

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. 35 – MARCH 12, 2026

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

MOTIONS COURT SCHEDULE

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

CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.

WASHINGTON COUNTY REPORTS is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. wcbawashco.org. Washington County Reports does not edit any legal advertisement for substance or content. Legal Notices due by Noon Friday for publication the following Thursday (holidays may alter deadline).
Editor: Frank Arcuri, Esq.; Assistant Editor: Kathy Sabol, WCBA Executive Director.
Washington County Reports USPS 667-460. Subscription Rate \$85.00 for 52 Weekly Issues.
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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] According to the results of the year-end 2025 survey by Wells Fargo's Legal Specialty Group, law firms experienced another year of strong performance with industry wide revenue increasing 12.6 percent in 2025 and matching the pace set in 2024. Am-Law 50 firms experienced the strongest revenue growth in 2025 - up 13.3 percent - followed by the rest of the Am-Law 100 firms, which experienced growth of 11.9 percent according to the survey's results. Revenue growth was up 8.9 percent for firms in the Am-Law 2nd hundred. Growth and billing rates at firms was the primary contributor to growth in revenue. Average standard rates increased 9.6 percent year over year, up from the 9.1 percent increase in 2024. The growth in standard rates was highest for 50 Am-Law firms, up 10.4 percent. [2] A group of Columbian immigrants pretending to be immigration lawyers swindled clients out of \$100,000 by orchestrating phony hearings in which they pretended to be judges and federal agents and wore fake judicial robes and uniforms, according to federal prosecutors in New York. The scam, reported in Law 360, the New York Times and other news outlets, involved five individuals who pretended to operate a fictitious immigration law firm. According to the indictment, they solicited clients, mostly via Facebook, and charged fees ranging from hundreds to thousands of dollars for their worthless legal advice and services. None of the individuals involved in the scheme were licensed to practice law in the United States. Prosecutors said the scheme involved making and sharing fake documents that looked like official U.S. agency documents, some of which referenced real immigration cases pending in court. It also involved facilitating "sham immigration proceedings" like asylum interviews and court appearances, according to the indictment. [3] Restaurant chain Buffalo Wild Wings can continue to serve "boneless wings," even though the sauced chicken nuggets are not deboned chicken wings, as a class action law suit purports they should be. The dispute that Buffalo Wild Wings misled patrons by marketing "boneless wings" on its menu is not a "reasonable" assumption, according to U.S. District Judge John J. Tharp, Jr. of the Northern District of Illinois. According to Tharp, "a reasonable consumer would not think that BWW's boneless wings were truly deboned chicken wings, reconstituted into some sort of franken-wing." The plaintiff has until March 20th to file another version of his complaint.

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

NOTICE TO THE PROFESSION

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

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

- a. The updated Criminal Record/Abuse History Verification form shall be filed with the prothonotary within 14 days of any change in circumstances, or five days prior to any court proceeding, whichever occurs first.
- b. A party's failure to file an initial or updated Criminal Record/Abuse History Verification form may result in sanctions against that party.

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

[March 25 -- Bar Meeting & Happy Hour](#), 4:30-6:30pm (meeting at 5pm), Bar Office, 119 S. College St., Washington. Join us for WCBA's annual business meeting and a party on the porch! Appetizers, beverages, business, and socializing. Contact WCBA President Thomas Steele 5 days in advance to add an item to the agenda.

[April 17 -- CLE \(1s\) "Clean Slate: Limited Access, Expungement, and Pardons of Criminal Records." Noon-1pm, via zoom](#) — **FREE CLE** for attorney volunteers for the April 24 Expungement/Clean Slate Clinic. Learn about the law on and difference between limited access and expungement of criminal records, and the Board of Pardons application process and current status. For expungement and limited access petitions, learn about the Commonwealth's bases for objecting and how you might respond. CLE credit (1s) = \$35 for attorneys not volunteering at the clinic.

[April 20 -- CLE \(1e\): "Pros, Cons, and Ethics of Artificial Intelligence in Family Law."](#) **Noon-1pm, Courthouse Jury Lounge.** Hosted by the WCBA Family Law Division. Presenter, Steven Bradley. **NOTE: The first 25 WCBA members to register will receive a \$10 discount courtesy of Our Family Wizard.** PA (1e) CLE credit = \$35; non-members \$70.

[April 24 — Expungement Clinic / Clean Slate Day](#), 10am-3pm, Attorney volunteers needed! If you volunteer from 10am-3pm, you will earn 1 FREE Pro Bono CLE Credit (plus the additional credit on April 17). Clinic will be held in The Landmark Building, 75 E. Maiden St., Washington.

[April 24 -- WCBA Senior Lawyer's Division CLE & Happy Hour](#), 2:30-5:30pm, The Meeting House, 182 S. Main Street, Washington (CLE, 2:30-4:30pm, Happy Hour, 4:30-5:30pm). **CLE (2s):** "U.S. vs. Tiede: the Intersection of Civil Rights and Military Occupation Courts." Interested in Cold War history and international law? In January 1979, headlines across Europe and the US proclaim a startling event: *Unprecedented American Court* Convened in West Berlin to Try East German Refugees. Four months earlier, an East German, fleeing the Communist secret police, had diverted a Polish airliner from East Berlin to the American sector of West Berlin. As he and a friend disembarked, other passengers spontaneously defected to the West. The two "hijackers" were welcomed as heroes by U.S. officials. But within hours the Communists reminded the Western powers of their anti-hijacking agreements – and the fugitives were arrested on orders of the U.S. State Department. Persuaded by West Germany, the State Department uses the continued occupied status of Berlin as a pretext to convene an occupation court in the middle of modern-day West Berlin. As the trial progresses, both prosecution and defense employ strategies and maneuvers worthy of Perry Mason. This case was the basis for the movie *Judgment in Berlin*, starring Martin Sheen and Sean Penn. This CLE will include a showing of the movie, and discussion led by WCBA member Mike Lazaroff, USAF retired, who served in Berlin and attended the trial.

May 7 -- CLE: "Advocacy, Awareness & Action," via zoom, 12pm-1pm, presented by Todd Pappasergi, a "Law School for NonProfits" program held in conjunction with the Washington County Community Foundation. Registration not yet open.

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

August 14-16 -- Summer Bench Bar, Oglebay Resort, Wheeling

MARCH 20, 2026 ORPHANS' COURT AUDIT LIST

NOTICE OF JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO
MARCH 20, 2026 AUDIT
AUDIT LIST

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

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS MARCH 20, 2026 AT 9:30 A.M., COURT-
ROOM #4, BEFORE THE HONORABLE KATHERINE B. EMERY.

JAMES ROMAN, Register and Ex-Officio
Clerk of the Orphans' Court Division of the
Court of Common Pleas of Washington County, Pennsylvania

Washington, Pennsylvania
Audit Date: March 20, 2026
Publication Dates: March 05, 2026 & March 12, 2026

ESTATE NOTICES

FIRST PUBLICATION

Byers, Elsie M.

a/k/a Elsie Marie Byers
Late of Blaine Township
Washington Co., PA

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

Executor: Russell E. Davidson, 613 Taylorstown Ridge Road, Avella, PA 15312

Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main Street, Suite 600, Washington, PA 15301

WCR Vol 106 Issues 35,36,37

DeSantis, Julia

Late of Monongahela
Washington Co., PA
File No. 63-17-1604

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: Kenneth J. DeSantis, 121 N. Central Avenue, Apt. 404, Canonsburg, PA 15317

Attorney: Megan E. Loftis, Esq., 1650 Broadway Avenue, Floor 1, Pittsburgh, PA 15216

WCR Vol 106 Issues 35,36,37

Godfrey, Gloria E.

Late of Cecil
Washington Co., PA
File No. 63-26-0067

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to re-

quest 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: Tina M. Godfrey, 8 Belgium Hill Road, P.O. Box 28, Cecil, PA 15321

WCR Vol 106 Issues 35,36,37

Hart, Dolores H.

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: Deborah Kay Elmore c/o Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Suite 1501, Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

Hostutler, Ronald L.

Late of Amwell Township
Washington Co., PA
File No. 63-26-0204

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

Administrator: Barry A. Hostutler, 3 Weston Place, Saint Clairsville, OH 43950

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

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Hython, Frederick O.

a/k/a Frederick Orlando Hython
Late of Canonsburg
Washington Co., PA
File No. 63-26-0294

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: June DeVaughn-Hython aka June DeVaughn, 305 Papp Road, Canonsburg, PA 15317

Attorney: James P. Liekar, Esq., 38 West Pike Street, Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

Karpoff, Dorothy

Late of Scenery Hill
Washington Co., PA

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

Executor: Leroy Scott Hustava, 647 Howard St., Brownsville, PA 15417

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

WCR Vol 106 Issues 35,36,37

Linder, Alice

Late of McDonald
Washington Co., PA
File No. 63-26-0050

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: Glenn Daniel Linder & Ashley Danielle Smithey, 220 Archer Lane, Burgettstown, PA 15021

Attorney: Peter A. Smith, Esq., 103 Scarborough Lane, McMurray, PA 15317

WCR Vol 106 Issues 35,36,37

Powell, James D.

a/k/a James Donald Powell
Late of Washington
Washington Co., PA
File No. 63-25-1734

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: Anthony Powell a/k/a Anthony James Powell, 21 Wraggborough Lane, Charlestown, SC 29403

Attorney: Jennifer L. Schiavoni, Esq., Smith Butz LLC, 88 Center Church Road, McMurray, PA 15317

WCR Vol 106 Issues 35,36,37

Saunders, Brenda S.

a/k/a Brenda Sue Saunders
Late of Washington
Washington Co., PA
File No. 63-26-0305

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: Bernard A. Froats, 1003 Sabino Drive, Washington, PA 15301

Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 95 West Beau

Street, Suite 600, Washington, PA 15301

WCR Vol 106 Issues 35,36,37

Seneca, Anthony Jerome

a/k/a Anthony J. Seneca
Late of Moncks Corner,
Berkeley, SC
File No. 63-25-1769

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: Mario O'Dell Seneca, 115 Rustic Ridge Lane, Wexford, PA 15090

WCR Vol 106 Issues 35,36,37

Thistlethwaite, Charles Allen

Late of South Strabane Twp.
Washington Co., PA
File No. 63-20-0448

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: Janet L. Drizos, 107 Pyle Road, Jefferson, PA 15344
Attorney: Richard L. Osberg, III, 1900 Main Street, Suite 225, Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

Volinsky, James Allen

a/k/a James Volinsky
Late of Eighty Four
Washington Co., PA
File No. 63-26-0060

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: Scott Hardin Beene, 101 Hamtom Road, Eighty Four, PA 15330

WCR Vol 106 Issues 35,36,37

Walker, David Thomas

a/k/a David T. Walker
Late of Washtenaw County, MI
File No. 63-26-0307

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: Noreen A. Walker c/o Attorney: Stephanie M. Sewak, Esq., Law Office of Stephanie M. Sewak, P.C., 90 W. Chestnut St., Suite 606, Washington, PA 15301

WCR Vol 106 Issues 35,36,37

Wicks, Lesley Jean

Late of Town of Eighty Four
Washington Co., PA
File No. 63-26-0269

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 R. Buchanan, 380 Ringland Ridge Road, Amity, PA 15311
Attorney: Charles J. Jacques, III, 2125 Freeport Road, Natrona Heights, PA 15065

WCR Vol 106 Issues 35,36,37

Williams, Mary Jane

Late of Washington
Washington Co., PA
File No. 63-26-0178

The Register of Wills has granted Letters on the Estate of the Decedent

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

Administrators: John Brady Anderson, Thomas J. Anderson, Michael J. Anderson, 547 Marigold Lane, Slippy Rock, PA 16057
Attorney: John Brady Anderson, 547 Marigold Lane, Slippy Rock, PA 16057

WCR Vol 106 Issues 35,36,37

Williams, Jr., Charles Frederick
a/k/a Charles F. Williams

Late of Washington
Washington Co., PA
File No. 63-26-0303

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: Jennifer Fields, 196 Jaimes Ln, Atoka, TN 38004
Attorney: Melina Georgiades, Esq., 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 106 Issues 35,36,37

Wingo, Christine C.

Late of Monongahela, Carroll Twp.
Washington Co., PA
File No. 63-25-1748

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

Administrator: Jennifer C. Wingo, 283 Shannon Rd., Monongahela, PA 15063

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SECOND PUBLICATION

Barnes, Nelda J.

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

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

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

WCR Vol 106 Issues 34,35,36

Batove, Irene

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

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

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

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

WCR Vol 105 Issues 34,35,36

Baumgardner, Paul H.

Late of South Franklin Township
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent.

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

Executrix: Kimberly J. Alderson aka Kimberly Jo Alderson, 1687 Craft Creek Road, Claysville, PA 15323

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

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Connolly, Margaret Sarah

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

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

Executor: James P. Connolly, 24 Gina Dr., Washington, PA 15301

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Cummings, Gary T.

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

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

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

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Ealy, Tina M.
a/k/a Tina Marie Ealy
Late of Avella
Washington Co., PA

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

Executor: Blake Brandenburg c/o
Attorney: Frank C. Roney, Jr., Esq.,
The Roney Law Office, 228 South
Main Street, Washington, PA
15301

WCR Vol 106 Issues 34,35,36

Muncie, Harriett Jane
Late of Washington
Washington Co., PA

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

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

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Ropele, Joshua D.
a/k/a Joshua Ropele
Late of South Strabane Township
Washington Co., PA

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

Administrator: Justin N. Ropele,
3201 Melton St. North, St. Petersburg,
FL 33704

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

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

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

Executor: John Dorian Seibel,
148 Brownsville Road, Fayette
City, PA 15438
Attorney: Stephen J. Taczak, Esq.,
12 N. Jefferson Avenue,
Canonsburg, PA 15317

WCR Vol 105 Issues 34,35,36

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

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

Executor: Michelle Thomas, 427
Linda Lane, Houston, PA 15342
15342

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TRUST NOTICE

Decedent's Trust Administration Notice

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

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

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THIRD PUBLICATION

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

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

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

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Blostiz, Anthony

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

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

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

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

WCR Vol 106 Issues 33,34,35

Ciencin, Jami

a/k/a Jami Nicole Ciencin
Late of Borough of Canonsburg
Washington Co., PA

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

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

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

WCR Vol 106 Issues 33,34,35

Deml, Theoma E.

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

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

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

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

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

WCR Vol 106 Issues 33,34,35

Dunn, Mona Lou

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

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

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

WCR Vol 106 Issues 33,34,35

Falvo, Betty J.

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

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

Executrix: Judith Ann Baxendell,
5000 Dividend Dr., Washington, PA
15301

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

WCR Vol 106 Issues 33,34,35

Finn, Nadine I.

Late of Canonsburg
Washington Co., PA

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

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

WCR Vol 106 Issues 33,34,35

Gagich, Barbara J.

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

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

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

WCR Vol 106 Issues 33,34, 35

Howanec, Mary T.

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

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

Executor: Robert A. Howanec,
221 Cynthia Dr., Canonsburg, PA
15317

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

WCR Vol 106 Issues 33,34, 35

Manni, Gloria A.

a/k/a Gloria Ann Manni
Late of Atlasburg
Washington Co., PA

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

Executrix: Carla L. Acklin aka Carla Lynn Acklin, 121 Rice Landing Road, Rices Landing, PA 15357
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

WCR Vol 106 Issues 33,34,35

Presuth, Joseph P.

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

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

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

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

WCR Vol 106 Issues 33,34, 35

Rucci, John

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

The Register of Wills has granted

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

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

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

WCR Vol 106 Issues 33,34,35

Turk, Roger Joseph

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

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

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

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

WCR Vol 106 Issues 33,34,35

CORPORATION NOTICES

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a Certificate of Organization was filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on February 19, 2026 for the purpose of creating a proposed limited liability company which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved December 21, 1988, Act 177.

The name of the corporation is

SALT AND PEPPER, LLC.

The purpose or purposes for which it has been organized is to engage in and to do any lawful act concerning any or all lawful business for which corporations may be incorporated under the Pennsylvania Business Corporation Law.

Jeffrey P. Derrico, Esquire
Greenlee Derrico Posa, LLC
60 E. Beau Street
Washington, PA 15301

WCR Vol 106 Issue 35

INCORPORATION NOTICE

TramR Robotics Inc. has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988, as amended on 1/23/2026.

Michael A. Goldstein, Esq.
5500 Walnut Street
Suite 300
Pittsburgh, PA 15232

WCR Vol 106 Issue 35

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, APRIL 10, 2026**, at **10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

CANONSBURG

SLOVENIAN SAVINGS AND
LOAN ASSOCIATION OF CAN-
ONSBURG, PENNSYLVANIA

vs

MICHAEL D. TERHORST

DOCKET #: 2025-3021

JUDGEMENT: \$87,933.03

In the Commonwealth of Pennsyl-
vania, Washington County, Can-
onsburg Borough;

Address: 621 WOODLAND
ROAD, CANONSBURG, PA
15317

Tax #: 100-038-00-01-0017-00

Improvements: Residential Dwell-
ing

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

WCR Vol 106 Issues 34,35,36

CANONSBURG (Cont'd)

LAKEVIEW LOAN SERVICING
LLC

vs

MARCOS CAMPOS AND ROSE-
MARIE CAMPOS

DOCKET #: 2025-4575

JUDGEMENT: \$76,796.22

In the Commonwealth of Pennsyl-
vania, Washington County, Can-
onsburg Borough;

Address: 715 SOUTH CENTRAL
AVENUE, CANONSBURG, PA
15317

Tax #: 110-012-00-00-0025-00

Improvements: Residential Dwell-
ing

Attorney: BROCK & SCOTT,

PLLC, (844) 856-6646

WCR Vol 106 Issues 34,35,36

CANONSBURG (Cont'd)

WILMINGTON TRUST, NA-
TIONAL ASSOCIATION, ET AL

vs

LIPNOB MEDIA, L.L.C.

DOCKET #: 2025-8870

JUDGEMENT: \$2,465,544.92

In the Commonwealth of Pennsyl-
vania, Washington County, Can-
onsburg Borough;

Address: 601 WEST PIKE
STREET, CANONSBURG, PA
15317

Tax #: 100-023-00-00-0001-04

Improvements: Commercial Build-
ing (Rite Aid)

Attorney: BALLARD SPAHR LLP,
215-864-8515

WCR Vol 106 Issues 34,35,36

CECIL

NAVY FEDERAL CREDIT UN-
ION

vs

MATHEW HOBAUGH AND EMILY
HOBAUGH

DOCKET #: 2025-2901

JUDGEMENT: \$501,814.57

In the Commonwealth of Pennsyl-
vania, Washington County, Cecil
Township;

Address: 182 MARKWOOD
DRIVE, CANONSBURG, PA
15317

Tax #: 140-009-08-00-0026-00

Improvements: Residential Dwell-
ing

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

WCR Vol 106 Issues 34,35,36

CHARLEROI

WASHINGTON FINANCIAL
BANK

vs

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

DOCKET #: 2025-3760

JUDGEMENT: \$37,801.54

In the Commonwealth of Pennsyl-
vania, Washington County, Charle-
roi Borough;

Address: 218 MEADOW AVE-
NUE, CHARLEROI, PA 15022

Tax #: 160-027-00-03-0001-00

Improvements: Residential Dwell-
ing

Attorney: McGRATH McCALL,
P.C., (412) 281-4333

WCR Vol 106 Issues 34,35,36

CHARLEROI (Cont'd)

THE HUNTINGTON NATIONAL
BANK

vs

SHYYANNE SKYE TYLER

DOCKET #: 2025-5331

JUDGEMENT: \$121,930.47

In the Commonwealth of Pennsyl-
vania, Washington County, Charle-

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

CHARLEROI (Cont'd)

CARRINGTON MORTGAGE SERVICES, LLC
vs
CHARLES E. LEE

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

CROSS CREEK

PENNSYLVANIA EQUITY RESOURCES INC.
vs
STACEY BERNARD HUTCHINS

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

DONEGAL

MEB LOAN TRUST VIII
vs
JEFFREY JAY DUTTON II

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

DONORA

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST

vs
SABRINA L. COUGHENOUR A/K/A SABRINA COUGHENOUR

DOCKET #: 2025-6239
JUDGEMENT: \$63,874.79
In the Commonwealth of Pennsylvania, Washington County, Donora Borough;
Address: 1238 MCKEAN AVENUE, DONORA, PA 15033
Tax #: 240-007-00-02-0023-00
Improvements: Residential Dwelling
Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100
WCR Vol 106 Issues 34,35,36

FALLOWFIELD

WELLS FARGO BANK, N.A.
vs
RYAN RUBACHKO, In His Capacity as Heir of BRADLEY J. JAMPEDRO, ET AL

DOCKET #: 2025-5158
JUDGEMENT: \$110,630.67
In the Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

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

HANOVER

CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.
vs
LEIGH ANN SEBROSKY

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

HOUSTON

HSBC BANK USA, N.A.
vs
DAVID W. GRUDI

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

NORTH FRANKLIN

LAKEVIEW LOAN SERVICING

LLC
vs
MICHAEL J. KROPIEWNICKI

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

WCR Vol 106 Issues 34,35,36

SOMERSET

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

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

WCR Vol 106 Issues 34,35,36

SOMERSET (Cont'd)

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

DOCKET #: 2025-4899
JUDGEMENT: \$72,457.49
In the Commonwealth of Pennsylvania, Washington County, Somerset Township;

Address: 263 RAINEY ROAD, EIGHTY FOUR, PA 15330
Tax #: 580-003-01-00-0004-00
Improvements: Residential Dwelling
Attorney: GRENNEN & BIR-SIC, P.C., (412) 281-7650

WCR Vol 106 Issues 34,35,36

SOUTH STRABANE

DEUTSCHE BANK NATIONAL TRUST COMPANY, ET AL
vs
SEAN L. RIGGLE AND JENNIFER L. PARKER

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

WCR Vol 106 Issues 34,35,36

UNION

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

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

WCR Vol 106 Issues 34,35,36

UNION (Cont'd)

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

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

WCR Vol 106 Issues 34,35,36

WASHINGTON (Cont'd)

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

DOCKET #: 2023-4340
JUDGEMENT: \$112,790.51
In the Commonwealth of Pennsylvania, Washington County, City of Washington;
Address: 125 BUTTONWOOD AVENUE, WASHINGTON, PA 15301
Tax #: 760-014-00-01-0002-00
Improvements: Residential Dwelling
Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 106 Issues 34,35,36

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