

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

MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @www.washingtoncourts.us/101/Judges <i>Note Senior Judge Kathy Emery moved to CR#4/Third Floor/#3005</i>
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	Effective July 7, 2025 , all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. Attorney must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight) shall be presented on Tuesdays at 9:15a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties.
Lucas, Michael, CR#6/1006	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
Neuman, Brandon CR#1/2001	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman or law.clerk.neuman all @washingtoncourts.us. NO MOTIONS 12/23, 12/24, 12/25, 12/30, 12/31
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with 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 .

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A federal judge dismissed “without prejudice” the U.S. Justice Department indictment brought by interim U.S. Attorney Lindsey Halligan against New York Attorney General Letitia James accusing her of committing mortgage fraud when she purchased a property in Virginia. The case against James stemmed from a criminal referral sent to the Justice Department in April by William J. Pulte, the head of the Federal Housing Finance Agency. Pulte alleged that James lied on loan documents for a house she purchased in Norfolk, Virginia in 2023. In paperwork related to the purchase, James stated that the home would be her primary residence, even as she served as Attorney General in New York. That, according to Pulte, constituted an effort to fraudulently obtain “more favorable loan terms.” The indictment alleges that while James was purchasing the home, she signed a standard document known as a “second home rider” in which she agreed to various rules to obtain more favorable loan terms. Those included a provision that she would keep the property as a secondary residence for her own use unless the lender agreed otherwise in writing. Instead, the indictment states, James rented the property to a family of three. Prosecutors accused James of saving nearly \$19,000 in mortgage-related costs and fees through that deception. The federal judge, Cameron McGowen Currie, wrote in her order dismissing the indictment: “The Attorney General’s attempt to install Ms. Halligan as Interim U.S. Attorney for the Eastern District of Virginia was invalid [...] all actions flowing from Mrs. Halligan’s defective appointment” including the indictment against James “were unlawful exercises of executive power and are hereby set aside.” [2] In an effort to increase access to justice, Illinois is moving towards developing a program to allow certified non-lawyers to offer limited legal advice under the supervision of a licensed attorney. The Illinois Supreme Court approved in concept a community justice worker program to help address high need areas of law, such as family law, housing, debt and estate planning. The program aims to create and “will position trained and certified community justice workers in legal aid and other non-profit organizations.” Illinois moved to create the commission to develop the program following a report by a committee on legal education admissions established by a conference of chief justices and a conference of state court administrators spotlighting the need to fill the “staggering” nationwide access to justice gap access - to justice gap and encouraging innovative solutions. According to data from the ABA published in 2022, “rates of self-representation are well above 90% on many dockets” nationwide.

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.

NOTICE TO THE PROFESSION

Position Opening—Judicial Law Clerk to the Honorable Valarie Costanzo, President Judge

PURPOSE: To assist a Judge with research, writing, scheduling, and organization necessary to maintain and dispose of cases that are presented to the Courts for resolution.

BACKGROUND/SKILLS REQUIRED: A Juris Doctor degree from an American Bar Association-accredited law school is required. Must be able to perform legal research and write summaries and conclusions. Computer skills are necessary. Physical considerations. This position requires the ability to communicate effectively in person, by telephone and in writing. The individual must use a computer and, therefore, must possess finger dexterity and be able to interpret a computer monitor. Must be able to access file drawers; therefore, some bending, reaching and stooping may be necessary. Must be able to read legal research materials. The individual works in an office environment. Researches legal topics and drafts opinions and orders, as well as correspondence. Attends Court proceedings, including hearings, trials, routine motions, and pleas, as requested by the Judge. Organizes, schedules, and maintains the case list and briefing and argument schedules. Communicates with the public and attorneys, by telephone or in person. Attends conferences with the Judge, attorney and litigants. Attends educational sessions for civil, criminal, family court, orphans court updates. Performs all other duties and or special projects as assigned and on an as needed basis.

TO APPLY: Please submit a cover letter, resume, and writing sample to President Judge Valarie Costanzo. Do not submit an online application. Applications will be accepted by e-mail at jennifer.houpt@washingtontcourts.us or by mail at 1 South Main Street, Suite 1001, Washington PA 15301

ESTATE NOTICES

FIRST PUBLICATION

Chitty, Shirley Lucille

a/k/a Shirley L. Chitty
Late of Venetia
Washington Co., PA
File No. 63-25-1607

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: Stephen W. Chitty, 104 Sunrise Lane, Venetia, PA 15367
Attorney: Deborah L. Lesko, Esq., 373 Vanadium Rd., Pittsburgh, PA 15243

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Collins, Jane England

a/k/a Jane E. Collins
Late of McMurray
Washington Co., PA
File No. 63-25-1422

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: Zane A. Cimera, 2198 Jefferson Ave., Washington, PA 15301

WCR Vol 106 Issues 20,21,22

Davis, Lawrence D.

a/k/a Lawrence Dean Davis
a/k/a Larry Davis
Late of Amwell Township
Washington Co., PA
File No. 63-25-1651

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: Michele Washinski a/k/a Michele Lee Washinski, 79 Crile Road, Washington, PA 15301
Attorney: Karen E. Bononi, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 106 Issues 20,21,22

Drugmand, Roland Albert

a/k/a Roland A. Drugmand
Late of McMurray
Washington Co., PA
File No. 63-25-1565

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 D. Lingle, 104 Apple Court, McMurray, PA 15317
Attorney: James K. Goldberg, Esq., 301 Grant St., 14th Floor, Pittsburgh, PA 15219

WCR Vol 106 Issues 20,21,22

Harris, Thomas Arthur

Late of North Strabane Twp.
Washington Co., PA
File No. 63-25-1673

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

Executor: Thomas Anthony Harris, 114 Conklin Road, Washington, PA 15301
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 106 Issues 20,21,22

Helfer, Lillian B.

a/k/a Lillian Helfer
Late of Canonsburg
Washington Co., PA
File No. 63-25-1698

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: Alan J. Helfer, 338 Deerfield Drive, Canonsburg, PA 15317
Attorney: Andrew H. Sweat, Esq., Sweat Law Offices, 375 Valley Brook Road, Suite 112, McMurray, PA 15317

WCR Vol 106 Issues 20,21,22

Jackson, Larry

Late of Canonsburg
Washington Co., PA
File No. 63-25-01520

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

Executor: Michael Brown, 3153 Westwind Dr., Allison Park, PA 15101
Attorney: Lawrence J. Maiello, Esq., MBM Law, 424 S. 27th St., Ste. 210, Pittsburgh, PA 15203

WCR Vol 106 Issues 20,21,22

Jones, Joan E.

a/k/a Joan Elizabeth Jones
Late of Chartiers Twp.
Washington Co., PA
File No. 63-25-01659

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Co-Executors or attorney, and all persons indebted to

the decedent to make payment to the Co-Executors without delay.

Co-Executors: Jody L. McIlvaine a/k/a Jody Lynn McIlvaine, 2019 Sabino Dr., Washington PA 15301; Douglas M. Jones a/k/a Douglas Mark Jones, 406 Forrest Ave., Houston, PA 15342
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 106 Issues 20,21,22

McDonough, Gary William

Late of 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: Stacey Zuver, 310 Branch Creek Trail, Summer-ville, SC 29483

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Perowski, Rita A.

a/k/a Rita Perowski
Late of Fredericktown
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: Patrick G. Morgan, Jr. aka Patrick Gerald Morgan, Jr., 17 Abbeywood Lane, Canonsburg, PA 15317

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

WCR Vol 106 Issues 20,21,22

Prevost, Rosemary

a/k/a Rosemary M. Prevost
Late of Midway
Washington Co., PA
File No. 63-25-1598

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: Jennifer L. Brezinski c/o Attorney: Peter K. Darragh, Esq., P.O. Box 435, Hickory, PA 15340

WCR Vol 106 Issues 20,21,22

Raveglia, Sylvia

a/k/a Sylvia M. Raveglia
Late of Venetia
Washington Co., PA
File No. 63-25-01672

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

Co-Executors: Dale Yecko, 4 Harvest Dr., Cranberry Twp., PA 16066; Victor Yecko, 1021 Dale Rd., Finleyville, PA 15332
Attorney: Kate Cleary Lennen, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086

WCR Vol 106 Issues 20,21,22

Shostak, Michael

Late of Borough of Burgettstown
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: Gail Detweiler-Shostak c/o Attorney: Jocelyn M. Sudar, Esq., Nalli, Elias & Assoc., PC, 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

WCR Vol 106 Issues 20,21,22

Weber, Joan L.

a/k/a Joan Leigh Weber
Late of McMurray
Washington Co., PA
File No. 63-25-1640

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: Jeanne L. Hale a/k/a Jeanne Lynn Hale, 100 Woodside Dr., McMurray, PA 15317
Attorney: Charles A. Merchant, Esq., Merchant & Kay, LLC, 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234

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SECOND
PUBLICATION

Campeau, Christopher Robert

a/k/a Christopher R. Campeau
a/k/a Christopher Campeau
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 Co-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: Victor Daniel Campeau, Jr., Carla Mondik c/o

Attorney: Frank Arcuri, Esq.,
125 South College St.,
Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Carroll, Donna Fay

Late of Chartiers Twp.
Washington Co., PA
File No. 63-25-01582

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

Co-Executors: Margaret Ann James, 578 Western Ave., Houston, PA 15342; James Richard Carroll, 101 Aston Ct., McMurray, PA 15317, Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Chasky, Dale Robert

a/k/a Dale R. Chasky
Late of Eighty Four
Washington Co., PA
File No. 63-25-1631

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: Joyce Chasky, 36 Martin Ln., Eighty Four, PA 15330
Attorney: Kathryn A. Gioia, Esq., Bowles Rice, LLP, 1800 Main St., Suite 200, Canonsburg, PA 15317

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Cox, II, Harry Edward Thomas

a/k/a Harry Edward Thomas Cox, Jr.
Late of West Alexander
Washington Co., PA
File No. 63-25-1546

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: Nadia Kristine Cox, 744 Peters Run Rd., Wheeling, WV 26003

Attorney: Karen Hassinger, Esq., 55 S. Main St., 2nd Floor, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Cross, Thomas J.

a/k/a Thomas Joseph Cross
Late of Monongahela
Washington Co., PA
File No. 63-25-1627

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: Roger Stone a/k/a Roger Ray Stone, 1268 Clyde Rd., Warminster, PA 18974

Attorney: Kenneth Ficerai, Esq., Mears, Smith, Houser & Boyle, P.C., 127 North Main St., Greensburg, PA 15601-2403

WCR Vol 106 Issues 19,20,21

Eustis, James Allen

a/k/a James A. Eustis
Late of Washington
Washington Co., PA
File No. 63-25-1465

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: Amy Gatewood

a/k/a Amy Lea Gatewood,
446 West Hallem Ave.,
Washington, PA 15301
Attorney: Clark A. Mitchell, Esq.,
Mitchell Law Group, LLC,
17 South College St.,
Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Farley, Paul Kevin

Late of Canonsburg
Washington Co., PA
File No. 63-25-1551

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: Maureen P. Kreuger, 356 Morganza Rd., Canonsburg, PA 15317

Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

Gazvoda, Lois A.

a/k/a Lois Ann Gazvoda
a/k/a Lois Gazvoda
Late of Canonsburg
Washington Co., PA
File No. 63-25-977

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

Administrator: Jennifer L. Brezinski, dbncta
c/o Attorney: Peter K. Darragh, Esq., P.O. Box 435, Hickory, PA 15340

WCR Vol 106 Issues 19,20,21

Gordon, Helen Joann

a/k/a Helen J. Gordon
Late of Avella
Washington Co., PA
File No. 63-25-1606

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

Co-Executors: William K. Gordon, P.O. Box 306, Avella, PA 15312; Judy Lynn Soltesz, 534 Cross Creek Rd., Avella, PA 15312, Attorney: Stephen J. Taczak, Esq., 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

Hathaway, Jr., Philip F.

Late of McMurray
Washington Co., PA
File No. 63-25-1652

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: Philip F. Hathaway, III, 2503 N. Lightwood Ave., Bethel Park, PA 15102
Attorney: Tammy Singleton-English, Esq., Singleton-English Law Offices, Suite 301, 1725 Washington Rd., Pittsburgh, PA 15241

WCR Vol 106 Issues 19,20,21

Hawkins, Ruth

Late of Southview
Washington Co., PA
File No. 63-24-1702

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: Sandra Ellen Karmann c/o
Attorney: Kenneth M. Baldonieri, Esq., Akman & Assoc., LLC, 345 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

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Hull, James R.

a/k/a James Robert Hull
Late of South Strabane 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: Jon Mark Hull, 3994 Mimosa Dr., Bethel Park, PA 15102
Attorney: Cary D. Jones, Esq., Mariner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

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Kuzy, Karen Sue

a/k/a Dr. Karen Sue Hallam Kuzy
Late of Washington
Washington Co., PA
File No. 63-25-1654

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: Dr. Robert A. Bartusiak c/o Attorney: Stephanie M. Sewak, Esq., Law Offices of Stephanie M. Sewak, P.C., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Mikus, Jr., Andrew

Late of Burgettstown
Washington Co., PA
File No. 63-25-1639

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 J. Kail, 66 Pleasant Rd., McDonald, PA 15057
Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 106 Issues 19,20,21

Miller, Sr., Barry Gene

a/k/a Barry G. Miller, Sr.
Late of Marianna
Washington Co., PA
File No. 63-25-1497

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: Barry Gene Miller, Jr., 77 1/2 Leet St., Washington, PA 15301
Attorney: Clark A. Mitchell, Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

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Molk, Bonnie Jean

a/k/a Bonnie J. Molk
a/k/a Bonnie Molk
Late of Brownsville
Washington Co., PA

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

decedent to make payment to the Executor without delay.

Executor: Alfred J. Molk, Jr.,
429 Independence Way,
Canonsburg, PA 15317
Attorney: Matthew J. Madvay, Esq.,
60 E. Beau St., Washington, PA
15301

WCR Vol 106 Issues 19,20,21

Mull, Jr., David James

a/k/a David Mull
a/k/a David J. Mull, Jr.
Late of Washington
Washington Co., PA
File No. 63-25-1573

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: Tracey Marlene Maleski
a/k/a Tracey J. Maleski, 302 Cecil
Henderson Rd., Canonsburg, PA
15317
Attorney: E. J. Julian, Esq., Julian
Law Firm, 71 N. Main St., Wash-
ington, PA 15301

WCR Vol 106 Issues 19,20,21

Oblock, Sandra L.

Late of Fredericktown
Washington Co., PA
File No. 63-25-1466

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: Sharon L. Duvall,
1750 Morey Rd., Fredericktown,
PA 15333
Attorney: Dennis M. Makel, Esq.,
Makel & Associates, LLC, 98 East
Maiden St., Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Pasquarelli, Phyllis June

Late of McMurray
Washington Co., PA
File No. 63-25-1282

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: Christine M. Pasquarelli,
43095 Northlake Blvd., Leesburg,
VA 20176
Attorney: Todd A. Fuller, Esq.,
Brenlove & Fuller, LLC, 401 Wash-
ington Ave., Bridgeville, PA 15017

WCR Vol 106 Issues 19,20,21

Rowan, Bradley Dean

a/k/a Bradley Rowan
Late of Canonsburg
Washington Co., PA
File No. 63-25-1539

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: Steven R. Stipetich, 106
Bridle Trail, Venetia, PA 15367
Attorney: Christine Brown Murphy,
Esq., Zacharia Brown Law Offices,
108 W. McMurray Rd.,
Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

Scarborough, Jacqueline E.

Late of Washington
Washington Co., PA

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

Executrix: Karen Anne Wicker
a/k/a Karen Scarborough Wicker,
635 Shirls Ave., Washington, PA
15301

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

WCR Vol 106 Issues 19,20,21

Schneider, Blanche Petricca

a/k/a Blanche Schneider
Late of Smith Twp.
Washington Co., PA
File No. 63-25-1633

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: Christina Mercurio, 1209
Balsam Dr., Imperial, PA 15126
Attorney: Philip H. Rubenstein,
Esq., 312 2nd Ave., Carnegie, PA
15106

WCR Vol 106 Issues 19,20,21

Seybert, Eva R.

Late of Washington Co., PA
File No. 63-25-1655

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

Co-Executors: Nancy S. Hawkins &
Patricia S. Bongornio, 3484 Route
40, Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Smiley, Deborah Joy

a/k/a Deborah Joy Sanpietro
Late of Canonsburg
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Dece-

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

Administrator: Joseph Charles Sanpietro c/o
Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 106 Issues 19,20,21

Tuttle, Brian K.
a/k/a Butch Tuttle
Late of Charleroi
Washington Co., PA
File No. 63-25-1433

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: Emily Tuttle, 1004 McKean Ave., Charleroi, PA 15022

Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 19,20,21

Zotis, William E.
a/k/a William Zotis
Late of Venetia
Washington Co., PA
File No. 63-25-1619

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 McCardle a/k/a John McArdle a/k/a John Matthew McArdle, 11064 Prairie Rose Pass, Roanoke, IN 46783
Attorney: Christine Brown Murphy,

Esq., Zacharia Brown Law Offices,
108 W. McMurray Rd.,
Canonsburg, PA 15317

WCR Vol 106 Issues 19,20,21

THIRD **PUBLICATION**

Delso, Kathy J.
Late of Monongahela
Washington Co., PA
File No. 63-25-1577

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: Larry A. Healey
aka Larry Aiden Healey, 27 Smith St., Charleroi, PA 15022
Attorney: Justin Ellis, Esq.,
Zacharia Brown & Bratkovich,
108 West McMurray Rd.,
Canonsburg, PA 15317

WCR Vol 106 Issues 18,19,20

Farkas, Marcella A.
Late of West Pike Run 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Julius Farkas, Jr., 36200 Behm Dr., North Ridgeville, OH 44039
Attorney: John M. Petrisek, Esq.,
998 Main St., Bentleyville, PA 15314

WCR Vol 106 Issues 18,19, 20

Gostic, Jr., Stephen C.
Late of Brownsville
Washington Co., PA
File No. 63-25-1626

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

Executor: Brian Stephen Gostic,
257 North Central Ave.,
Canonsburg, PA 15317
Attorney: James P. Liekar, Esq.,
38 W. Pike St., Canonsburg, PA 15317

WCR Vol 106 Issues 18,19, 20

Gregor, William V.
Late of Houston
Washington Co., PA
File No. 63-25-1599

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: Paula Franitti,
1036 East End Ave., Pittsburgh, PA 15221
Attorney: Joseph S. Bielecki, Esq.,
68 South 12th St., Pittsburgh, PA 15203

WCR Vol 106 Issues 18,19,20

Kara, Dolores
Late of Canonsburg
Washington Co., PA
File No. 63-25-1579

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 P. Johnson c/o
Attorney: Joanne Parise, Esq.,
Williams Coulson LLC, One Gate-
way Ctr., 420 Fort Duquesne Blvd.,
16th Floor, Pittsburgh, PA 15222

WCR Vol 106 Issues 18,19, 20

Lascko, Paul

a/k/a Paul M. Lascko
Late of Venetia
Washington Co., PA
File No. 63-25-1584

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

Executor: Timothy A. Lascko,
a/k/a Timothy Allen Lascko,
1925 Roland Clarke Place, Apt.
730, Reston, VA 20191
Attorney: Dorothy A. Milovac,
Esq., Peacock Keller, LLP, 95 West
Beau Street, Suite 600, Washington,
PA 15301

WCR Vol 106 Issues 18,19, 20

Loris, George

Late of Finleyville
Washington Co., PA
File No. 63-25-1613

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 A. Loris,
1228 Second St., Jefferson Hills,
PA 15025
Attorney: James P. Liekar, Esq.,
38 W. Pike St., Canonsburg, PA
15317

WCR Vol 106 Issues 18,19, 20

Monaghan, Carol Virginia

Late of Cecil Twp.
Washington Co., PA
File No. 63-25-1149

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: Kevin Matthew
Monaghan, 111 Lakeview Ct.,
Washington, PA 15301
Attorney: Edward J. Morascyzk,
Esq., Morascyzk, Yarosz &
Morascyzk, 382 West Chestnut St.,
Suite 102, Washington, PA 15301

WCR Vol 106 Issues 18,19, 20

Nelson, Joann

Late of Brownsville
Washington Co., PA
File No. 63-25-1585

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

Executor: Stephanie L. Kline,
124 Linton Rd., Fredericktown, PA
15333
Attorney: Lisa J. Buday, Esq., P.O.
Box 488, California, PA 15419

WCR Vol 106 Issues 18,19, 20

Normile, Michael D.

a/k/a Michael D. Normile
Late of Eighty-Four
Washington Co., PA
File No. 6325-1567

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: Kristin Walsh,
209 Pineview Dr.,
Canonsburg, PA 15317
Attorney: Beth Shovlin, Esq., 144

North Dithridge St., Suite 110,
Pittsburgh, PA 15213

WCR Vol 106 Issues 18,19, 20

Seward, Jr., Robert Grant

Late of Meadowlands
Washington Co., PA
File No. 63-25-0646

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: Torrie Seward-
Sparks, 1006 Race St.,
Connellsville, PA 15425
Attorney: Margaret Zylka House,
Esq., 815 A Memorial Blvd.,
Connellsville, PA 15425

WCR Vol 106 Issues 18,19, 20

Spurrier, Betsy E.

Late of Canonsburg
Washington Co., PA
File No. 63-25-1609

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: Katherine A. M. Stera-
tore, 116 Woodside Dr., McMurray,
PA 15317
Attorney: Todd A. Fuller, Esq.,
Brenlove & Fuller, LLC, 401 Wash-
ington Ave., Bridgeville, PA 15017

WCR Vol 106 Issues 18,19,20

Tokar, Marie Y.

Late of Cokeburg
Washington Co., PA
File No. OC-2025-00445

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

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

Executor: Deborah Daniels,
15116 Stillfield Place,
Centerville, VA 20102
Attorney: Mary C. Conn, Esq.,
1675 Hathaway Ln., Pittsburgh, PA
15241

WCR Vol 106 Issues 18,19, 20

Wright, Richard D.

Late of Eighty Four
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: Jody S. Barker, 126
Ridge Rd., Eighty Four, PA 15330

WCR Vol 106 Issues 18,19, 20

CORPORATION NOTICES

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation—Domestic Nonprofit Corporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on November 17, 2025, with respect to a Business Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation:
Shine With Izzy Corporation

The address of the corporation:
with its principal place of business being located at 5 Commercial Dr., Washington, PA 15301-1374. The interest party is Banessa Alvarez, 1814 N Memorial Way, Houston, TX 77007.

WCR Vol 106 Issue 20

NOTICE OF FICTITIOUS NAME REGISTRATION

NOTICE is hereby given pursuant to the provisions of 54 Pa. C.S. Sec. 311, that a Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on the 11th day of November, 2025, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation **Washington Greene Health Foundation** with its principal place of business at 155 Wilson Avenue, Washington, PA 105301.

The entity owning or interested in said business is: The Washington Hospital Foundation, Inc., 155 Wilson Avenue, Washington, PA 15301.

Edward C. Morascyzk, Esq.
Morascyzk, Yarosz & Morascyzk
382 W. Chestnut Street
Washington, PA 15301

WCR Vol 106 Issue

REAL PROPERTY NOTICES

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: CV-2025-05331

THE HUNTINGTON
NATIONAL BANK, Plaintiff,
vs.
Shyianne Skye Tyler, Defendant

TO: Shyianne Skye Tyler

You are hereby notified that Plaintiff, The Huntington National Bank, filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. CV-2025-

05331, seeking to foreclose the mortgage secured by the real estate located at 212 Meadow Ave, Charleroi, PA 15022.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

LAWYER REFERRAL SERVICE

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

Southwestern Pennsylvania
Legal Aid Services
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

WCR Vol 106 Issue 20

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE**

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 ASSOCI-
ATIONS CLAIMING RIGHT, TI-
TLE, OR INTEREST FROM OR
UNDER ROBERT ABBOTT, JR.,
DECEASED HEIR OF ELIZA-
BETH ABBOTT; UNKNOWN
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 se-
cured on your property located,
5146 HAZEL STREET, FINLEY-
VILLE, 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 20

NOTE: The Sheriff Sale date was incorrect as published in Vol. 106 Iss. 17 dated Nov. 6, 2025.

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, DECEMBER 5, 2025, at 10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

BEALLSVILLE

**SLOVENIAN SAVINGS AND
LOAN ASSOCIATION OF
CANONSBURG,
PENNSYLVANIA**

vs

**COULSON CONSTRUCTION,
LLC, ET AL**

DOCKET #: 2025-3641

JUDGEMENT: \$76,137.09

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

Address: 1003 MAIDEN STREET,
BEALLSVILLE, PA 15313
Tax #: 030-009-00-02-0007-00

Improvements: Residential
Dwelling

Attorney: GREENLEE DERRICO
POSA, LLC, (724) 225-7660

WCR Vol 106 Issues 18,19, 20

BENTLEYVILLE

**U.S. BANK NATIONAL
ASSOCIATION as Trustee for
the Pennsylvania Housing
Finance Agency**

vs

**TIMOTHY L. MILLER,
Individually; SEAN DORNIN, In
His Capacity as known Heir of**

**BRENDA E. MILLER
aka BRENDA E. DORNIN,
Deceased, ET AL**

DOCKET #: 2025-273

JUDGEMENT: \$81,177.82

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

Address: 111 BEALLSVILLE
ROAD, BENTLEYVILLE, PA
15314

Tax #: 040-003-00-02-0003-00

Improvements: Residential
Dwelling

Attorney: PURCELL KRUG &
HALLER, (717) 234-4178

WCR Vol 106 Issues 18,19, 20

BURGETTSTOWN

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**KENNETH L. STEVENS, RIKKI
WILLY aka RIKKY T. WILLY
and THE SECRETARY OF
HOUSING AND URBAN
DEVELOPMENT**

DOCKET #: 2025-1302

JUDGEMENT: \$64,887.70

In the Commonwealth of
Pennsylvania, Washington County,

Burgettstown Borough;

Address: 110 GRANT STREET,
BURGETTSTOWN, PA 15021

Tax #: 070-011-00-01-0019-00

Improvements: Residential
Dwelling

Attorney: PURCELL KRUG &
HALLER, (717) 234-4178

WCR Vol 106 Issues 18,19, 20

CARROLL

**FREEDOM MORTGAGE
CORPORATION**

vs

JOE F. LADONNE

DOCKET #: 2025-2982

JUDGEMENT: \$84,455.35

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

Address: 162 VAN VOORHIS
LANE, MONONGAHELA, PA
15063

Tax #: 130-006-07-00-0033-00

Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 18,19, 20

CECIL

**WINDSOR WOODS
MASTER ASSOCIATION**

vs

NICOLE TILAR CLARK

DOCKET #: 2023-4933

JUDGEMENT: \$2,882.56

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

Address: 3009 SIR CHARLES
DRIVE, McDONALD, PA 15057
Tax #: 140-006-19-00-0059-00

Improvements: Residential
Dwelling

Attorney: LMBH LEGAL
SERVICES LLC, (412) 495-5875

WCR Vol 106 Issues 18,19, 20

MCDONALD

**LAKEVIEW LOAN
SERVICING LLC**

vs

**MICHAEL NEAL AND
ELIZABETH K. NEAL**

DOCKET #: 2025-3595

JUDGEMENT: \$90,395.62

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

Address: 212 NORTH STREET,
MCDONALD, PA 15057
Tax #: 470-015-00-01-0009-00

Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 18,19, 20

MONONGAHELA (Cont'd)

**RINGGOLD SCHOOL
DISTRICT**

vs

TINA M. MUCHO

DOCKET #: 2022-5610

JUDGEMENT: \$2,863.52

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

Address: 62 HAZEL KIRK ROAD,
MONONGAHELA, PA 15063
Tax #: 130-003-00-00-0023-02

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

DONORA

**RINGGOLD SCHOOL
DISTRICT**

vs

CHARLES G. CHESTER

DOCKET #: 2020-7174

JUDGEMENT: \$1,679.91

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

Address: 309 FIRST STREET,
DONORA, PA 15033
Tax #: 240-029-00-04-0020-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

MONONGAHELA

**PNC BANK, NATIONAL
ASSOCIATION**

vs

JESSICA S. KUNZ

DOCKET #: 2025-1442

JUDGEMENT: \$82,926.64

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

Address: 807 KENNEDY STREET,
MONONGAHELA, PA 15063
Tax #: 420-008-00-01-0005-00

Improvements: Residential
Dwelling

Attorney: LOGS LEGAL GROUP
LLP, (610) 278-6800

WCR Vol 106 Issues 18,19, 20

MONONGAHELA (Cont'd)

**RINGGOLD SCHOOL
DISTRICT**

vs

**RICHARD SCHNEIDER
AND DIANA SCHNEIDER**

DOCKET #: 2022-4747

JUDGEMENT: \$2,898.66

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

Address: 783 EAST MAIN
STREET, MONONGAHELA, PA
15063

Tax #: 420-001-00-00-0013-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

NEW EAGLE**RINGGOLD SCHOOL
DISTRICT**

vs

JENNIFER L. GRIGGLE**DOCKET #: 2015-5163****JUDGEMENT: \$2,018.39**

In the Commonwealth of
Pennsylvania, Washington County,
New Eagle Borough;

Address: 428 BIRCH AVENUE,
NEW EAGLE, PA 15067
Tax #: 480-012-00-01-0024-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

UNION (Cont'd)**RINGGOLD SCHOOL
DISTRICT**

vs

NORMAN LEACH**DOCKET #: 2022-6045****JUDGEMENT: \$1,514.39**

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

Address: 678 ROUTE 837, NEW
EAGLE, PA 15067
Tax #: 640-014-01-00-0034-00

Improvements: Residential
Dwelling

Attorney: PORTNOFF LAW
ASSOCIATES, LTD, (866) 720-
9748

WCR Vol 106 Issues 18,19, 20

UNION**MORTGAGE ASSETS
MANAGEMENT LLC**

vs

MARILYN J. KRIEBEL**DOCKET #: 2025-1021****JUDGEMENT: \$160,653.61**

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

Address: 3470 FRYE AVENUE,
FINLEYVILLE, PA 15332
Tax #: 640-010-02-04-0004-00

Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 18,19, 20

Washington County Bar Association / Washington County Reports (“Publisher”)
Legal Notice Rates & Publishing Policies
Effective 1/1/2026

Additional Affidavits: **\$20** each

Standard Flat-Rate Notices:

- Estate Notices: **\$175** (includes set-up fee, three insertions, one affidavit)
- Corporation Notices: **\$125** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate) – notice types include Fictitious Name, Dissolution, Certificates of Organization
- Name Change Notices: **\$115** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate)
- County Sheriff’s Office Sheriff’s Sales: **\$425** per sale/property (includes setup fee, up to three insertions, one affidavit). No header fee. No index fee. No discount/refund if sale cancelled after first insertion. Errors not the fault of the Publisher that require a sale to be re-published after or during the initial three-week publication period will incur a cost of \$165 for the first insertion and \$125 for each additional insertion.

Per Line Rate notices: **\$4.50/line/column/insertion**, \$40 set-up fee, including first Affidavit.

Effective 11/7/25: Line rate calculated as follows: 10-point font (Times New Roman), approximately 57 lines per column, three columns per page.

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Approved by the Washington County Bar Association Board of Directors.

Washington County
Bar Association

*Annual
Bar Banquet*

Friday, Dec. 5, 2025
Valley Brook Country Club
6pm Reception, 7pm Dinner

Dinner, Awards, and Bar Foundation fundraising.
Celebrate the achievements, dedication, and service of the legal community at WCBA's Annual Bar Banquet. This elegant evening brings together attorneys, judges, and guests for a night of recognition, networking, and inspiration. Together, we honor the pursuit of justice, professional excellence, and the enduring spirit of our legal community.

No Charge for WCBA Members
Guests: \$85 per person

Tables for 8 to 10 people

To register and/or pay online:
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