

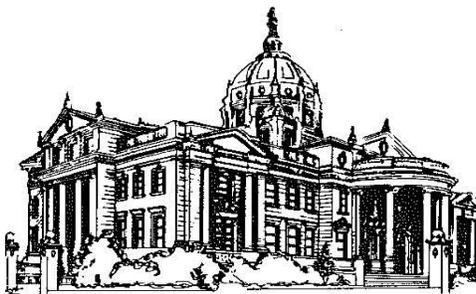
WASHINGTON COUNTY REPORTS

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. 34 – MARCH 5, 2026

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

MOTIONS COURT SCHEDULE

Washington Co Courthouse & Washington Co Bar Assn will be
CLOSED on Friday, April 3, 2026 for GOOD FRIDAY

CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges 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
Costanzo, Valarie CR#7/1001	Motions Tu & 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: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Jan., Mar., May, Jul., Sept., Nov. 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 signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] Elite U.S. law firms have reached record high hourly rates, with top litigators now charging up to \$4,000 per hour at one firm, according to a story by the JD Journal. Eastern based litigation firm Susman Godfrey confirmed that two of its senior partners will bill at \$4,000 per hour in 2026, making them among the most expensive lawyers in the United States. The new rate surpasses last year's top hourly figures, which were around \$3,000 an hour for a small group of elite partners. The development highlights a broader trend across big law of escalating fees for high stakes litigation and complex corporate matters. [2] Property owners in Michigan may be liable for attacks by wild animals on their land after an appeals court allowed a worker to sue a hospital after being attacked by a vicious goose in the parking lot, according to Legal News Line. The Michigan Court of Appeals has ruled that Plaintiff Eric Leiendecker can sue Ascension Genesys Hospital for basic premises liability, rejecting the principal of ferae naturae, which generally prohibits lawsuits over the actions of wild animals. Leiendecker, a contractor for Ascension Genesys Hospital, was leaving work when the goose attacked and knocked him to the ground. As a result, he suffered a broken pelvis. A security officer who escorted him to the emergency department said the goose had been there several days and was a danger to people in the area. According to Legal News Line, another Ascension Genesys Hospital employee told the Plaintiff that she had been attacked by the goose a week earlier and had reported it to the hospital. Leiendecker sued the security company and Ascension Genesys Hospital for negligence and strict liability. A trial judge dismissed the case, saying neither defendant had control over the goose. The appeals court upheld the dismissal of the case against the security company but allowed Leiendecker to proceed against Ascension Genesys Hospital, saying the hospital might be liable for a danger on its premises. Other News: Since upset sales are governed exclusively by the Real Estate Tax Sale Law, absent irregularity or illegality in proceedings tied to allegedly inadequate sales price of property, landowner may not obtain equitable relief base on the sales price regardless of the ratio of the sales price to fair market value. In re Upset Sale, Tax Claim Bureau of Tioga County, No. 51 MAP 2024 (Pa. Supreme, January 21, 2026).

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

From Child Custody Conference Office. This will need to added to all Custody Orders going forward.

1. That pursuant to Pa.R.C.P. §1915.3-2(a)(4) and (5), for as long as a child is subject to the Court's jurisdiction and following the initial in-person or remote video/phone contact with the court, a party shall complete, sign, and serve on the other parties an updated Criminal Record/Abuse History Verification form either five days after any change in circumstances, or no less than one day prior to any proceeding, whichever occurs first. If there is no pending proceeding, the party shall complete, sign, and serve on the other parties an updated Criminal Record/Abuse History Verification form five days after any change in circumstances. A party shall report a change in circumstances of the party and any of the party's household members.

a. The updated Criminal Record/Abuse History Verification form shall be filed with the prothonotary within 14 days of any change in circumstances, or five days prior to any court proceeding, whichever occurs first.

b. A party's failure to file an initial or updated Criminal Record/Abuse History Verification form may result in sanctions against that party.

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.

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

Contact WCBA for information: 724-225-6710, wcba@washcobar.org

March 14 -- H.S. Mock Trial Competitions -- Volunteers Needed!

We need scoring jurors! Contact WCBA to signup! In particular, we need attorneys who have NOT YET served as a scoring juror to serve as a scoring juror for the 9:30am and 12:30pm Regional Mock Trial Competition on March 14.

April 17, Noon-1pm, via zoom — FREE CLE for attorney volunteers for the April 24 Expungement/Clean Slate Clinic. "Clean Slate: Limited Access, Expungement, and Pardons of Criminal Records." Learn about the law on and difference between limited access and expungement of criminal records, and the Board of Pardons application process and current status. For expungement and limited access petitions, learn about the Commonwealth's bases for objecting and how you might respond. CONTACT WCBA TO REGISTER.

April 20, Noon-1pm — CLE: "Pros, Cons, and Ethics of Artificial Intelligence in Family Law." Presenter, Steven Bradley. Location tbd (in person). Registration not yet open.

April 24, 10am-3pm — Expungement Clinic / Clean Slate Day. Attorney volunteers needed! If you volunteer from 10-3pm, you will earn 1 FREE Pro Bono CLE Credit (plus the additional credit on April 17). CONTACT WCBA TO REGISTER.

April 24, 2:30-5:30pm — WCBA Senior Lawyer's Division CLE & Happy Hour
CLE: "U.S. vs. Tiede: the Intersection of Civil Rights and Military Occupation Courts." Interested in Cold War history and international law? In January 1979, headlines across Europe and the US proclaim a startling event: *Unprecedented American Court Convened in West Berlin to Try East German Refugees*. Four months earlier, an East German, fleeing the Communist secret police, had diverted a Polish airliner from East Berlin to the American sector of West Berlin. As he and a friend disembarked, other passengers spontaneously defected to the West. The two "hijackers" were welcomed as heroes by U.S. officials. But within hours the Communists reminded the Western powers of their anti-hijacking agreements – and the fugitives were arrested on orders of the U.S. State Department. Persuaded by West Germany, the State Department uses the continued occupied status of Berlin as a pretext to convene an occupation court in the middle of modern-day West Berlin. As the trial progresses, both prosecution and defense employ strategies and maneuvers worthy of Perry Mason. This case was the basis for the movie *Judgment in Berlin*, starring Martin Sheen and Sean Penn. This CLE will include a showing of the movie, and discussion led by WCBA member Mike Lazaroff, USAF retired, who served in Berlin and attended the trial. Registration not yet open. Location tbd.

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

May 24-30, 2026 -- CLE Abroad Trip to Scotland! This a great trip to lawyers and their non-lawyer spouses, significant others, and fellow-travel-friends! 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. **REGISTER by MARCH 5 (deadline extended).**

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

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

MARCH 20, 2026 ORPHANS' COURT AUDIT LIST

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
MARCH 20, 2026 AUDIT
AUDIT LIST

63-2013-01310 Estate: Ryan Taylor Trust
Accountant: PNC Bank, National Association
Attorney: Alison T. Smith, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS MARCH 20, 2026 AT 9:30 A.M., COURT-
ROOM #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: March 20, 2026
Publication Dates: March 05, 2026 & March 12, 2026

ESTATE NOTICES

FIRST PUBLICATION

Barnes, Nelda J.

Late of Lawrence
Washington Co., PA
File No. 63-26-0267

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: Leita K. Barnes a/k/a Leita Kay Barnes, 1539 Hillary Street, New Orleans, LA 70118
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

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Batove, Irene

a/k/a Irene E. Batove
a/k/a Irene Elizabeth Batove
Late of Washington
Washington Co., PA
File No. 63-26-0234

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: April E. Batove,
416 Christy Road, Eighty-Four,
PA 15330

Attorney: Kathryn A. Gioia, Esq.,
Bowles Rice LLP, 1800 Main
Street, Suite 200, Canonsburg,
PA 15317

WCR Vol 105 Issues 34,35,36

Baumgardner, Paul H.

Late of South Franklin Township
Washington Co., PA

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

Executrix: Kimberly J. Alderson
aka Kimberly Jo Alderson,
1687 Craft Creek Road, Claysville,
PA 15323
Attorney: Thomas O. Vreeland,
Esq., Bassi, Vreeland & Associates,
P.C., 62 East Wheeling Street,
Washington, PA 15301

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Connolly, Margaret Sarah

a/k/a Margaret Sarah Garman
a/k/a Margaret G. Connolly
a/k/a Margaret Connolly
Late of Washington
Washington Co., PA
File No. 63-26-0266

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 P. Connolly, 24
Gina Dr., Washington, PA 15301

WCR Vol 106 Issues 34,35,36

Cummings, Gary T.

a/k/a Gary Cummings
Late of Peters Township
Washington Co., PA
File No. 63-25-1843

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: Lisa B. Cummings,
112 Fieldstone Court, Venetia, PA
15367

WCR Vol 106 Issues 34,35,36

Ealy, Tina M.

a/k/a Tina Marie Ealy
Late of Avella
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: Blake Brandenburg c/o
Attorney: Frank C. Roney, Jr., Esq.,
The Roney Law Office, 228 South
Main Street, Washington, PA
15301

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Muncie, Harriett Jane

Late of Washington
Washington Co., PA

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

Administrator & Attorney: William
H. Knestrick, Esq., Neighborhood
Attorneys, LLC, 8 East Pine Ave-
nue, Washington, PA 15301

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Ropele, Joshua D.

a/k/a Joshua Ropele
Late of South 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: Justin N. Ropele,
3201 Melton St. North, St. Petersburg, FL 33704

Attorney: Thomas O. Vreeland,
Esq., Bassi, Vreeland & Associates,
P.C., 62 East Wheeling Street,
Washington, PA 15301

WCR Vol 105 Issues 34,35,36

Seibel, Ann M.

a/k/a Ann E. Seibel
Late of Fayette City
Washington Co., PA
File No. 63-25-1152

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 Dorian Seibel,
148 Brownsville Road, Fayette
City, PA 15438

Attorney: Stephen J. Taczak, Esq.,
12 N. Jefferson Avenue,
Canonsburg, PA 15317

WCR Vol 105 Issues 34,35,36

Spiotta, John J.

Late of Burgettstown,
Smith Township
Washington Co., PA
File No. 63-26-0175

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 Thomas, 427
Linda Lane, Houston, PA 15342
15342

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TRUST NOTICE**Decedent's Trust
Administration Notice**

The following decedent died maintaining a Revocable Trust, in which administration proceedings commenced. The named trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or his attorney, and all persons indebted to the decedent make payments to said Trustee without delay.

McConnell, Russell O. Trust, deceased December 19, 2025, of Washington, Washington County, Pennsylvania. James McConnell, Trustee, c/o Clark Mitchell, Jr., Esquire, MITCHELL LAW GROUP, LLC, 17 South College Street, Washington, PA 15301. (724) 229-9500

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**SECOND
PUBLICATION****Barnes, Jr., William Leslie**

a/k/a William L. Barnes
Late of Somerset
Washington Co., PA
File No. 63-26-0019

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: Leslie Kay Stokes
c/o Attorney: Tracy L. Zihmer,
Esq., Zihmer Law Firm, 3244
Washington Road, Suite 210,
McMurray, PA 15317

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Blostiz, Anthony

a/k/a Anthony K. Blostiz
Late of Cokeburg
Washington Co., PA
File No. 63-260162

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: Edward Blostiz,
39 Auction Road, Scenery Hill, PA
15360

Attorney: Susan Foster Blank, Esq.,
1634 E. National Pike, Scenery Hill,
PA 15360

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Ciencin, Jami

a/k/a Jami Nicole Ciencin
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 or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Celeste Ann Walls,
121 N. Central Avenue, Apt. 814,
Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, Esq.,
Greenlee Derrico Posa, LLC, 60
East Beau Street, Washington, PA
15301

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Deml, Theoma E.

Late of Washington
Washington Co., PA
File No. 63-26-0024

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: Marjorie M. McCormick,
693 Pleasant Valley Road, Wash-
ington, PA 15301

Attorney: Emily L. Davidson, Sutter
Williams, LLC, 850 Ridge Avenue,
Suite 300, Pittsburgh, PA 15212

WCR Vol 106 Issues 33,34,35

Dunn, Mona Lou

a/k/a Mona Lou McVay Dunn
a/k/a Mona L. Dunn
Late of Prosperity
Washington Co., PA
File No. 63-26-0200

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: Greg Dunn aka Greg R.
Dunn aka Greg Dunn, Sr., Plum
Sock Road, Prosperity, PA 15329

WCR Vol 106 Issues 33,34,35

Falvo, Betty J.

Late of North Franklin Twp.
Washington Co., PA
File No. 63-26-0125

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: Judith Ann Baxendell,

5000 Dividend Dr., Washington, PA
15301

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

WCR Vol 106 Issues 33,34,35

Finn, Nadine I.

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

Executrix: Lois Bertocci c/o
Attorney: John M. Petrisek, Esq.,
998 Main Street, Bentleyville, PA
15314

WCR Vol 106 Issues 33,34,35

Gagich, Barbara J.

Late of South Strabane
Washington Co., PA
File No. 63-26-0150

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: Jean A. Kunkle, 242
Gaswell Dr., Gahanna, OH 43230
Attorney: Edward J. Morascyzk,
Esq., Morascyzk, Yarosz & Mo-
rascyzk, 382 W. Chestnut St., Ste.
102, Washington, PA 15301

WCR Vol 106 Issues 33,34, 35

Howanec, Mary T.

Late of Chartiers Twp.
Washington Co., PA
File No. 63-25-1482

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 A. Howanec,
221 Cynthia Dr., Canonsburg, PA
15317

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

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Manni, Gloria A.

a/k/a Gloria Ann Manni
Late of Atlasburg
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: Carla L. Acklin aka Car-
la Lynn Acklin, 121 Rice Landing
Road, Rices Landing, PA 15357
Attorney: Bradley M. Bassi, Esq.,
Bassi, Vreeland & Associates, P.C.,
P.O. Box 144, 111 Fallowfield Ave-
nue, Charleroi, PA 15022

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Presuth, Joseph P.

a/k/a Joe Presuth
Late of Burgettstown
Washington Co., PA
File No. 63-25-0903

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: Joseph P. Presuth,
Jr., 108 Brook Side Dr., Clinton, PA
15026

Attorney: Michele McPeak Cromer,
Esq., 519 Court Place, Pittsburgh,
PA 15219

WCR Vol 106 Issues 33,34, 35

Rucci, John

Late of Brownsville
Washington Co., PA
File No. 63-26-0147

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: Scott D. Rucci,
623 Old National Pike, Brownsville,
PA 15417

Attorney: Lisa J. Buday, Esq., P.O.
Box 488, California, PA 15419

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Turk, Roger Joseph

a/k/a Roger J. Turk
Late of Mount Pleasant Township
Washington Co., PA
File No. 63-25-0199

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: Carole L. Turk, 168
Southview Rd., McDonald, PA
15057

Attorney: Michele P. Conti, Esq.,
7880 Steubenville Pike, Oakdale,
PA 15071

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THIRD 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, Ells-
worth, PA 15331

Attorneys: Thomas O. Vreeland,
Esq., Bassi, Vreeland & Assoc.,
P.C., 62 E. Wheeling St., Washing-
ton, 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

WCR Vol 106 Issues 32,33,34

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

WCR Vol 106 Issues 32,33,34

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

WCR Vol 106 Issues 32,33,34

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

WCR Vol 106 Issues 32,33,34

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

WCR Vol 106 Issues 32,33,34

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 Ashwood Dr., Ste. 1501, Canonsburg,
PA 15317

WCR Vol 106 Issues 32,33,34

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

WCR Vol 106 Issues 32,33,34

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

WCR Vol 106 Issues 32,33,34

REAL PROPERTY NOTICE

LOGS LEGAL GROUP LLP
 BY: SAMANTHA GABLE, PA
 I.D. NO. 320695
 WILLIAM MILLER, PA I.D. NO.
 308951
 STEVEN PALMER, PA I.D. NO.
 334553
 LESLIE J. RASE, PA I.D. NO.
 58365
 HEATHER RILOFF, PA I.D. NO.
 309906
 KEVIN T. TONCZYCZYN, PA
 I.D. NO. 332616
 ELIZABETH L. WASSALL, PA
 I.D. NO. 77788
 JOSEPH L. LoCASTRO, IV, PA
 I.D. NO. 314973
 985 OLD EAGLE SCHOOL
 ROAD, SUITE 514
 WAYNE, PA 19087
 TELEPHONE: (610) 278-6800
 E-MAIL: PAHELP@LOGS.COM
 LLG FILE NO. CEV 25-072812

COURT OF COMMON PLEAS
 CIVIL DIVISION
 WASHINGTON COUNTY
 NO: CV-2025-08667

Compu-Link Corporation, dba
 Celink, PLAINTIFF

VS.

Donald J. Dallatore, Jr., known Heir
 of Lorraine Dallatore, deceased;
 Raymond P. Dallatore, known Heir
 of Lorraine Dallatore, deceased;
 Diane M. Loar, known Heir of Lor-
 raine Dallatore, deceased; Jeffrey T.
 Dallatore, known Heir of Lorraine
 Dallatore, deceased; Kathleen T.
 New, known Heir of Lorraine Dal-
 latore, deceased; and Unknown
 Heirs, Successors, Assigns and All
 Persons, Firms or Associations
 Claiming Right, Title or Interest
 from or under Lorraine Dallatore,
 deceased, DEFENDANTS

To the Defendants, Unknown Heirs,
 Successors, Assigns and All Per-
 sons, Firms or Associations Claim-

ing Right, Title or Interest from or
 under Lorraine Dallatore, deceased:

TAKE NOTICE THAT THE Plain-
 tiff, **Compu-Link Corporation,**
 dba **Celink** has filed an action
Mortgage Foreclosure, as cap-
 tioned above.

NOTICE

IF YOU WISH TO DEFEND, YOU
 MUST ENTER A WRITTEN AP-
 PEARANCE PERSONALLY OR
 BY ATTORNEY AND FILE
 YOUR DEFENSE OR OBJEC-
 TIONS WITH THE COUT. YOU
 ARE WARNED THAT IF YOU
 FAIL TO DO SO THE CASE MAY
 PROCEED WITHOUT YOU AND
 A JUDGMENT MAY BE EN-
 TERED AGAINST YOU WITH-
 OUT FURTHER NOTICE FOR
 THE RELIEF REQUESTED BY
 THE PLAINTIFF. YOU MAY
 LOSE MONEY OR PROPERTY
 OR OTHER RIGHTS IM-
 PORTANT TO YOU.

YOU SHOULD TAKE THIS NO-
 TICE 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 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
 724-25-6710

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

WCR Vol 106 Issue 34

CORPORATION NOTICES

Notice is hereby given that Articles
 of Incorporation have been filed
 with the Department of the Com-
 monwealth of Pennsylvania on
 2/24/2026 under the Domestic Busi-
 ness Corporation Law, for **Beacon
 Modular, Inc.**, and the addr. of the
 registered office is 2200 Energy Dr,
 Suite 100, Canonsburg, PA 15317,
 Washington County.

WCR Vol 106 Issue 34

Notice is hereby given that Articles
 of Incorporation have been filed
 with the Department of the Com-
 monwealth of Pennsylvania on or
 before 2/24/2026, with respect to a
 proposed nonprofit corporation,
EmpowerTech, which has been
 incorporated under the Nonprofit
 Corporation Law of 1988. The addr.
 of the registered office is 111 West
 Pike Street, Canonsburg, PA 15317.
 A brief summary of the purpose or
 purposes for which said corporation
 is organized is: The corporation is
 organized exclusively for charitable,
 scientific, literary and educational
 purposes as defined and limited by
 Section 501(c)(3) of the Internal
 Revenue Code of 1986 (or the cor-
 responding provision of any future
 United States Internal Revenue Law
 (the "Code"). Specifically, the Cor-
 poration's mission is to empower
 people with intellectual and devel-
 opmental disabilities and autism to
 live more independent, connected,
 and fulfilling lives through technol-
 ogy-first solutions.

WCR Vol 106 Issue 34

NAME CHANGE NOTICES

Notice is hereby given that on the date of 23rd day of February, 2026, a Petition for Change of Name, filed for **Garret John Hemmings**, was filed in the Washington County Court, praying for a decree to change his name to Garret John Ludovici. The Court has fixed the date of May 1, 2026, at 9:00 a.m. in Courtroom #6, Washington, PA, as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petition should not be granted. Elisabeth H. Wagers, Esquire, Wolf, Wagers & Wolf, 1500 Ashwood Drive, Suite 1501, Canonsburg, PA 15317

_____ WCR Vol 106 Issue 34

Change of Name Notice

Notice is hereby given that on the date of February 18, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-1262 by the Petitioner **Kimberly Jean Brigode** for a change of name to **Kimberly Jane Brigode**.

The Court has fixed the date of May 1, 2026, and a time of 9:15 am in Courtroom #6 of 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 34

Change of Name Notice

Notice is hereby given that on the date of February 9, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-1077 by the Petitioner **Glynn Edward Pollard** for a change of name to **Glynn Edward Pollard Brown**

The Court has fixed the date of May 1, 2026, and a time of 9:15 am in Courtroom #6 of 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 34

MISCELLANEOUS NOTICE

M&M TOWING, LLC, Plaintiff
v.
KELLY TSCHAPPATT, Defendant
Docket: CV-2023-949

NOTICE is hereby given that a Petition for Rule to Show Cause has been filed by M&M Towing, LLC against Kelly Tschappatt in the Court of Common Pleas of Washington County, Pennsylvania. A hearing is scheduled for April 1, 2026, at 9:00 a.m. in Courtroom No. 6.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION **WITHIN TWENTY (20) DAYS** AFTER THIS COMPLAINT AND NOTICE ARE SERVED BY ENTERING A WRITTEN APPEARANCE PERSONALLY, OR BY AN ATTORNEY, AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO

THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY CLAIM OR RELIEF REQUESTED BY THE DEFENDANT. **YOU MAY LOSE MONEY OR PROPERTY** OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR KNOW A LAWYER, THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

If you cannot afford an attorney:
SUMMIT LEGAL AID
10 West Cherry Avenue
Washington, PA 15301
Phone: (724) 225-6170

If you can afford an attorney:
LAWYER REFERRAL SERVICE
119 South College Street
Washington, PA 15301
Phone: (724) 225-6710

Stephen J. Taczak, Esquire
Taczak Law Office
12 N. Jefferson Avenue
Canonsburg, PA 15317
724-884-0008

_____ WCR Vol 106 Issue 34

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, APRIL 10, 2026, at 10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at 95 West Beau St., Suite 110, Washington, PA)

CANONSBURG

SLOVENIAN SAVINGS AND
LOAN ASSOCIATION OF CAN-
ONSBURG, PENNSYLVANIA
vs
MICHAEL D. TERHORST

DOCKET #: 2025-3021
JUDGEMENT: \$87,933.03
In the Commonwealth of Pennsyl-
vania, Washington County, Can-
onsburg Borough;
Address: 621 WOODLAND
ROAD, CANONSBURG, PA
15317
Tax #: 100-038-00-01-0017-00
Improvements: Residential Dwell-
ing
Attorney: GREENLEE DERRICO
POSA, LLC, (724) 225-7660
WCR Vol 106 Issues 34,35,36

CANONSBURG (Cont'd)

LAKEVIEW LOAN SERVICING
LLC
vs
MARCOS CAMPOS AND ROSE-
MARIE CAMPOS

DOCKET #: 2025-4575
JUDGEMENT: \$76,796.22
In the Commonwealth of Pennsyl-
vania, Washington County, Can-
onsburg Borough;
Address: 715 SOUTH CENTRAL
AVENUE, CANONSBURG, PA
15317
Tax #: 110-012-00-00-0025-00
Improvements: Residential Dwell-
ing

Attorney: BROCK & SCOTT,
PLLC, (844) 856-6646
WCR Vol 106 Issues 34,35,36

CANONSBURG (Cont'd)

WILMINGTON TRUST, NA-
TIONAL ASSOCIATION, ET AL
vs
LIPNOB MEDIA, L.L.C.

DOCKET #: 2025-8870
JUDGEMENT: \$2,465,544.92
In the Commonwealth of Pennsyl-
vania, Washington County, Can-
onsburg Borough;
Address: 601 WEST PIKE
STREET, CANONSBURG, PA
15317
Tax #: 100-023-00-00-0001-04
Improvements: Commercial Build-
ing (Rite Aid)
Attorney: BALLARD SPAHR LLP,
215-864-8515
WCR Vol 106 Issues 34,35,36

CECIL

NAVY FEDERAL CREDIT UN-
ION
vs
MATHEW HOBAUGH AND EMILY
HOBAUGH

DOCKET #: 2025-2901
JUDGEMENT: \$501,814.57
In the Commonwealth of Pennsyl-
vania, Washington County, Cecil
Township;
Address: 182 MARKWOOD
DRIVE, CANONSBURG, PA
15317

Tax #: 140-009-08-00-0026-00
Improvements: Residential Dwell-
ing
Attorney: McCABE, WEISBERG
& CONWAY, LLC, (215) 790
-1010
WCR Vol 106 Issues 34,35,36

CHARLEROI

WASHINGTON FINANCIAL
BANK
vs
JARED LOUIS FLEMING, solely
in his capacity as Administrator of
the ESTATE OF SHERRIE A.
FLEMING

DOCKET #: 2025-3760
JUDGEMENT: \$37,801.54
In the Commonwealth of Pennsyl-
vania, Washington County, Charle-
roi Borough;
Address: 218 MEADOW AVE-
NUE, CHARLEROI, PA 15022
Tax #: 160-027-00-03-0001-00
Improvements: Residential Dwell-
ing
Attorney: McGRATH McCALL,
P.C., (412) 281-4333
WCR Vol 106 Issues 34,35,36

CHARLEROI (Cont'd)

THE HUNTINGTON NATIONAL
BANK
vs
SHYYANNE SKYE TYLER
DOCKET #: 2025-5331
JUDGEMENT: \$121,930.47
In the Commonwealth of Pennsyl-

vania, Washington County, Charleroi Borough;
Address: 212 MEADOW AVENUE, CHARLEROI, PA 15022
Tax #: 160-027-00-03-0030-00
Improvements: Residential Dwelling
Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611
WCR Vol 106 Issues 34,35,36

CHARLEROI (Cont'd)

CARRINGTON MORTGAGE SERVICES, LLC
vs
CHARLES E. LEE

DOCKET #: 2024-7306
JUDGEMENT: \$54,944.98
In the Commonwealth of Pennsylvania, Washington County, Charleroi Borough;
Address: 117 LINCOLN AVENUE, CHARLEROI, PA 15022
Tax #: 160-031-00-03-0009-00
Improvements: Residential Dwelling
Attorney: McCALLA RAYMER LEIBERT PIERCE, (445) 207-4041
WCR Vol 106 Issues 34,35,36

CROSS CREEK

PENNSYLVANIA EQUITY RESOURCES INC.
vs
STACEY BERNARD HUTCHINS

DOCKET #: 2025-7980
JUDGEMENT: \$69,130.04
In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township;
Address: 110 CROSS CREEK ROAD, AVELLA, PA 15312
Tax #: 210-011-02-01-0011-00, 210-011-02-01-0010-00, 210-011-02-01-0019-00 (3)
Improvements: Residential Dwelling
Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611
WCR Vol 106 Issues 34,35,36

DONEGAL

MEB LOAN TRUST VIII
vs
JEFFREY JAY DUTTON II
DOCKET #: 2024-7415
JUDGEMENT: \$54,196.47
In the Commonwealth of Pennsylvania, Washington County, Donegal Township;
Address: 674 DRY RIDGE ROAD, WEST ALEXANDER, PA 15376
Tax #: 230-016-00-00-0011-00
Improvements: Residential Dwelling
Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100
WCR Vol 106 Issues 34,35,36

DONORA

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST
vs
SABRINA L. COUGHENOUR A/K/A SABRINA COUGHENOUR
DOCKET #: 2025-6239
JUDGEMENT: \$63,874.79
In the Commonwealth of Pennsylvania, Washington County, Donora Borough;
Address: 1238 MCKEAN AVENUE, DONORA, PA 15033
Tax #: 240-007-00-02-0023-00
Improvements: Residential Dwelling
Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100
WCR Vol 106 Issues 34,35,36

FALLOWFIELD

WELLS FARGO BANK, N.A.
vs
RYAN RUBACHKO, In His Capacity as Heir of BRADLEY J. JAMPEDRO, ET AL
DOCKET #: 2025-5158
JUDGEMENT: \$110,630.67
In the Commonwealth of Pennsylvania, Washington County, Fallow-

field Township;
Address: 34 MOYER AVENUE, CHARLEROI, PA 15022
Tax #: 320-008-04-03-0002-00
Improvements: Residential Dwelling
Attorney: RAS CITRON LLC, (855) 225-6906
WCR Vol 106 Issues 34,35,36

HANOVER

CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.
vs
LEIGH ANN SEBROSKY
DOCKET #: 2025-4252
JUDGEMENT: \$112,081.78
In the Commonwealth of Pennsylvania, Washington County, Hanover Township;
Address: 16 WINDY HILL LANE, BURGETTSTOWN, PA 15021
Tax #: 340-030-00-00-0007-00
Improvements: Residential Dwelling
Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690
WCR Vol 106 Issues 34,35,36

HOUSTON

HSBC BANK USA, N.A.
vs
DAVID W. GRUDI
DOCKET #: 2025-7017
JUDGEMENT: \$103,236.15
In the Commonwealth of Pennsylvania, Washington County, Houston Borough;
Address: 113 NORTH MAIN STREET, HOUSTON, PA 15342
Tax #: 360-009-00-04-0016-00
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC, (844) 856-6646
WCR Vol 106 Issues 34,35,36

NORTH FRANKLIN

LAKEVIEW LOAN SERVICING
LLC
vs
MICHAEL J. KROPIEWNICKI

DOCKET #: 2025-1269
JUDGEMENT: \$91,020.80
In the Commonwealth of Pennsylvania, Washington County, North Franklin Township;
Address: 701 PARK AVENUE,
WASHINGTON, PA 15301
Tax #: 510-002-00-00-0038-00
Improvements: Residential Dwelling
Attorney: ORLANS ASSOCIATES
PC, (248) 502-1400

_____ WCR Vol 106 Issues 34,35,36

SOMERSET

CITIZENS BANK, N.A. F/K/A
RBS CITIZENS, N.A., ET AL
vs
ANNA DOYLE, Surviving Heir of
JUSTIN J. DOYLE a/k/a JUSTIN
JAMES DOYLE, Deceased, ET AL

DOCKET #: 2025-3018
JUDGEMENT: \$189,374.88
In the Commonwealth of Pennsylvania, Washington County, Somerset Township;
Address: 126 SCOTT ROAD,
EIGHTY FOUR, PA 15330
Tax #: 580-007-00-00-0018-01
Improvements: Residential Dwelling
Attorney: LAW OFFICE OF
GREGORY JAVARDIAN, LLC,
(215) 942-9690

_____ WCR Vol 106 Issues 34,35,36

SOMERSET (Cont'd)

DOLLAR BANK, FEDERAL
SAVINGS BANK
vs
THE UNKNOWN HEIRS, Executors and/or Administrators of the
Estate of RICHARD DADY A/K/A
RICHARD W. DADY

DOCKET #: 2025-4899
JUDGEMENT: \$72,457.49

In the Commonwealth of Pennsylvania, Washington County, Somerset Township;
Address: 263 RAINEY ROAD,
EIGHTY FOUR, PA 15330
Tax #: 580-003-01-00-0004-00
Improvements: Residential Dwelling
Attorney: GRENNEN & BIR-
SIC, P.C., (412) 281-7650

_____ WCR Vol 106 Issues 34,35,36

SOUTH STRABANE

DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL
vs
SEAN L. RIGGLE AND JEN-
NIFER L. PARKER

DOCKET #: 2025-7020
JUDGEMENT: \$132,682.42
In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;
Address: 825 DAVIS SCHOOL
ROAD, WASHINGTON, PA
15301
Tax #: 600-007-03-01-0002-00
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT,
PLLC, (844) 856-6646

_____ WCR Vol 106 Issues 34,35,36

UNION

JPMORGAN CHASE BANK, NA-
TIONAL ASSOCIATION
vs
IAN ABBOTT, In His Capacity as
Heir of ROBERT ABBOTT, JR.,
Deceased Heir of ELIZABETH
ABBOTT, ET AL

DOCKET #: 2024-3370
JUDGEMENT: \$71,007.23
In the Commonwealth of Pennsylvania, Washington County, Union Township;
Address: 5146 HAZEL STREET,
FINLEYVILLE, PA 15332
Tax #: 640-004-02-02-0003-00
Improvements: Residential Dwelling
Attorney: RAS CITRON LLC,
(855) 225-6906

_____ WCR Vol 106 Issues 34,35,36

UNION (Cont'd)

U.S. BANK TRUST NATIONAL
ASSOCIATION
vs
DONNA J. DZUBAY A/K/A
DONNA DZUBAY

DOCKET #: 2025-6315
JUDGEMENT: \$49,106.71
In the Commonwealth of Pennsylvania, Washington County, Union Township;
Address: 63 PUMPKIN CENTER
ROAD, FINLEYVILLE, PA 15332
Tax #: 640-006-00-00-0028-00
Improvements: Residential Dwelling
Attorney: HLADIK ONORATO
AND FEDERMAN, LLP, (215) 855-
-9521

_____ WCR Vol 106 Issues 34,35,36

WASHINGTON (Cont'd)

U.S. BANK TRUST NATIONAL
ASSOCIATION, not in its individual capacity but solely as Owner
Trustee for RCAF ACQUISITION
TRUST
vs
TIMOTHY W. KEENER JR., In
His Capacity as Heir of TIMOTHY
W. KEENER AKA TIMOTHY
KEENER SR., ET AL

DOCKET #: 2023-4340
JUDGEMENT: \$112,790.51
In the Commonwealth of Pennsylvania, Washington County, City of Washington;
Address: 125 BUTTONWOOD
AVENUE, WASHINGTON, PA
15301
Tax #: 760-014-00-01-0002-00
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