

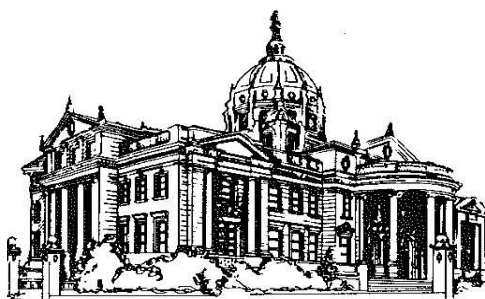
WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. Established March 31, 1920 as the **Official Legal Periodical** for Washington County, Pennsylvania. Owned & Published since January 1, 1958 by the **Washington County Bar Association**, 119 S. College St., Washington, PA 15301

Vol. 106 No. 1 – JULY 17, 2025

Table of Contents

Motions Court Schedule.....	2
Obiter Dictum.....	3
Estate Notices.....	4
Real Property Notices.....	11
SHERIFF SALES FOR AUGUST 1, 2025.....	14



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

MOTIONS COURT SCHEDULE

CR#/Suite#	COMPLETE info @www.washingtoncourts.us/101/Judges
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 . NO MOTIONS 8/5-8/14. For emergency motions, contact Judge Costanzo's staff
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. 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#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with sign up by Noon the business day prior to presentation; sign up in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with sign up by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald NO MOTIONS 7/17, 7/22, 7/24
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with sign up for Tues. motions by Noon the Friday prior and sign up for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge . NO MOTIONS 7/17, 7/24

COURT CALENDARS

Sheriff Sale Dates	Last Date to File w/Prothonotary
August 1, 2025	May 30, 2025
September 12, 2025	June 27, 2025
October 3, 2025	July 25, 2025

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A federal district judge in Pensacola, Florida admonished a litigant who admitted, in response to an order to show cause, that she was the person who stuck chewing gum to the underside of a courtroom table where the counsel was seated. According to the Judge, “the fact that there was chewed gum stuck under the table was absolutely disgusting.” The gum was unfortunately discovered by an Assistant U.S. Attorney, who “got gum on her skirt when she brushed her leg against the underside of counsel’s table.” The Plaintiff in the case, Lorraine Padavan, confessed in response to the order to show cause and wrote a letter of apology. She also offered to speak with the prosecutor who was affected and to pay her cleaning bill or to replace damaged clothing. The Judge, who appreciated Padavan’s candor, said “things would have been considerably worse for Plaintiff had she not admitted her actions because the courtroom security video clearly shows her placing the gum under a table.” In a footnote, the Judge indicated that it better not happen again, and if it does, he “will come up with sanctions that are commensurate with the childhood nature of the violation.” The options, according to the Judge, might include sitting in the courtroom under the supervision of court security officer, handwriting “I will not stick my gum under a courtroom table again” 100 times on notebook paper, spending an afternoon helping court custodial staff or spending a couple of hours scraping gum off the sidewalk in front of the courthouse. Padavan, won 96 million dollars in the New York lottery with her husband before his death, and she is suing the woman who allegedly moved in with him and took control of his assets. [2] According to a recent decision of the U.S. Supreme Court, fossil fuel companies have standing to sue the Environmental Protection Agency for approving California’s requirement for the production of more electrical vehicles. In the 7-2 decision, the Court held that fossil fuel companies have Article III standing because they will make less money as a result of California’s regulations, an issue that can be redressed if the regulations are invalidated. According to Justice Brett Kavanaugh, who authored the majority opinion, “[t]he government generally may not target a business or industry through stringent and allegedly unlawful regulation, and then evade the resulting lawsuits by claiming that targets of its regulation should be locked out of court as unaffected bystanders.” The Clean Air Act sets nationwide emissions standards for new vehicles. But the law allows California, in limited circumstances, to set more stringent standards for in-state vehicle sales to fight local problems such as smog. To date, 17 states and the District of Columbia have adopted all or some of California’s standards, but states can’t set their own. California regulations limit average greenhouse gas emissions for new vehicles sold in the state and require automakers to manufacture a certain percentage of electric vehicles as part of their fleets.

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

Dorunda, Elizabeth Marie

Late of Washington City

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: David V. Bogdan, Esq., 2725 West Chester Pike, Broomall, PA 19008

WCR Vol 106 Issues 1,2,3

Hart, David A.

a/k/a David Asher Hart

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

Executrix: Elizabeth H. Sensky a/k/a Elizabeth Hart Sensky c/o

Attorney: Robert S. Sensky, Esq., Laputka, Bayless, Ecker & Cohn, P.C., One South Church Street, Suite 301, Hazelton, PA 18201

WCR Vol 106 Issues 1,2,3

Heberling, Jennifer Marie

Late of City of Washington

Washington Co., PA

File No. 63-25-0899

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: Lisa Marie Heberling

Ball, 1106 W. Finley Rd., West Finley, PA 15377

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

WCR Vol 106 Issues 1,2,3

Hormel, Esther

a/k/a Esther Magdich

Late of McDonald Borough

Washington Co., PA

File No. 63-25-00875

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: Kathy Hake, 5970 Library Rd., Bethel Park, PA 15102

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

WCR Vol 106 Issues 1,2,3

Kapusta, Steve Thomas

Late of Finleyville

Washington Co., PA

File No. 63-25-0892

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

Executor: Richard L. Kapusta a/k/a Ricki L. Kapusta and Kathy J. Young, 3376 Cochise Dr., Pittsburgh, PA 15241
Attorney: Drew A. Durbin, Esq., The Lynch Law Group, 675 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 106 Issues 1,2,3

Lindsay, Jr, William E.

a/k/a William Earl Lindsay, Jr.

Late of Washington

Washington Co., PA

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

Executor: Kirk Lindsay, 131 Lawrence Ave., Washington, PA 15301
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 1,2,3

McClain, Barbara J.

a/k/a Barbara Johanna McClain
a/k/a Barbara McClain
Late of Avella
Washington Co., PA

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

Executor: Randy Linn McClain, 2034 Avella Rd., Avella, PA 15312
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 1,2,3

Patterson, Diana Louise

Late of Washington
Washington Co., PA
File No. 63-25-0641

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: Amy Sue Molinaro, 100 Coachside Dr., Canonsburg, PA 15317
Attorney: Gina M. Campisano, Esq., Campisano & Mikush, 250 Mt. Lebanon Blvd., Ste. 204, Pittsburgh, PA 15234

WCR Vol 106 Issues 1,2,3

Silvers, George E.

a/k/a George Edward Silvers
Late of Buffalo Twp.
Washington Co., PA

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

Executor: George E. Silvers, Jr., 189 Old Scales Rd., Washington, PA 15301
Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main St., Ste. 600, Washington, PA 15301

WCR Vol 106 Issues 1,2,3

Smith, David George

Late of Washington
Washington Co., PA
File No. 63-25-0383

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: Jackie Miller, 319 Peacock Lane, Follansbee, WV 26037
Attorney: William H. Knestrick, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 106 Issues 1,2,3

Vajentic, Eric

Late of Des Moines
Lee Co., IA
File No. 63-25-0659

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

Executor: Eric M. Vajentic c/o
Attorney: Rebecca A. Olds, Esq., 1501

Mt. Royal Blvd., Glenshaw, PA 15116

WCR Vol 106 Issues 1,2,3

Watazychyn, June Lee

a/k/a June L. Watazychyn
a/k/a June Watazychyn
a/k/a June Martinez
Late of McDonald
Washington Co., PA
File No. 63-25-0946

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: Shari A. Crawford, 39 Harris Rd., Burgettstown, PA 15021
Attorney: Michael D. Seymour, Esq., 5074 West Liberty Ave., Ste. 300, Bethel Park, PA 15102

WCR Vol 106 Issues 1,2,3

SECOND PUBLICATION**Cappelli, Sr., Raymond M.**

a/k/a Raymond M. Cappelli
Late of Washington
Washington Co., PA
File No. 63-19-00386

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: Raymond M. Cappelli Jr., 246 Pheasant Cove, Canonsburg, PA 15317
Attorney: James H. McCune, Esq., Bowles Rice, LLP, 1800 Main St., Ste. 200, Canonsburg, PA 15317

WCR Vol 105,106 Issues 52,1,2

Engel, John R.

Late of Finleyville Twp.
Washington Co., PA
File No. 63-25-0674

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: Sean C. Engel a/k/a Sean Christopher Engel, 528 Overlook Dr., Pittsburgh, PA 15216
Attorney: Steven P. Engel, Esq., MBM Law, 424 South 27th St., Ste. 210, Pittsburgh, PA 15203

WCR Vol 105,106 Issues 52,1,2

Fawcett, Richard C.

a/k/a Richard Fawcett
Late of Canton Twp.
Washington Co., PA

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

Administrator C.T.A. & Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

WCR Vol 105,106 Issues 52,1,2

Goodall, Robert B.

Late of Follansbee
Brooke County, WV
File No. 63-25-0905

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

Ancillary Administrator: Brett Chiccarello, 158 Chiccarello Dr., Clinton, PA 15026
Attorney: Greg Diulus, Esq., 4898 Campbells Run Rd., Ste. 3, Pittsburgh, PA 15205

WCR Vol 105,106 Issues 52,1,2

Houston, Richard D.
a/k/a Richard Douglas Houston
Late of Amwell Twp.
Washington Co., PA
File No. 63-25-00852

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: Darlene Houser, 6341
Crestview Dr., Library, PA 15129
Attorney: Mark S. Riethmuller, Esq.,
Speakman, Riethmuller & Allison,
6 South Main St., Ste. 614, Washington,
PA 15301

WCR Vol 105,106 Issues 52,1,2

Vilsack, Leopold Rowland
a/k/a Rowland Vilsack
Late of West Brownsville
Washington Co., PA
File No. 63-25-0729

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 P. Vilsack c/o
Attorney: Blair N. Droskey, Esq.; Sebring
& Associates, 339 Old Haymaker Rd.,
Ste. 1101, Monroeville, PA 15146

WCR Vol 105,106 Issues

VonScio, Constance Jean
a/k/a Connie J. VonScio
Late of Washington
Washington Co., PA
File No. 63-25-0850

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

Executor: Kevin A. VonScio a/k/a Kevin
Allison VonScio, 205 Cortez Dr., Wash-
ington, PA 15301
Attorney: Christine Brown Murphy, Esq.,
Zacharia Brown Law Offices, 111 W.
McMurray Rd., McMurray, PA 15317

WCR Vol 105,106 Issues 52,1,2

Wheatley, Patricia A.
a/k/a Patricia Anne Wheatley
a/k/a Patricia Wheatley
Late of Fallowfield Twp.
Washington Co., PA

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

Executor: Shawn P. Wheatley,
PO Box 127, Dunlevy, PA 15432
Attorney: Richard C. Mudrick, Esq., 300
Fallowfield Ave., Charleroi, PA 15022

WCR Vol 105,106 Issues 52,1,2

THIRD PUBLICATION

Chabassol, Douglas
a/k/a Douglas Larry Chabassol
a/k/a Douglas L. Chabassol
Late of Cecil Twp.
Washington Co., PA
File No. 63-25-00855

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 Barsody a/k/a Linda Lee
Barsody, 1504 Nine-Eighty Rd., Can-
onsburg, PA 15317
Attorney: Mark S. Riethmuller, Esq.,
Speakman, Riethmuller & Allison, 6 S.
Main St., Ste. 614, Washington, PA
15301

WCR Vol 105,106 Issues 51,52,1

Crawford, Janis Lynn
Late of Canton Twp.
Washington Co., PA
File No. 63-25-0730

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: Marvin Dale Calvert c/o
Attorney: Colin Adair Morgan, Esq., Jul-
ian Gray Assoc., 954 Greentree Rd., Pitts-
burgh, PA 15220

WCR Vol 105,106 Issues 51,52,1

Dzubay, Donna J.
a/k/a Donna Dzubay
Late of Finleyville
Washington Co., PA
File No. 63-25-0818

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: Douglas Edward Dolton,
63 Pumpkin Center Rd., Finleyville, PA
15332
Attorney: Edward W. Wertman, Esq., The
Chiurazzi Law Group, 101 Smithfield St.,
Pittsburgh, PA 15222

WCR Vol 105,106 Issues 51,52,1

Falcon, Rebecca
Late of Ellsworth
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: Robert Allen Falcon, 47
Garner St., Fredericktown, PA 15333

Attorney: Robin J. Marzella, Esq., R.J.
Marzella & Associates, 3513 North Front
St., Harrisburg, PA 17110

WCR Vol 105,106 Issues 51,52,1

Galan, Jr., Edward
Late of Langeloth
Washington Co., PA
File No. 63-25-00856

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: Linda Marie Koceski,
2718 Vicksburg Ave., NW, Canton, OH
44708
Attorney: Timothy R. Berggren, Esq.,
Peacock Keller, LLP, 95 W. Beau St., Ste.
600, Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Gibbons, Mark Christopher
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: Kimberly A. Gibbons, 627
Ravencrest Dr., Pittsburgh, PA 15215
Attorney: Brocton G. Skeen, Esq., The
Skeen Law Firm PLLC, 6 S. Main St.,
Ste. 210, Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Keener, Gale A.
a/k/a Gale Ann Keener
Late of North Franklin Twp.
Washington Co., PA
File No. 63-23-0589

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 de-
cedent to make payment to the Executor without delay.

dent to make payment to the Executor without delay.

Executor: Donald L. Keener, Jr., 401 Kruger St., Wheeling, WV 26003
Attorney: Robert J. Krall, Esq., Herndon Morton Herndon Yaeger, 83 Edgington Lane, Wheeling, WV 26003

WCR Vol 105,106 Issues 51,52,1

Knochel, Elaina S.

Late of Fallowfield Twp.
Washington Co., PA

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

Executor: Robert Dyky, 1016 Wilson St., Monessen, PA 15062
Attorney: Megan A. Kerns, Esq., The Law Office of Megan A. Kerns, 1747 Ros-traver Rd., Belle Vernon, PA 15012

WCR Vol 105,106 Issues 51,52,1

Nowinowski, Marjorie A.

a/k/a Marjorie Nowinowski
Late of Borough of Canonsburg
Washington Co., PA
File No. 63-25-0816

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: Juliann Shaffer, 902 Wood St., New Eagle, PA 15067
Attorney: Timothy R. Berggren, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Petraglia, Vincent F.

Late of Finleyville
Washington Co., PA
File No. 63-25-0871

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: Brooke A. Brenner, 816 Church Hill Rd., Finleyville, PA 15332
Attorney: Wayne M. Chiurazzi, Esq., The Chiurazzi Law Group, 101 Smithfield St., Pittsburgh, PA 15222

WCR Vol 105,106 Issues 51,52,1

Polan, Kelly Ann

a/k/a Kelly A. Polan
Late of Canton Twp.
Washington Co., PA
File No. 63-25-0851

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: Daryl S. Polan a/k/a Daryl Scott Polan, 218 Malone Ridge Rd., Washington, PA 15301
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Putorti, Tony

Late of Houston
Washington Co., PA
File No. 63-25-0668

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: Lisa A. McFarland, 400 W. Pike St., Houston, PA 15342
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Robinson, Charles Edward

a/k/a Charles E. Robinson
Late of Washington
Washington Co., PA
File No. 63-25-0474

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: Cheryl Lynn Doman, 1875 Park Ave., Washington, PA 15301
Attorney: E. J. Julian, Esq., The Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Simon, Dorothy E.

Late of Washington
Washington Co., PA
File No. 63-25-0877

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: Charles J. Keffer, Jr., 132 High Pointe Dr., Washington, PA 15301
Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 105,106 Issues 51,52,1

Sims, Audrey R.

a/k/a Audrey Ruth Sims
Late of Washington
Washington Co., PA

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

Executor: Steven D. Sims, 115 East Hallam Ave., Washington, PA 15301

Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

WCR Vol 105,106 Issues 51,1,2

Williams, Marlene M.

Late of Eighty Four
Washington Co., PA
File No. 63-25-0887

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: Julie Lynn Martik, 200 Pine Hut Dr., Eighty Four, PA 15330
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Wright, Barry H.

Late of Bentleyville
Washington Co., PA
File No. 63-24-1790

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: Brian W. Wright, 88 Coal Center Rd., Bentleyville, PA 15314

WCR Vol 105,106 Issues 51,52,1

REAL PROPERTY NOTICES

LOGS LEGAL GROUP LLP
 BY: CHRISTOPHER A. DeNARDO, PA
 I.D. NO. 78447
 SAMANTHA GABLE, PA I.D. NO.
 320695
 STEVEN PALMER, PA I.D. NO. 334553
 LESLIE J. RASE, PA I.D. NO. 58365
 HEATHER RILOFF, PA I.D. NO.
 309906
 KEVIN T. TONCZYCZYN, PA I.D. NO.
 332616
 ELIZABETH L. WASSALL, PA I.D.
 NO. 77788
 JOSEPH L. LoCASTRO, IV, PA I.D. NO.
 314973
 985 OLD EAGLE SCHOOL ROAD,
 SUITE 514
 WAYNE, PA 19087
 TELEPHONE: (610) 278-6800
 E-MAIL: PAHELP@LOGS.COM
 LLG FILE NO. SLE 22-068014

COURT OF COMMON PLEAS
 CIVIL DIVISION NO: 2023-1203
 WASHINGTON COUNTY

U.S. Bank Trust National Association, not
 in its individual capacity but solely as
 owner trustee for RCAF Acquisition Trust
 PLAINTIFF

VS.

Unknown, Heirs, Successors, Assigns and
 all Persons, Firms or Associations Claim-
 ing Right, Title or Interest from or under
 Dianne S. Scott, deceased and
 DEFENDANT

**NOTICE OF SHERIFF'S SALE OF
 REAL PROPERTY**

TO: Unknown, Heirs, Successors, As-
 signs and all Persons, Firms or Associa-
 tions Claiming Right, Title or Interest
 from or under Dianne S. Scott, deceased
 570 West McMurray Road
 Canonsburg, PA 15317

Your house (real estate) at:

**570 West McMurray Road,
 Canonsburg, PA 15317**

520-001-02-01-0015-00

is scheduled to be sold at Sheriff's Sale at
<https://washington.pa.realforeclosure.com>

on September 12, 2025 at 10:00AM to
 enforce the court judgment of \$81,169.04
 obtained by U.S. Bank Trust National
 Association, not in its individual capacity
 but solely as owner trustee for RCAF Ac-
 quisition Trust against you.

**NOTICE OF OWNER'S RIGHTS
 YOU MAY BE ABLE TO PREVENT
 THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must
 take immediate action:

The sale will be cancelled if you pay back
 to U.S. Bank Trust National Association,
 not in its individual capacity but solely as
 owner trustee for RCAF Acquisition Trust
 the amount of the judgment plus costs or
 the back payments, late charges, costs,
 and reasonable attorneys fees due. To
 find out how much you must pay, you
 may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribu-
 tion will be filed by the Sheriff on a date
 specified by the Sheriff not later than thir-
 ty (30) days after sale. Distribution will
 be made in accordance with the schedule
 unless exceptions are filed thereto within
 20 days after the filing of the schedule.

WCR Vol 106 Issue 1

LOGS LEGAL GROUP LLP
 BY: CHRISTOPHER A. DeNARDO, PA
 I.D. NO. 78447
 SAMANTHA GABLE, PA I.D. NO.
 320695
 STEVEN PALMER, PA I.D. NO. 334553
 LESLIE J. RASE, PA I.D. NO. 58365
 HEATHER RILOFF, PA I.D. NO.
 309906
 KEVIN T. TONCZYCZYN, PA I.D. NO.
 332616
 ELIZABETH L. WASSALL, PA I.D. NO.
 77788
 JOSEPH L. LoCASTRO, IV, PA I.D. NO.
 314973
 985 OLD EAGLE SCHOOL ROAD,
 SUITE 514
 WAYNE, PA 19087
 TELEPHONE: (610) 278-6800

E-MAIL: PAHELP@LOGS.COM
 LLG FILE NO. CHE 23-069237
 COURT OF COMMON PLEAS
 CIVIL DIVISION
 WASHINGTON COUNTY
 NO: C-63-CV-2023-3409

JPMorgan Chase Bank,
 National Association
 PLAINTIFF

VS.

Unknown Heirs, Successors, Assigns and
 All Persons, Firms or Associations Claim-
 ing Right, Title or Interest from or under
 Kyle Nevling, deceased and Kristina
 Nevling, Known Heir of Kyle Nevling,
 deceased
 DEFENDANTS

**NOTICE OF SHERIFF'S SALE OF
 REAL PROPERTY**

TO: Unknown Heirs, Successors, Assigns
 and All Persons, Firms or Associations
 Claiming Right, Title or Interest from or
 under Kyle Nevling, deceased
 329 Barnard Road
 Fredericktown, PA 15333

Your house (real estate) at:

**329 Barnard Road, Fredericktown, PA
 15333**

220-002-00-00-0026-00 and 220-002-00-
 00-0024-02

is scheduled to be sold at Sheriff's Sale at
<https://washington.pa.realforeclosure.com>
 on September 12, 2025 at 10:00AM to
 enforce the court judgment of
 \$179,532.51 obtained by JPMorgan Chase
 Bank, National Association against you.

**NOTICE OF OWNER'S RIGHTS
 YOU MAY BE ABLE TO PREVENT
 THIS SHERIFF'S SALE**

To prevent this Sheriff's Sale you must
 take immediate action:

The sale will be cancelled if you pay back
 to JPMorgan Chase Bank, National Asso-
 ciation the amount of the judgment plus
 costs or the back payments, late charges,
 costs, and reasonable attorneys fees due.
 To find out how much you must pay, you
 may call: (610) 278-6800.

PLEASE NOTE a Schedule of Distribu-
 tion will be filed by the Sheriff on a date

specified by the Sheriff not later than thir-
 ty (30) days after sale. Distribution will
 be made in accordance with the schedule
 unless exceptions are filed thereto within
 20 days after the filing of the schedule.

WCR Vol 106 Issue 1

Legal Notice

IN THE COURT OF COMMON PLEAS
 OF WASHINGTON COUNTY,
 PENNSYLVANIA
 CIVIL DIVISION
 No. 2013-7756

MICHELE BRIGGS, Plaintiff,
 V.

LAWRENCE FARKAS, Defendant

WRIT OF REVIVAL

TO: Lawrence Farkas
 123 Elm Grove Drive
 McMurray, PA 15317

(1) You are notified that the Plaintiff
 Michele Briggs has commenced a pro-
 ceeding to revive the lien of the judgment
 entered against you at No. 2013-7756 as
 last revived pursuant to Notice of Judg-
 ment dated April 8, 2020, which was
 based on an Order by Judge Michael J.
 Lucas dated February 19, 2020.

(2) The Plaintiff claims that the amount
 due and unpaid is \$48,720.65 plus interest
 to be added at the rate of 6% per annum
 on said sum from May 31, 2013 until paid
 in full.

(3) You are required within twenty (20)
 days after service of this writ to file an
 answer or otherwise plead to this writ. If
 you fail to do so, judgment of revival in
 the amount claimed by the Plaintiff may
 be entered without a hearing and you may
 lose your property or other important
 rights.

YOU SHOULD TAKE THIS PAPER 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.

LAWYER REFERRAL SERVICE
119 SOUTH COLLEGE STREET
WASHINGTON, PA 15301
724.225.6710

IF YOU CANNOT AFFORD TO HIRE A
LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH IN-
FORMATION ABOUT AGENCIES
THAT MAY OFFER LEGAL SER-
VICES TO ELIGIBLE PERSONS AT A
REDUCED FEE OR NO FEE.

SOUTHWESTERN PENNSYLVANIA
LEGAL AID SOCIETY
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
724.225.6170

David D. Engle, Esquire
Miller Kistler & Campbell
720 South Atherton Street, Suite 201
State College, PA 16801
Attorney for Plaintiff

WCR Vol 106 Issue 1

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, AUGUST 1 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 **FRI-DAY 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

**CARRINGTON MORTGAGE
SERVICES, LLC**

vs

**ADAM SNATCHKO, SR., Known Sur-
viving Heir of LINDA LEE
SNATCHKO, ET AL**

**DOCKET #: 2024-6488
JUDGEMENT: \$101,051.72**

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg Bor-
ough;

Address: 502 GIFFIN AVENUE, CAN-
ONSBURG, PA 15317
Tax #: 090-009-00-02-0034-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CANONSBURG (Cont'd)

**U.S. BANK NATIONAL
ASSOCIATION**

vs

**SAMUEL D. WILLIAMS AND
PATRICIA M. BOYLE**

**DOCKET #: 2024-4113
JUDGEMENT: \$45,045.02**

In the Commonwealth of Pennsylvania,
Washington County, Canonsburg Bor-
ough;

Address: 605 S CENTRAL AVENUE,
CANONSBURG, PA 15317
Tax #: 110-012-00-00-0005-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CENTERVILLE

**THE HUNTINGTON
NATIONAL BANK**

vs

**JASON T. PATERNOSTER;
JASON T. PATERNOSTER, JR.**

**DOCKET #: 2024-8619
JUDGEMENT: \$113,878.25**

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

Address: 100 ALKIM DRIVE,
BROWNSVILLE, PA 15417
Tax #: 152-023-00-00-0028-07

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CHARTIERS

SERVBANK, SB

vs

BRIAN K. DUNN

DOCKET #: 2024-5882

JUDGEMENT: \$398,873.87

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

Address: 370 WELSH ROAD, WASH-
INGTON, PA 15301

Tax #: 170-012-00-00-0032-17

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CHARTIERS (Cont'd)**FREEDOM MORTGAGE
CORPORATION**

vs

**KRISTI SERALY AKA
KRISTI BONUS, In Her Capacity as
Executrix and Devisee of the Estate of
EDWARD J. FURMANEK
AKA EDWARD JOHN FURMANEK**

DOCKET #: 2023-6290

JUDGEMENT: \$228,317.49

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

Address: 100 BELMONT AVENUE,
MEADOWLANDS, PA 15347

Tax #: 170-017-05-01-0019-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CHARTIERS (Cont'd)**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

HOPE M. HAYMAN

DOCKET #: 2023-5829

JUDGEMENT: \$62,370.11

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

Address: 516 RIDGE AVENUE, CAN-
ONSBURG, PA 15317

Tax #: 170-005-01-02-0007-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

DONEGAL**MORTGAGE RESEARCH CENTER,
LLC D/B/A VETERANS UNITED
HOME LOANS**

vs

**CHRISTINE M. LINN, In Her
Capacity as Executrix of the
Estate of THOMAS D. LINN**

DOCKET #: 2025-100

JUDGEMENT: \$209,711.96

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

Address: 202 STATE ROUTE 231,
CLAYSVILLE, PA 15323
Tax #: 230-012-00-00-0042-00 & 230-
012-00-00-0040-02 & 230-012-00-00-
0040-03 (30)

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

DONORA**US BANK TRUST NATIONAL
ASSOCIATION**

vs

**VICTOR R. MYERS AKA VICTOR
MYERS; BARBARA RILEY**

DOCKET #: 2024-6818

JUDGEMENT: \$35,286.24

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

Address: 74 CASTNER AVENUE, DO-
NORA, PA 15033

Tax #: 240-031-00-03-0006-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

FALLOWFIELD**U.S. BANK TRUST
NATIONAL ASSOCIATION**

vs

**KEVIN R. WEIBLE AND
TINA M. WEIBLE**

DOCKET #: 2025-260

JUDGEMENT: \$110,264.67

In the Commonwealth of Pennsylvania,
Washington County, Fallowfield Town-
ship;

Address: 35 TRUMAN ROAD, CHAR-
LEROI, PA 15022

Tax #: 320-006-00-00-0003-09

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

LONG BRANCH**WILMINGTON SAVINGS FUND
SOCIETY, FSB, Not In Its Individual
Capacity But Solely As Trustee Of
Shorebreak NPL Trust**

vs

GERTRUDE CURZON

DOCKET #: 2024-1669

JUDGEMENT: \$69,048.70

In the Commonwealth of Pennsylvania,
Washington County, Long Branch Bor-
ough;

Address: 69 HONOR STREET, COAL
CENTER, PA 15423

Tax #: 390-002-00-00-0015-01

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

MCDONALD**PENNYMAC LOAN SERVICES LLC**

vs

ROBERT W. MCCARTHY

DOCKET #: 2024-8512

JUDGEMENT: \$123,725.54

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

Address: 116 TERRACE STREET,
MCDONALD, PA 15057

Tax #: 470-014-00-03-0005-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215)
942-2090

WCR Vol 105,106 Issues 51,52,1

MONONGAHELA**MIDFIRST BANK**

vs

ROBERT L. KEPICS

DOCKET #: 2024-1739

JUDGEMENT: \$8,581.65

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

Address: 206 2ND AVENUE AKA 206
SECOND AVENUE, MONONGAHELA,
PA 15063

Tax #: 430-020-00-01-0008-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

MONONGAHELA (Cont'd)**MORTGAGE ASSETS
MANAGEMENT LLC**

vs

**LARRY MARTIN, In His
Capacity as Heir of ROSE MARIE
LANGAN, ET AL**

DOCKET #: 2021-7808

JUDGEMENT: \$123,643.75

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

Address: 500 NORTH CHESS STREET
A/K/A 500 CHESS STREET, MONON-
GAHELA, PA 15063

Tax #: 440-008-00-01-0004-00

Improvements: Residential Dwelling

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

MONONGAHELA (Cont'd)**PLANET HOME LENDING, LLC**

vs

**CHARLES EDWARD BROWNING
AND SHERI LYNN BROWNING**

DOCKET #: 2024-8687

JUDGEMENT: \$287,836.30

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

Address: 1320 COUNTRY CLUB
ROAD, MONONGAHELA, PA 15063
Tax #: 130-011-01-02-0012-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP, (215)
579-7700

WCR Vol 105,106 Issues 51,52,1

MOUNT PLEASANT

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

vs

DRU C. BOWEN

**DOCKET #: 2024-5017
JUDGEMENT: \$116,269.28**

In the Commonwealth of Pennsylvania,
Washington County, Mount Pleasant
Township;

Address: 102 BOWEN ROAD, MCDON-
ALD, PA 15057

Tax #: 460-019-00-00-0015-01

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

NORTH FRANKLIN

**U.S. BANK TRUST
NATIONAL ASSOCIATION**

vs

**BIGGER AND
BETTER RENTAL LLC**

**DOCKET #: 2024-4208
JUDGEMENT: \$92,501.99**

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

Address: 120 SUGAR MAPLE CIRCLE,
WASHINGTON, PA 15301

Tax #: 510-002-18-01-0014-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

PETERS

**CROSSCOUNTRY
MORTGAGE, LLC**

vs

ALI R. HAJASSDOLAH

**DOCKET #: 2024-5061
JUDGEMENT: \$308,406.94**

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

Address: 212 SIENNA TRAIL, VENE-
TIA, PA 15367

Tax #: 540-005-00-00-0006-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

UNION

**KEYBANK N.A. S/B/M
FIRST NIAGARA BANK, N.A.**

vs

**MICHAEL WOODRUFF
AND LISA WOODRUFF**

**DOCKET #: 2024-3369
JUDGEMENT: \$83,653.23**

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

Address: 264 MCCHAIN ROAD,
FINLEYVILLE, PA 15332

Tax #: 640-003-00-00-0057-00 & 640-
003-00-00-0058-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

WASHINGTON

**WEST-AIRCOMM FEDERAL
CREDIT UNION**

vs

**DUSTIN EARL JONES TRUST AND
CB4 HOLDINGS LLC**

**DOCKET #: 2025-811
JUDGEMENT: \$321,438.59**

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

Address: 269 NORTH MAIN STREET,
WASHINGTON, PA 15301

Tax #: 720-007-00-03-0022-00

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &
REIS CO., LPA, (412) 434-7955

WCR Vol 105,106 Issues 51,52,1

WASHINGTON (Cont'd)

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

vs

**TARA REYNOLDS A/K/A
TARA HOLDEN**

**DOCKET #: 2023-1197
JUDGEMENT: \$23,443.33**

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

Address: 135 CHURCH STREET,
WASHINGTON, PA 15301

Tax #: 720-008-00-03-0008-01

Improvements: Residential Dwelling

Attorney: PINCUS LAW GROUP PLLC,
(516) 699-8902

WCR Vol 105,106 Issues 51,52,1

WASHINGTON (Cont'd)

CITIBANK, N.A.

vs

ELLEN P. DEUTSCH

**DOCKET #: 2024-7321
JUDGEMENT: \$57,991.94**

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

Address: 700 SUMMERLEA AVENUE,
WASHINGTON, PA 15301

Tax #: 770-012-00-02-0007-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

Lawyers Concerned for Lawyers

Are you overwhelmed by the stress of law practice or struggling with anxiety, grief, or symptoms of depression? Perhaps you are concerned about your increased use of medication (or other drugs) or alcohol to 'take the edge off'? **You are not alone.**

LCL can help. Your call and all LCL Helpline services are 100% confidential. Get Help Now. 1-888-999-1941

Approximately one in four Pennsylvania lawyers will struggle with a significant mental health or substance use (i.e. problematic alcohol or other drug use) condition during his or her career. Many of these conditions are chronic and progressive – they do not resolve on their own. They often lead to worsening health, strained relationships, and/or diminished professional competence. It is imperative for an attorney to receive the help he or she needs in order to mitigate these consequences and restore him or her to health and personal and professional well-being.



DiBella Weinheimer

Geer McAllister Best Coco Lloyd Whalen



Holly Whalen 0 Amy Coco 0 Bethann Lloyd

INSIST UPON OUR EXPERIENCED TEAM

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