, PA 15317

Attorney: John M. Schaffranek,  
Esq., Schaffranek & Foster, PLLC,  
10475 Perry Highway, Ste. 212C,  
Wexford, PA 15090

WCR Vol 106 Issues

**Malik, Kurt A.**

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

Co-Administrators: Brandon Adam Malik, 142 Lincoln St., Cokeburg, PA 15324; Briana Nicole Moore, 2587 State Rte. 52, Liberty, NY 12754,

Attorney: David B. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 30,31,32

**Stefan, Mary Jane**

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

Administrator & Attorney: Kimmo H. Abbasi, Esq., Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

WCR Vol 106 Issues 30,31,32

**Vivio, Agnes**

Late of Charleroi Borough  
Washington Co., PA  
File No. 63-26-00061

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: Darrell J. Vivio, 215 Market Street, Scottdale, PA 15683  
Attorney: James S. Lederach, Esq., 201 North Chestnut Street, P.O. Box 342, Scottdale, PA 15683

WCR Vol 106 Issues 30,31,32

## REAL PROPERTY NOTICE

CIVIL ACTION  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. CV-2024-03370  
NOTICE OF ACTION IN  
MORTGAGE FORECLOSURE

JPMORGAN CHASE BANK, NA-  
TIONAL ASSOCIATION, Plaintiff  
v.

IAN ABBOTT, IN HIS CAPACI-  
TY AS HEIR OF ROBERT AB-  
BOTT., JR., DECEASED HEIR OF  
ELIZABETH ABBOTT; ET AL.,  
Defendants

To: UNKNOWN HEIRS, SUC-  
CESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER ROBERT AB-  
BOTT, JR., DECEASED HEIR OF  
ELIZABETH ABBOTT; UN-  
KNOWN HEIRS, SUCCESSORS,  
ASSIGNS,  
AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST  
FROM OR UNDER ELIZABETH  
ABBOTT Defendants, 5146 HA-  
ZEL STREET, FINLEYVILLE, PA  
15332

AMENDED COMPLAINT IN  
MORTGAGE FORECLOSURE

You are hereby notified that Plain-  
tiff, JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION,  
has filed a Mortgage Foreclosure  
Amended Complaint endorsed with  
a Notice to Defend, against you in  
the Court of Common Pleas of  
WASHINGTON County, PA dock-  
eted to No. CV-2024-03370, seek-  
ing to  
foreclose the mortgage secured on  
your property located, 5146 HAZEL  
STREET, FINLEYVILLE, PA  
15332.

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 Amended  
Complaint and Notice are served,  
by entering a written appearance  
personally or by attorney and filing  
in writing with the Court your de-  
fenses 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 AFFORD TO  
HIRE A LAWYER, THIS OFFICE  
MAY BE ABLE TO PROVIDE  
YOU WITH THE INFORMATION  
ABOUT AGENCIES THAT MAY  
OFFER LEGAL SERVICES TO  
ELIGIBLE PERSONS AT A RE-  
DUCED 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 32

## BANKRUPTCY SALE

Bankruptcy Sale  
March 13, 2026  
In re: HELENE SEMANDERES  
Case No: 23-21472-GLT  
Property to be Sold:  
2435 West Pike St, Houston, PA  
Initial Offer: \$1,850,000  
Higher and better offers will  
be considered at the hearing  
Hand money required: \$10,000  
Contact Pamela Wilson, Trustee  
412.341.4323  
For Additional Information:  
[www.pawb.uscourts.gov/easi.htm](http://www.pawb.uscourts.gov/easi.htm)

WCR Vol 106 Issue 32

## ADOPTION NOTICE

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION  
No. 2026-0103

IN RE: ADOPTION OF CAIDEN  
STEPHEN SUBA An Adult

ORDER

AND NOW, THIS 29<sup>th</sup> day of Janu-  
ary 2026, upon consideration of the  
within PETITION FOR ADOP-  
TION, IT IS HEREBY ORDERED  
AND DECREED that a hearing be  
held thereon on the 2<sup>nd</sup> day of  
March, 2026 at 11:30 o'clock A.M.  
in Courtroom No. 2, Washington  
County Courthouse, Washington,  
Pennsylvania before the under-  
signed.

BY THE COURT:

/s/ Hon. John F. DiSalle  
WCR Vol 106 Issue 31,32

## MISCELLANEOUS NOTICE

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA

CIVIL DIVISION NO.: 1304 DI-  
VORCE 2024

NOTICE TO DEFEND AND  
CLAIM RIGHTS

TO: ZACHARY ROBERT SAMS

You have been sued in Court. Notice is hereby given that a Complaint in Divorce Affidavit Under 3301(d) of the Divorce Code, blank Counter-Affidavit, and Notice of Intention to File the Praecipe to Transmit the Record have been filed with the Court of Common Pleas of Washington County, Pennsylvania. An Order of Court permitting the Plaintiff to serve the Defendant through alternative service has been entered. The filed documents listed above are located in the Washington County Prothonotary's Office, located at 95 West Beau Street, Suite 510, Washington, Pennsylvania 15301.

If you wish to defend against the claims set forth in this Divorce Action or the Affidavit Under 3301(d) of the Divorce Code that has been filed by the Plaintiff in this action, you must take action and file a Counter-Affidavit Under 3301(d) of the Divorce Code within twenty (20) days of the date of this notice. You are hereby warned that if you fail to do so, the case will proceed without you and a Decree in Divorce will be entered.

If you wish to defend against the claims set forth in this Divorce Action or the Notice of Intention to File the Praecipe to Transmit the Record Under 3301(d) of the Divorce Code that has been filed by Plaintiff, you must take action and file a Counter-Affidavit Under 3301

(d) of the Divorce Code within forty (40) days of the date of this notice. You are hereby warned that if you fail to do so, the case will proceed without you and a Decree in Divorce will be entered.

You should take the above-mentioned documents to an attorney at once. If you do not have an attorney or cannot afford one, you may go to or telephone the office set forth below to find out where you can obtain Legal help.

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

Summit Legal Aid  
10 West Cherry Street  
Washington, PA 15301  
724-225-6170

WCR Vol 106 Issue 32

## 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, MARCH 6, 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)

### CALIFORNIA

**FREEDOM MORTGAGE CORPORATION**  
vs  
**PATRICK J. NAGY AND ELIZABETH S A SUCEVIC**

**DOCKET #: 2025-1770**  
**JUDGEMENT: \$133,291.55**

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

Address: 811 PARK STREET,  
CALIFORNIA, PA 15419  
Tax #: 080-019-00-05-0018-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646  
WCR Vol 106 Issues 30,31,32

### CANONSBURG (Cont'd)

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA**  
vs  
**JAMAR F. DAVIS AND JEANNA M. MAIN**

**DOCKET #: 2025-2757**  
**JUDGEMENT: \$145,562.95**

In the Commonwealth of Pennsylvania, Washington County, Can-

onsburg Borough;

Address: 322 PARK DRIVE, CANONSBURG, PA 15317  
Tax #: 100-003-00-02-0028-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO  
POSA, LLC, (724) 225-7660  
WCR Vol 106 Issues 30,31,32

### CENTERVILLE

**LAKEVIEW LOAN SERVICE LLC**

vs  
**ANTWAN EDWIN PRATT, SR.**

**DOCKET #: 2025-1387**  
**JUDGEMENT: \$105,564.36**

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

Address: 1126 OLD NATIONAL PIKE, FREDERICKTOWN, PA 15333  
Tax #: 151-051-00-00-0023-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,  
(855) 225-6906  
WCR Vol 106 Issues 30,31,32

### CHARLEROI

**EF MORTGAGE LLC**  
vs  
**JILL HUBBELL AND PITTSBURGH LUXE, LLC**

**DOCKET #: 2025-6539**  
**JUDGEMENT: \$99,174.92**

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

Address: 510 LOOKOUT AVENUE, CHARLEROI, PA 15022  
Tax #: 160-018-00-00-0003-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO  
AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 106 Issues 30,31,32

### CHARTIERS

**U.S. BANK TRUST, NATIONAL ASSOCIATION, ET AL**  
vs  
**MATTHEW POST AND TRACY POST**

**DOCKET #: 2025-1946**  
**JUDGEMENT: \$153,921.77**

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

Address: 253 NORTH MAIN STREET, HOUSTON, PA 15342  
Tax #: 170-007-03-00-0019-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC, (215) 572-8111  
WCR Vol 106 Issues 30,31,32

### FALLOWFIELD

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, ET AL**  
vs  
**GEORGE LUKACH**

**DOCKET #: 2025-3060**  
**JUDGEMENT: \$32,196.43**

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

Address: 46 WERTZ WAY, CHARLEROI, PA 15022  
Tax #: 320-009-01-02-0041-00  
Improvements: Residential Dwelling  
Attorney: LEOPOLD & ASSOCIATES PLLC, (914) 219-5787  
WCR Vol 106 Issues 30,31,32

### JEFFERSON

**PENNSYLVANIA HOUSING FINANCE AGENCY**  
vs  
**MELISSA L. CROUSE**

**DOCKET #: 2025-2282**  
**JUDGEMENT: \$70,091.20**

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

Address: 25 LINK LANE, BURGESS TOWN, PA 15021  
Tax #: 380-010-00-00-0001-03

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322  
WCR Vol 106 Issues 30,31,32

### MIDWAY

**PENNSYLVANIA EQUITY RESOURCES INC.**  
vs  
**CHRISTA Y. CARROLL;**  
**THOMAS ALAN CARROLL**

**DOCKET #: 2025-2625**  
**JUDGEMENT: \$94,795.52**

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

Address: 420 PROSPECT STREET, MCDONALD, PA 15057  
Tax #: 410-023-00-02-0005-06

Improvements: Residential Dwelling

Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611  
WCR Vol 106 Issues 30,31,32

### MONONGAHELA

**PENNSYLVANIA HOUSING FINANCE AGENCY**  
vs  
**DARLA J. HALL and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

**DOCKET #: 2025-3624**  
**JUDGEMENT: \$34,077.91**

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

Address: 212 OTIS STREET, MONONGAHELA, PA 15063 & ADJOINING VACANT LOT  
Tax #: 440-026-00-01-0031-00 & 440-026-00-01-0031-01 (2)

Improvements: Residential Dwelling

Attorney: PURCELL KRUG &

HALLER, (717) 234-4178  
WCR Vol 106 Issues 30,31,32

### MONONGAHELA (Cont'd)

**PENNYMAC LOAN SERVICES LLC**  
vs  
**RICKY COLE II AND COURTNEY COLE**

**DOCKET #: 2025-2499**  
**JUDGEMENT: \$121,970.15**

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

Address: 1236 FOURTH STREET, MONONGAHELA, PA 15063  
Tax #: 440-027-00-00-0007-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010  
WCR Vol 106 Issues 30,31,32

### NOTTINGHAM

**U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of Waterfall Victoria III-NB Grantor Trust**  
vs  
**THE UNKNOWN HEIRS, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under MARY JANE STEFAN**

**DOCKET #: 2025-2495**  
**JUDGEMENT: \$286,700.66**

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

Address: 14 WEST HILLCREST ROAD, EIGHTY FOUR, PA 15330  
Tax #: 530-001-01-02-0004-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP,  
(215) 579-7700  
WCR Vol 106 Issues 30,31,32

**PETERS**

**METLIFE SECURITIZATION  
TRUST 2017-1, ET AL**

vs

**ROBERT L. MAKOWSKI AND  
LISA M. MAKOWSKI**

**DOCKET #: 2023-1858  
JUDGEMENT: \$182,306.46**

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

Address: 496 VENETIA ROAD,  
VENETIA, PA 15367  
Tax #: 540-005-01-02-0004-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP,  
P.C., (215) 627-1322  
WCR Vol 106 Issues 30,31,32

**PETERS (Cont'd)**

**TIMBER LAKE COMMUNITY  
SERVICES ASSOCIATION,  
INC.**

vs

**JAMES D. MULLETT AND  
JODI C. MULLETT**

**DOCKET #: 2025-402  
JUDGEMENT: \$6,195.62**

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

Address: 120 EAGLEBROOK  
COURT, VENETIA, PA 15367  
Tax #: 540-005-11-00-0012-00

Improvements: Residential Dwelling

Attorney: BRANDT, MILNES &  
REA, P.C., (412) 255-6500  
WCR Vol 106 Issues 30,31,32

**UNION**

**RINGGOLD SCHOOL DISTRICT**

vs

**MATTHEW A. GRAHAM**

**DOCKET #: 2023-4516  
JUDGEMENT: \$2,619.93**

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

Address: 108 FAIRVIEW STREET,  
ELRAMA, PA 15038  
Tax #: 640-007-02-01-0004-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748  
WCR Vol 106 Issues 30,31,32

**WASHINGTON**

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

vs

**CYNTHIA J. MERCADO;  
JOSHUA MERCADO, In His  
Capacity as Heir of JOSEPH A.  
MERCADO, ET AL**

**DOCKET #: 2025-3054  
JUDGEMENT: \$66,802.96**

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

Address: 19 GIBSON AVENUE,  
WASHINGTON, PA 15301  
Tax #: 730-008-00-02-0003-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,  
(855) 225-6906  
WCR Vol 106 Issues 30,31,32

**WASHINGTON (Cont'd)**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**EUGENE KRAWCZYNSKI  
AND VIRGINIA E. KRAW-  
CZYNSKI**

**DOCKET #: 2025-5222  
JUDGEMENT: \$26,571.06**

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

Address: 469 EXTENSION AVENUE,  
WASHINGTON, PA 15301  
Tax #: 780-004-00-02-0008-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG &  
HALLER, (717) 234-4178  
WCR Vol 106 Issues 30,31,32

**WASHINGTON (Cont'd)**

**WELLS FARGO BANK, NA-  
TIONAL ASSOCIATION, ET  
AL**

vs

**CHRISTY L. BLACK AND  
RONALD C. BLACK**

**DOCKET #: 2024-3307  
JUDGEMENT: \$111,592.22**

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

Address: 249 WEST HALLAM  
AVENUE, WASHINGTON, PA  
15301  
Tax #: 770-003-00-01-0015-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG  
PC, (215) 572-8111  
WCR Vol 106 Issues 30,31,32