



WASHINGTON COUNTY REPORTS
Vol. 105 No. 43 – MAY 8, 2025
119 South College Street, Washington, PA 15301

MOTIONS COURT SCHEDULE

CR#/Suite#	MEMORIAL DAY 5/26/2025 & JUNETEENTH 6/19/2025 THE COURTS WILL BE CLOSED COMPLETE info @www.washingtoncourts.us/101/Judges
Gilman, Gary (PJ) CR#7/1001	Tu & Th 9:15a. Copy of motion due before 12p the business day prior to scheduled presentation. Motions in person, may be remote upon approval.
DiSalle, John CR#2/2002	Motions handled remotely via email, fax or mail to chambers. Filing party must notify all necessary parties that motion is being filed and if contested. Contested motions shall include a scheduling order. Motions for Modification of Bail or Release from Probation must be circulated first to Probation/Pretrial Services & DA's Office for acknowledgment of objection or consent. Advance copy of Orphan's Court motions shall be sent to the Audit Attorney or Guardianship Clerk, where applicable.
Costanzo, Valarie CR#1/2001	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
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. NO MOTIONS—5/9
Neuman, Brandon CR#4/3005	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.
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: Feb., April, June, Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald NO MOTIONS-5/20
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 .

COURT CALENDARS

Sheriff Sale Dates	Last Date to File w/Prothonotary
June 6, 2025	March 28, 2025
July 11, 2025	April 25, 2025
August 1, 2025	May 30, 2025

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A group led by a conservative activist has filed a lawsuit alleging that an ABA scholarship program engages in “blatant discrimination” in violation of federal law. The suit filed by the American Alliance for Equal Rights, a non-profit organization, alleges that the scholarships are contractual in nature and their restrictions on eligibility violate Section 1981 of the Civil Rights Act. According to the suit, pending in the U.S. District Court for the Northern District of Illinois, the ABA’s Legal Opportunity Scholarship Fund, which awards \$15,000 scholarships to select incoming students who must be members of under-represented racial or ethnic minorities, such as black/African American, Native Americans, Hispanic Americans and Asian/Pacific Islanders. The suit further alleges that “[e]ven if the scholarships did not flatly exclude whites on its face, the scholarship discriminates against whites in application and by design.” The suit seeks a declaration that the scholarships violate Section 1981, the issuance of an injunction barring the ABA from considering race or ethnicity in the program, as well as an order to re-open the application process using neutral criteria, and nominal damages. [2] The U.S. Supreme Court has agreed to decide whether a criminal defendant’s 6th Amendment right to counsel was violated when a judge banned him from discussing his ongoing testimony when meeting with his lawyers during an overnight trial recess. The defendant was the only defense witness at his trial for fatally stabbing his boyfriend and resulted in a conviction for murder and a sentence of 60 years in prison. Two prior Supreme Court decisions have led to a lower court split on whether defendants have a 6th Amendment right to talk to their lawyers about their testimony when it is interrupted by an overnight break. In *Geders v. United States*, a decision in 1976, the Supreme Court ruled that a defendant’s 6th Amendment rights were violated when a judge prohibited the defendant from conferring with their lawyers during overnight breaks. In 1989, the Supreme Court ruled in *Perry v. Leeke* that a defendant’s 6th Amendment rights are not violated by a ban on consulting with their lawyers during a 15-minute recess between direct and cross examination. Six federal appeals courts and three state supreme courts have held that defendants have a right to confer with a lawyer about testimony during an overnight recess. The top state supreme courts or criminal courts in four other states, including Texas, in a ruling against Villarreal, have reached the opposite conclusion. The case is *Villarreal v. Texas*.

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

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ESTATE NOTICES

FIRST PUBLICATION

Baker, Charles D.
a/k/a Charles David Baker
Late of Washington
Washington Co., PA
File No. 63-25-0437

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: Kelly D. Baker, 208 E. Buffalo Church Rd., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

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Crile, Joseph William
Late of Marianna
Washington Co., PA
File No. 63-25-0384

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: Bonnie S. Crile,
478 Dividing Ridge Rd., Waynesburg,
PA 15370
Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 E. Maiden St., Washington, PA 15301

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Dateo, Suzanne M.
Late of Washington
Washington Co., PA
File No. 103-25-0459

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 Francis Dateo, 410 Woodland Circle, Lynchburg, VA 24502
Attorney: Matthew D. Gailey, Esq., Cozza Law Group, PLLC, 400 Holiday Dr., Suite 210, Pittsburgh, PA 15220

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Dorisio, Donald K.
a/k/a Donald Kenneth Dorisio
Late of Mt. Pleasant Twp.
Washington Co., PA
File No. 63-25-0543

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: Donald M. Dorisio,
305 McClay Rd., Washington, PA 15301,
Susan Roule, 487 Vankirk Ridge Rd., Washington, PA 15301,
Attorney: Mark S. Riethmuller, Esq.,
Speakman, Riethmuller & Allison,
6 S. Main St., Ste. 614, Washington,
PA 15301

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Elliott, Janet P.
Late of McMurray
Washington Co., PA
File No. 63-25-0342

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: Janet S. Palek, 140 E. Edgewood Dr., McMurray, PA 15317
 Attorney: Stefanie L. Pate, Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

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Martincic, Janice Ann
 a/k/a Janice A. Martincic
 Late of Meadowlands
 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-Administrator or attorney, and all persons indebted to the decedent to make payment to the Co-Administrator without delay.

Co-Administrator: Wesley D. Martincic, 401 W. Pike St., Canonsburg, PA 15317, Frank Joseph Martincic, 400 Barnickel St., Meadowlands, PA 15347,
 Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Neidermeyer, Richard A.
 Late of Washington
 Washington Co., PA
 File No. 63-25-0559

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: Karen Thomas, 152 Robsart Place, Kenilworth, IL 60043

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Newborn, Gloria C.
 Late of Canonsburg
 Washington Co., PA
 File No. 63-25-0506

The Register of Wills has granted Letters

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

Executor: Paul T. Newborn, 29 Mount View Dr., Burgettstown, PA 15021
 Attorney: Michele P. Conti, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

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Phillips, Gary Michael
 a/k/a Gary M. Phillips
 Late of Peters 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 & Attorney: Charles A. J. Halpin, III, Esq., The Land Title Bldg., 100 S. Broad St., Ste. 1830, Phila., PA 19110

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Pope, Mary Ann
 Late of Borough of Marianna
 Washington Co., PA

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

Executor: Danielle Topper, 15 Stage St., Clarksville, PA 15322
 Attorney: Lukas B. Gatten, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

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Ricker, Arlene A.
 a/k/a Arlene Ann Ricker
 Late of Canonsburg
 Washington Co., PA
 File No. 63-25-0522

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 A. Bellamy, 4612 Sango Rd., Clarksville, TN 37043
 Attorney: John M. Smith, Esq., Smith Butz LLC, 88 Center Church Rd., McMurray, PA 15317

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Teagarden, Bernard R.
 Late of Venetia
 Washington Co., PA
 File No. 63-25-0230

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: Kerry A. Fraas a/k/a Kerry Alan Fraas, 1420 Fallen Timber Rd., Ste. 100, Elizabeth, PA 15037

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Thompson, Linda G.
 a/k/a Linda Galloway Thompson
 a/k/a Linda Thompson
 Late of City of Washington
 Washington Co., PA
 File No. 63-25-0511

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

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Warren, John Michael
 a/k/a John M. Warren
 Late of Chartiers Twp.
 Washington Co., PA
 File No. 63-25-0297

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 & Attorney: Lane M. Turturice, Esq., Turturice & Associates, LLC, 70 E. Wheeling St., Washington, PA 15301

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West, Edwin 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: Maureen A. Baker, 3664 Buffalo Creek Rd., Avella, PA 15312
 Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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TRUST NOTICE

Decedent's Trust Administration Notice

The following decedent died with no probate estate. At the time of death, the decedent maintained a Revocable Living 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 their attorney, and all persons indebted to the decedent make payments to said Trustee without delay:

Hansen, Caryl L. Revocable Trust, deceased March 22, 2025, of Peters Township, Washington County, Pennsylvania, Craig L. Hansen, Trustee, c/o David J. DelFiandra, Esq., Leech Tishman Fuscaldio & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219.

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SECOND PUBLICATION

Baker, Cindy Lou
a/k/a Cindy L. Baker
a/k/a Cindy Baker
Late of Washington
Washington Co., PA
File No. 63-25-0434

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

Administrator: Kelly David Baker, 208 E. Buffalo Church Rd., Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

_____ WCR Vol 105 Issues 42,43,44

Bof, Janet M.
a/k/a Janet Marie Bof
Late of North Franklin 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: Gloria T. Lorenzato, 128 Ohio St., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

_____ WCR Vol 105 Issues 42,43,44

Callough, Anita G.
Late of Bulger
Washington Co., PA
File No. 63-25-0488

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

Executor: David Pankowski, 571 Creek Rd., Bulger, PA 15019-2035
Attorney: Pro Sec David Pankowski, 571 Creek Rd., Bulger, PA 15019-2035

_____ WCR Vol 105 Issues 42,43,44

Chemento, James R.
a/k/a James Robert Chemento
Late of Canonsburg
Washington Co., PA
File No. 63-25-0276

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

Executor: Lisa R. Gatto, 1500 Wildflower Circle, Apt. 202, Washington, PA 15301

Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317
_____ WCR Vol 105 Issues 42,43,44

DeAugustine, Francis P.
a/k/a Frank P. DeAugustine
a/k/Francis Peter DeAugustine
Late of Peters Twp.
Washington Co., PA

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

Administratrix CTA: Kathy Morris-DeAugustine, 150 Marion Dr., McMurray, PA 15317
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

_____ WCR Vol 105 Issues 42,43,44

Harnen, Mark C.
a/k/a Mark Christopher Harnen
Late of
Washington Co., PA
File No. 63-25-0513

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: Jane Harnen, 161 Vista Dr., Canonsburg, PA 15317
Attorney: Sarah A. Scott, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317
_____ WCR Vol 105 Issues 42,43,44

Hildebrand, Phyllis J.
Late of Morris 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: Linda Case c/o
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301
_____ WCR Vol 105 Issues 42,43,44

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

Administrator: Marion Jankowski c/o
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301
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Kohl, Dottie J.
Late of Peters 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 or attorney, and all persons indebted to the decedent to make payment to the without delay.

: Murry James Kohl a/k/a Murry J. Kohl c/o
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 382 W. Chestnut St., Ste. 102, Washington, PA 15301
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Lehew, Anita M.
a/k/a Anita M. Contino a/k/a Anita M. Bell
Late of Prosperity
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: Michael A. Lehw, 545 Hiawatha Rd., Prosperity, PA 15329
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

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Lewis, Delmar Howard

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

Co-Administrators: Carrie A. Sullivan
Brian D. Lewis c/o
Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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Mainiero, Linda L.

a/k/a Linda Mainiero
Late of Peters
Washington Co., PA
File No. 63-25-00509

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: Susan M. Cafaro a/k/a Susan M. Carfaro, 5 Walker Ave., Carnegie, PA 15106
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

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Morgan, Patrick G.

a/k/a Patrick Gerald Morgan, Sr.
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: Monique Renee Morgan, 1727 E. Hunter Ave., Bloomington, IN 47401
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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Roberts, Jean C.

Late of Charleroi Borough
Washington Co., PA

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

Executrix: Susan L. Zahand, 263 Davidson Dr., Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Sciullo, Anthony Nicholas

a/k/a Anthony N. Sciullo aka Tony Sciullo
Late of Canonsburg
Washington Co., PA
File No. 63-25-0438

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: Tian Hua Buxton aka Tian Hua Sciullo c/o
Attorney: Reganne M. McMichael, Esq., Anderson Law Firm, LLC, 429 Fourth Ave., Ste. 602, Pittsburgh, PA 15219

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Shaffer, Lucille M.

Late of Amwell 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: Brown H. Shaffer, Jr., 6 Ankrom Rd., Washington, PA 15301
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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Shiflet, Dennis E.

a/k/a Dennis E. Shiflet, St.
Late of Speers 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Dennis E. Shiflet, Jr., 1107 Fayette Ave., Belle Vernon, PA 15012
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Wilson, John Allen

a/k/a John Wilson
a/k/a Jack Wilson
Late of Claysville
Washington Co., PA
File No. 6325-0538

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: Matthew Allen Wilson, 60 County Park Rd., Avella, PA 15312

Attorney: Kevin M. Hanley, Esq., 367 Indian Ridge Dr., Moon Twp., PA 15108

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Zanardini, Carl Lee

a/k/a Carl L. Zanardini
Late of Stockdale
Washington Co., PA
File No. 63-24-1830

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: Lydia A. Zanardini, 148 Bow St., Stockdale, PA 15483
Attorney: Matthew M. Nichols, Esq., The Nichol Law Group, 560 Rugh Street, Suite 150, Greensburg, PA 15601

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CHEMENTO, JAMES R.

TRUST ADMINISTRATION NOTICE

The following decedent died maintaining

TRUST NOTICE

a Revocable Living 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 her attorney, and all persons indebted to the decedent make payments to said trustee without delay. The James R. Chemento Revocable Trust, deceased February 22, 2025.

Lisa R. Gatto, Trustee
1500 Wildflower Circle
Apt. 202
Washington, PA 15301

Emmanuel S. Anthou, Esq.
165 McClelland Road
Canonsburg, PA 15317

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THIRD PUBLICATION**Bartina, Joseph R.**

a/k/a Joseph Richard Bartina
Late of Charleroi
Washington Co., PA
File No. 63-25-0359

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: Joseph C. Grodz, 424 5th St., California, PA 15419
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Batz, Barbara J.

Late of McMurray
Washington Co., PA
File No. 63-25-0301

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: Linda K. Broman, 2808 Bingham Dr., Pittsburgh, PA 15241-3905
Attorney: Andrew G. Sykes, Esq., Sykes Elder Law, LLC, 615 Washington Rd., Ste. 304, Pittsburgh, PA 15228

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Brimmeier, Louise T.

a/k/a Louise Brimmeier
Late of Washington Co., PA
File No. 3162

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: Dennis Brimmeier, 599 Madison Blvd., Freedom, PA 15042

WCR Vol 105 Issues 41,42,43

Chapman, Gary D.

Late of Fredricktown
Washington Co., PA
File No. 63-25-0200

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

Administratrix: Leanna J. Chapman a/k/a Leanna Jane Chapman, 105 Lawrence Ave., P.O. Box 593, Fredricktown, PA 15333

Attorney: John R. Headley, Esq., Meyer Law Office, 76 N. Richhill St., Waynesburg, PA 15370

WCR Vol 105 Issues 41,42,43

Cwiklinski, Rose A.

a/k/a Rose Ann Cwiklinski
a/k/a Rose Ann Rutan
a/k/a Rose Ann Bushko
Late of Canonsburg
Washington Co., PA
File No. 63-25-00501

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: Walter J. Bushko, 223 East College St., Canonsburg PA 15317
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 105 Issues 41,42,43

Dalfol, Harold

a/k/a Harold F. Dalfol
Late of Burgettstown Borough
Washington Co., PA
File No. 63-25-0288

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. Dalfol, Sr., 9 2nd Ave., Burgettstown, PA 15021
Attorney: Daniel P. Johnson, Esq., 420 Fort Duquesne Blvd., 16th Floor, Pittsburgh, PA 15222

WCR Vol 105 Issues 41,42,43

Langenbacher, Michael R.

Late of Washington
Washington Co., PA
File No. 63-25-00419

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: Barry Main, 1170 Montclair Rd., Washington, PA 15301
Attorney: E.J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105 Issues 41,42,43

O'Bosky, Ruth Irene

a/k/a Ruth I. O'Bosky
Late of Canonsburg Borough
Washington Co., PA
File No. 63-24-0429

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

Administrator: James Edward O'Bosky c/o
Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

WCR Vol 105 Issues 41,42,43

Renz, Daniel Martin

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

Executrix: Kathleen A. Renz, 72 Sabo Road, Hickory, PA 15340
Attorney: Anne Friday Beck, Esq., Beck & Boyd, LLC, 1725 Washington Rd., Suite 206, Pittsburgh, PA 15241

WCR Vol 105 Issues 41,42,43

Schlebusch, Joseph

Late of McDonald Borough
Washington Co., PA
File No. 63-25-0441

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: Walter John Schlebusch, 8527 Noblestown Rd., McDonald, PA 15057

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Ste. 101, McDonald, PA 15057

WCR Vol 105 Issues 41,42,43

Stack, John R.

a/k/a John Robert Stack
a/k/a John R. Stack, Jr.
Late of Borough of Canonsburg
Washington Co., PA
File No. 63-25-0463

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: Nicole M. Lane, 17 Wood-

bridge Dr., Bethel Park, PA 15102
 Attorney: Mark S. Riethmuller, Esq.,
 Speakman, Riethmuller & Allison, 6 S.
 Main St., Ste. 614, Washington, PA
 15301

WCR Vol 105 Issues 41,42,43

Wertzberger, Kathryn A.

Late of Canonsburg
 Washington Co., PA
 File No. 63-25-0349

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 Francis Wertzberger
 a/k/a Robert F. Wertzberger, 1044
 McLaughlin Run, Bridgeville, PA 15017
 Attorney: Stephen J. Taczak, Esq., Taczak
 Law Office LLC, 12 N. Jefferson Ave.,
 Canonsburg, PA 15317

WCR Vol 105 Issues 41,42,43

TRUST NOTICE

TRUST NOTICE

WALTER V. SPOTTE REVOCABLE TRUST DATED December 23, 1997, as amended, the last surviving Trustee, Walter V. Spotte, died March 2, 2025, late of Collier County, Naples, Florida, now deceased, having created the Walter V. Spotte Revocable Trust and having appointed Bradley M. Bassi, as Successor Trustee.

Notice is hereby given to all persons having claims against this Trust or who are indebted to said Trust to make known the same to the Successor Trustee, Bradley M. Bassi. All persons indebted to this Trust are required to make payment without delay to the Successor Trustee.

SUCCESSOR TRUSTEE
 BRADLEY M. BASSI
 Bassi, Vreeland & Associates, P.C.
 62 E. Wheeling Street
 Washington, PA 15301

WCR Vol 105 Issues 41,42,43

REAL PROPERTY NOTICES

PETITION FOR INCORPORATION OF WEST ALEXANDER BOROUGH

NOTICE IF HEREBY GIVEN that on April 22, 2025, a Petition for Incorporation of West Alexander Borough was filed in the Court of Common Pleas of Washington County, No. CV-2025-01882, praying for a decree from the Court: establishing a borough advisory committee to advise the Court; to conduct a hearing thereafter; to determine that the proposed borough incorporation is supported by a preponderance of the evidence; to certify the question of incorporation to the board of elections for Washington County for a referendum vote of the residents of the proposed borough; and to enter a final decree granting the Petition of Incorporation.

Notice hereof shall be filed for four consecutive weeks, during which time exceptions may be filed to the Petition with the Court by any person interested.

Copies of the Petition may be obtained from the Court of Common Pleas of Washington County, or from the undersigned.

Ronald V. Santora, Esq.
 Bresset & Santora, LLC
 1188 Wyoming Avenue
 Forty Fort, PA 18704
rsantora@bressetsantora.com

WCR Vol 105 Issues 42,43,44,45

PRELIMINARY ORDER SETTING HEARING DATE

CV-2025-00909

AND NOW, to wit this 16th day of April, 2025 upon consideration of the foregoing Petition Requesting Approval of a Private Sale of Real Estate by the Bethlehem Center School District it is hereby ORDERED, ADJUDGED and DECREED that the within matter be set for hearing on the 13th day of May, 2025 at 9:30 o'clock A.M. before the Judge then presiding over such motions and that notice be duly ad-

vertised in the Washington County Bar Association Legal Journal and the Observer Reporter once a week for three (3) consecutive weeks and that notice be posted on the property and in the vicinity of the property in accordance with Section 707 of the Public School Code of 1949, as amended, 24 P.S. §7-707.

WCR Vol 105 Issues 41,42,43

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION No.: CV-2025-00231

**THE BANK OF NEW YORK
 MELLON, F/K/A THE BANK OF
 NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 Plaintiff**

**v.
 TIMOTHY SMITH, IN HIS CAPACITY AS HEIR OF DONNA M. SMITH A/K/A DONNA SMITH, DECEASED; JAMIE SUZANNE WHEAT A/K/A JAMIE WHEAT, IN HER CAPACITY AS HEIR OF DONNA M. SMITH A/K/A DONNA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA M. SMITH A/K/A DONNA SMITH, DECEASED Defendant(s)**

NOTICE

NOTICE TO:
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DONNA M. SMITH A/K/A DONNA SMITH, DECEASED

You are hereby notified on that on January 21, 2025, Plaintiff, THE BANK OF

NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-3, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-3 filed a Complaint against you in the Court of Common Pleas of WASHINGTON County, Pennsylvania, Docket No. CV-2025-00231, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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 A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION 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 REDUCED FEE OR NO FEE.

**LAWYER REFERRAL SERVICE,
 119 SOUTH COLLEGE STREET,
 WASHINGTON, PA 15301
 TELEPHONE: (724) 225-6710**

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

WCR Vol 105 Issues 41,42,43

MISCELLANEOUS NOTICE**IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA**FAMILY DIVISION
Case No. 20024-1040**HARRY McGINNIS, Jr.**, Plaintiff,
v.**CHARLOTTE HARBAUGH**, Defendant,
v.**AARON LAWOTHER**, Defendant.**NOTICE AND ORDER TO APPEAR**

You, CHARLOTTE HARBAUGH, and AARON LAWOTHER have been sued in court to obtain PRIMARY physical custody and SHARED legal custody of C.N.L. (DOB: Age 10).

You are ORDERED to appear via Microsoft Teams Video, **on the 15th day of April, 2025, at 11:30 A.M.** for a Pre-Custody Conciliation Meeting with David Rundquist, Child Custody Conference Officer. Please provide the custody office with a good email address one week prior to your hearing to:
Roberta.loar@washingtontcourts.us

If you fail to appear as provided by this order, an order for custody may be entered against you or the court may issue a warrant for your arrest.

Pursuant to Local Rule 1915.4, all parties to the action are ordered to attend the mandatory parenting program prior to the Pre-Custody Conciliation Meeting. Failure of a party to attend the parenting program will result in sanctions against the party up to and including being prohibited from proffering evidence in the Meeting or Conference, or being held in contempt by the Court.

You must file with the court a verification regarding any criminal record or abuse history regarding you and anyone living in your household on or before the initial in-person contact with the court (including,

but not limited to, a conference with a conference officer or judge or conciliation) but not later than thirty (30) days after service of the complaint or petition.

No party may make a change in the residence of any child which significantly impairs the ability of the other party to exercise custodial rights without first complying with all of the applicable provisions of 23 Pa.C.S. §5337 and Pa.R.C.P. No. 1915.17 regarding relocation.

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

IF YOU CANNOT AFFORD AN ATTORNEY:

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

IF YOU CAN AFFORD AN ATTORNEY:

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

**AMERICANS WITH
DISABILITIES ACT OF 1990**

The Washington County Court of Common Pleas Family Division is required, by law, to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the Family Division. You must attend the scheduled hearing

DATE: 3/11/2025

/s/ J. Jessie Pettit

WCR Vol 105 Issues 41,42,43

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, JUNE 6 2025, at 10:00 o'clock AM - ONLINE**, at <https://washingtont.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

**WINTRUST MORTGAGE,
A DIVISION OF BARRINGTON
BANK & TRUST COMPANY, N.A.**

vs

TERREE L. REIHER

**DOCKET #: 2023-5581
JUDGEMENT: \$80,801.01**

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg Borough;
Address: 261 VINE STREET, CANONSBURG, PA 15317
Tax #: 110-040-00-01-0022-00
Improvements: Residential Dwelling
Attorney: LOGS LEGAL GROUP LLP

WCR Vol 105 Issues 42,43,44

CANTON

SERVBANK, SB

vs

**CHRISTOPHER L. JOHNSON
a/k/a CHRISTOPHER JOHNSON
AND BRIANNA MOORE**

**DOCKET #: 2024-6396
JUDGEMENT: \$154,121.40**

In the Commonwealth of Pennsylvania,
Washington County, Canton Township;
Address: 3140 JEFFERSON AVENUE, WASHINGTON, PA 15301
Tax #: 120-004-00-00-0011-02
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC

WCR Vol 105 Issues 42,43,44

CHARLEROI

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**JOHN W. JACOBS AND
RACHEL W. ROMAN**

**DOCKET #: 2024-4712
JUDGEMENT: \$54,546.58**

In the Commonwealth of Pennsylvania,
Washington County, XX Borough;
Address: 811 PROSPECT AVENUE, CHARLEROI, PA 15022
Tax #: 160-009-00-02-0022-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.

CHARTIERS

**FREEDOM MORTGAGE
CORPORATION**

vs

**JAMES M. RICHEY A/K/A JAMES
RICHEY AND CAROL RICHEY**

**DOCKET #: 2024-7258
JUDGEMENT: \$156,526.85**

In the Commonwealth of Pennsylvania,
Washington County, Chartiers Township;
Address: 512 REGENT STREET, HOUTON, PA 15342
Tax #: 170-016-01-04-0009-00 & 170-016-01-04-0008-00

Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC

WCR Vol 105 Issues 42,43,44

EAST BETHLEHEM**NATIONSTAR MORTGAGE, LLC****vs****UNKNOWN HEIRS, Successors,
Assigns and all Persons, Firms, or
Associations Claiming Right, Title or
Interest From or Under MARY A.
SULLENBERGER and MARTIN
SULLENBERGER, Deceased
Mortgagors and Owners****DOCKET #: 2023-6669
JUDGEMENT: \$54,908.93**In the Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;Address: 115 CENTER STREET,
MILLSBORO, PA 15348
Tax #: 260-006-00-02-0022-00Improvements: Residential Dwelling
Attorney: ALBERTELLI LAWWCR Vol 105 Issues 42,43,44**INDEPENDENCE****U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL****vs****BONNIE McKEE****DOCKET #: 2024-7503
JUDGEMENT: \$64,938.57**In the Commonwealth of Pennsylvania,
Washington County, Independence Town-
ship;Address: 6 BROWARSKY BOULE-
VARD, AVELLA, PA 15312
Tax #: 370-003-02-00-0018-00Improvements: Residential Dwelling
Attorney: STERN & EISENBERG PCWCR Vol 105 Issues 42,43,44**MONONGAHELA****U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, ET AL****vs****UNKNOWN HEIRS, Successors,
Assigns, and all Persons, Firms, or
Associations, Claiming Right, Title, or
Interest From or Under
ANN JORDAN, Deceased
Mortgagor and Owner****DOCKET #: 2024-3845
JUDGEMENT: \$167,139.69**In the Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;Address: 545 PARK AVENUE, MO-
NONGAHELA, PA 15063
Tax #: 420-028-00-00-0004-00Improvements: Residential Dwelling
Attorney: ALBERTELLI LAWWCR Vol 105 Issues 42,43,44**MOUNT PLEASANT****REAL TIME RESOLUTIONS, INC****vs****MELISSA DAMI a/k/a
MELISSA A. DAMI****DOCKET #: 2024-8258
JUDGEMENT: \$91,251.05**In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant
Township;Address: 224 CHERRY VALLEY
ROAD, MCDONALD, PA 15057
Tax #: 460-016-00-00-0037-00 & 460-016
-00-00-0038-00Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, LLCWCR Vol 105 Issues 42,43,44**PETERS****U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, ET AL****vs****JOYCE LYN DIETRICH a/k/a
JOYCE L. DIETRICH heirs, ET AL****DOCKET #: 2024-577
JUDGEMENT: \$130,643.64**In the Commonwealth of Pennsylvania,
Washington County, Peters Township;
Address: 102 BROOKE DRIVE, VENE-
TIA, PA 15367Tax #: 540-002-00-00-0040-25C
Improvements: Residential Dwelling
Attorney: ALBERTELLI LAWWCR Vol 105 Issues 42,43,44**UNION****CITIZENS BANK, N.A.
S/B/M TO CITIZENS BANK OF
PENNSYLVANIA****vs****MARY HULLEY KARLEK, Personal****Representative of the Estate of OLGA
R. HULLEY, DECEASED****DOCKET #: 2022-3213
JUDGEMENT: \$140,205.10**In the Commonwealth of Pennsylvania,
Washington County, Union Township;Address: 172 COAL BLUFF ROAD,
FINLEYVILLE, PA 15332
Tax #: 640-008-00-00-0069-00Improvements: Residential Dwelling
Attorney: LAW OFFICE OF GREGORY
JAVARDIAN, LLCWCR Vol 105 Issues 42,43,44**WASHINGTON****U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL****vs****GDC INVESTMENTS LLC****DOCKET #: 2024-3395
JUDGEMENT: \$98,721.37**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 668 1/2 ADDISON STREET,
WASHINGTON, PA 15301
Tax #: 780-010-00-03-0008-00Improvements: Residential Dwelling
Attorney: FRIEDMAN VARTOLO LLPWCR Vol 105 Issues 42,43,44**WASHINGTON****CITIZENS BANK, N.A. f/k/a
RBS CITIZENS NA****vs****ADAM SYKORA****DOCKET #: 2024-4346
JUDGEMENT: \$88,592.47**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 447 SECOND STREET,
WASHINGTON, PA 15301
Tax #: 770-004-00-02-0011-00Improvements: Residential Dwelling
Attorney: McCABE, WEISBERG &
CONWAY, LLCWCR Vol 105 Issues 42,43,44**WASHINGTON****U.S. BANK TRUST NATIONAL
ASSOCIATION, ET AL****vs****TAMMY ZINK, In Her Capacity as
Heir of NANCY J. LAWSON, ET AL****DOCKET #: 2019-5507
JUDGEMENT: \$126,237.19**In the Commonwealth of Pennsylvania,
Washington County, City of Washington;Address: 735 ALLISON AVENUE,
WASHINGTON, PA 15301
Tax #: 770-008-00-01-0007-00Improvements: Residential Dwelling
Attorney: RAS CITRON LLCWCR Vol 105 Issues 42,43,44**WEST BETHLEHEM****LOANDEPOT.COM, LLC****vs****THOMAS SCHUBERT****DOCKET #: 2024-6869
JUDGEMENT: \$358,600.33**In the Commonwealth of Pennsylvania,
Washington County, West Bethlehem
Township;Address: 174 ADAMSON ROAD, MA-
RIANNA, PA 15345
Tax #: 660-011-00-00-0023-00 & 660-011
-00-00-0001-00Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C.WCR Vol 105 Issues 42,43,44



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