

WASHINGTON COUNTY REPORTS

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

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

MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges Courtthouse & Bar Office CLOSED July 3
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs 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 . NO MOTIONS 7/22-7/23
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 NO MOTIONS 7/7, 7/9 and 7/23
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 . NO MOTIONS 7/23, 7/28, 7/30
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.

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

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A former Ohio judge was sentenced to 60 days in the county jail and fined \$10,000 after pleading guilty to tampering with records so that she could steer court business to a friend. The former judge, Leslie Ann Celebrezze of the Cuyahoga County Domestic Relations Court, Ohio, pleaded guilty in February after reporting by the Marshall Project in Cleveland found that she steered work to a long time family friend and court appointed receiver in lucrative divorce cases in her court. The FBI investigated and Celebrezze was removed from practicing law for one year by the Ohio Supreme Court and retired from the bench last year. Celebrezze pleaded to the single felony count before the case was brought to a grand jury. Prosecutors did not seek jail time but visiting judge Mark Wiest, a retired Wayne County Common Pleas Court Judge in Ohio said during sentencing Celebrezze's status as a public official led him to impose the sentence. "As a judge, who's on the bench for 43 years, plus three and one-half years of retirement, it concerns me the harm to the judiciary that something like this causes." Wiest added, "Governmental officials, judges, mayors, elected officials are not held in high esteem by the public right now. Something like this, when it is reported to the public, just lowers that esteem." [2] Disappointment over losing guardianship rights over her mother may have fueled the actions of a North Carolina woman who has been accused of the non-fatal shooting of two lawyers outside a courthouse following a hearing for a civil case. Gwendolyn White, 57, of Raleigh, North Carolina, was recently arrested and charged with two counts of attempted first degree murder for allegedly shooting Mary Harris and Jeffrey Whitley - two Fox Rothschild lawyers representing the Rolesville Police Department in North Carolina. White "became belligerent in court" and was reportedly ordered to leave the courtroom of the Wake County Courthouse in Raleigh, North Carolina. Witnesses said she went to her car to get a gun and returned to the courthouse where both lawyers were exiting the building. They are expected to recover from their wounds, according to coverage by Law.com and WRAL. During White's court appearance following the shooting, she expressed concern about her mother, Elleen White, not receiving proper care. In 2024, Wake County Health and Human Services sought to find a third party guardian for Elleen White, noting that regarding Gwendolyn White, there were "concerns about caretaker neglect and the fitness of the caretaker to continue serving in that role," according to court documents. Posts on social media and filings in court show that White believed that the Rolesville Police Department was involved in "a racist conspiracy" to kill her and her mother, who died last year at age 90 in a nursing home.

Other News: When trial court order fails to comply with Pa.R.A.P. 1925(b)(3) requirement by failing to advise party that any issues not contained in Rule 1925 concise statement shall be waived, such language protects party from finding of waiver for failure to timely serve copy of Rule 1925(b) statement of matters complained of on appeal. *Imbrenda v. Imbrenda*, 2026 PA Super 6 (January 12, 2026); Defendant is entitled to judgment as a matter of law on Section 1983 claim based upon retaliation when the charges were supported by probable cause. *Wexler v. Hawkins*, No. 24-2320 (3d Cir. April 22, 2026)

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

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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NOTICES TO THE PROFESSION

ADMINISTRATIVE ORDER 2026-1**CLERK OF COURTS TO ISSUE CRIMINAL COURT SUBPOENAS**

As of June 26, 2026, and effective July 1, 2026, in accordance with Washington County Local Rule of Criminal Procedure L-107(G), the Clerk of Courts is authorized to issue subpoenas on behalf of the court. A fee for the issuance of a subpoena may be charged by the Clerk of Courts as permitted by law.

All requests for subpoenas shall be made in compliance with the requirements of Pennsylvania Rule of Criminal Procedure 107 and Washington County Local Rule of Criminal Procedure L-107. Motions involving legal challenges to subpoenas shall be presented to the assigned judge as referenced on the subpoena, with notice provided to the District Court Administrator.

Position Opening — Attorney, Children & Youth

The Washington County Children & Youth Department is seeking applications for the position of Attorney. The successful candidate will join a team of attorneys responsible to advise and represent the department in all legal matters and proceedings. Duties include consultation, witness preparation, and representation at pretrial conferences, hearings, trials and appellate proceedings. The starting annual salary for the position is \$78,506.60 and the position also receives a generous benefits package, including family health insurance, retirement contribution, and wellness benefits/activities for both employees and their families. A Juris Doctorate from an accredited college or university, admission to the Pennsylvania Bar and prior legal experience, including 2 to 3 years of litigation experience, are required. Prior experience with child welfare law issues is preferred.

Applications will be accepted until **Friday, July 3, 2026**.

For more information and to apply online: <https://www.washingtoncopa.gov/employment>

Position Opening — Assistant Public Defender — Trial Attorney

The Washington County Public Defender's office is seeking to hire a Full-time Assistant Public Defender — Trial Attorney to represent indigent defendants at all criminal proceedings. A Juris Doctor Degree and a license to practice law in PA (member of the PA Bar) are required, as is prior experience as an attorney. A thorough knowledge of the law, the court system and legal proceedings is essential, as is the ability to perform legal research. The incumbent must remain current in the law through continuing education. The incumbent will deal directly with inmates, frequently in the Correctional Facility, and must be aware of the physical risks that may be involved. Computer skills are necessary. Starting Salary \$77,254, benefits available after 90 days.

For more information and to apply: <https://www.washingtoncopa.gov/employment>

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

- Jul 21 **Annual Bar Picnic & Golf Outing**, Southpointe Golf Club
- Jul 31 **SLD Summer Q2 Outing:** Clemente Museum, 6-7pm
- Aug 4 **YLD Summer Q2 Outing:** Wild Things
- Aug 14-16 **Summer Bench Bar**, Oglebay Resort, Wheeling.
- Sep 3 **SHRED DAY!** 3pm-5pm, Citizens' Library parking lot (food truck 'til 6:30pm)
- Sep 29 **Bar Meeting & CLE:** "Overview of Right to Know / Open Records, Sunshine Act, & More," Location/time TBD
- Oct 9 **W&J Pre-Legal CLE:** "Data Privacy in the Age of AI," 3pm
- Nov 21 **Annual Bar Banquet**, Pennsylvania Trolley Museum
- Jan 22 **Annual Winter Bench Bar**, Hilton Garden Inn, Southpointe

PBI CLE Seminars @ the Bar Office

- Jul 8 Bad Faith 2026 (2.5s/.5e)
- Jul 14 Preparing for Trial as a Solo or Small Firm 2026 (2s)
- Jul 29 Tax Law Trends for 2026 & Planning for 2027: What PA Practitioners Need to Know (3s)
- Aug 6 Real Estate 101 2026 (3s)
- Aug 25 The Fine Print That Matters: Building Legally Sound Employee Handbooks 2026 (3s)

PBI Seminars are held at WCBA, 119 S. College St., Washington, PA, unless noted.
Register for PBI seminars through PBI at 1.800.932.4637 or www.pbi.org. Any person requiring special PBI arrangements for a disability contact Zina Barlup at 800.932.4637 ext. 2284 at least 10 days before the course.

PBI reserves the right to cancel any seminar 10 days prior if two or fewer people are pre-registered.

NEED LIVE CLE CREDITS?

Watch "live online" CLEs

at the Washington County Bar Association office.

**Contact us at wcba@washcobar.org or 724-225-6710
to make an appointment. Only \$50 per credit hour**

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 JULY 17, 2026 AUDIT

AUDIT LIST

- 63-2021-01886 Estate: William H. Cass
Accountant: Jason Andrew Cass, Administrator
Attorney: Benjamin Scott Johns, Esq.
- 63-2024-00590 Estate: Ruth Puel
Accountant: Eric O'Connor, Executive Vice President
Attorney: Michelle A. Ross, Esq.
- 63-2024-00730 Estate of Michael Bova
Accountant: Tawnya Coddington, Executrix
Attorney: Andrew M. Kuzma, Esq.
- 63-2024-00837 Estate of Brenda J. Biddle
Accountant: Mark D. Mollico, Executor
Attorney: Stephen J. Taczak, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS JULY 17, 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: JULY 17, 2026
Publication Dates: July 2, 2026 & July 9, 2026

ESTATE NOTICES

FIRST PUBLICATION

Antill, Carroll T.
Late of Washington
Washington Co., PA
File No. 63-26-0778

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: Joyce D. Duke, 208 Elm Street, P.O. Box 294, Claysville, PA 15323

Attorney: Clark Mitchell, Jr. Esq.,
Mitchell Law Group, LLC,
17 South College St., Washington,
PA 15301

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Baily, Sr., Charles R.

Late of South Strabane Township
Washington Co., PA
File No. 63-26-0883

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 R. Baily, Jr., 100 Country Lane, Waynesburg, PA 15370, Karl G. Baily, 115 Drift Ridge Road, Spraggs, PA 15362,
Attorney: David F. Pollock, Esq.,
Pollock Morris Belletti & Simms LLC, 54 S. Washington St.,
Waynesburg, PA 15370

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Brooks, Jane Russell

Late of Taylorstown
Washington Co., PA
File No. 63-26-0469

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: Kayla Eileen Myers
c/o Attorney: Tracy L. Zihmer,
Esq., Zihmer Law Firm, LLC, 3244
Washington Road, Suite 210,
McMurray, PA 15317

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Crossan, Gary A.

Late of McMurray
Washington Co., PA
File No. 63-26-0770

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: Jeffrey A. Crossan a/k/a
Jeffrey Alan Crossan, 128 Thompsonville Rd., McMurray, PA 15317
Attorney: Daniel M. Flynn, Esq.,
Michael D. Flynn & Associates, PC,
2770 South Park Road, Bethel Park,
PA 15102

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Cutright, George W.

a/k/a George William Cutright
Late of Washington
Washington Co., PA
File No. 63-2026-0695

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: Mr. Gregory A. Battista,
2540 Vance Drive, Mount Airy,
MD 21771

Attorney: Joseph H. Fox, Esq., Joseph H. Fox, LLC, 125 South College Street, Washington, PA 15301

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Geller, James D.

a/k/a James Geller
Late of Deemston Borough,
Fredericktown
Washington Co., PA
File No. 63-26-0825

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: Darren J. Geller, 131 Oak Road, Holbrook, PA 15341

Attorney: Adam J. Belletti, Esq.,
Pollock Morris Belletti & Simms LLC, 54 S. Washington St.,
Waynesburg, PA 15370

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Kalamaras, Marnie

a/k/a Marnie Adele Kalamaras
Late of Borough of Allenport
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Daniel George Kalamaras, 13 Bracken Way, Fredericktown, PA 15333, Marc Edmund Kalamaras, 156 Pine Tree Lane, Morgantown, WV 26508,
Attorney: Megan A. Kerns, Esq.,
The Law Offices of Megan A.

Kerns, 1747 Rostraver Road, Belle Vernon, PA 15012

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Kolson, Joann

a/k/a Joann T. Kolson
Late of McMurray
Washington Co., PA
File No. 63-26-00248

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: Micheline Kolson
St. Amand, 502 Main Street, Watertown, MA 02472
Attorney: Carol Sikov Gross, Esq.,
Cela, Sikov and Love, P.A., 310
Grant Street, Suite 1110, Pittsburgh, PA 15219

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Kynik, Stefan

Late of Venetia
Washington Co., PA
File No. 63-26-0874

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: Natalie Rossa, 603 Sage-wood Drive, Venetia, PA 15367
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

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Lauterbach, Alexander Dean

Late of Canonsburg
Washington Co., PA
File No. 63-26-0875

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

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

Administrator: Bernard Mark Lauterbach, 115 Woodshire Drive, Pittsburgh, PA 15215

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Lorenzato, Gloria T.

a/k/a Gloria Theresa Lorenzato
Late of Canton
Washington Co., PA
File No. 63-26-0304

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

Executor: Renee A. Gregg c/o
Attorney: Tracy L. Zihmer, Esq.,
Zihmer Law Firm, LLC, 3244
Washington Road, Suite 210,
McMurray, PA 15317

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Nichol, John Richard

a/k/a J. Richard Nichol
a/k/a Richard Nichol
Late of Washington,
South Strabane Township
Washington Co., PA
File No. 63-26-0748

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: Kimberly S. Nichol, 45
Lacock Hill Road, Washington, PA
15301

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Stewart, Carol Lee

a/k/a Carol L. Stewart
Late of Canonsburg
Washington Co., PA
File No. 63-26-0446

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: Donald P. Stewart c/o
Attorney: Tracy L. Zihmer, Esq.,
Zihmer Law Firm, LLC, 3244
Washington Road, Suite 210,
McMurray, PA 15317

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Wallace, Keith L

Late of Borough of McDonald
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: Brian F. Levine, Esq., Levine Law, LLC, 22
E Grant St., New Castle, PA 16101-
2279

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SECOND
PUBLICATION

Contz, John E.

a/k/a John Contz
Late of Charleroi
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: Anita L. Carson,
640 Lenity School Road, Rostraver
Township, PA 15012
Attorney: Thomas Agrafiotis, Esq.,
411 Washington Avenue, Charleroi,
PA 15022

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Froehlich-Walk, Clare L.

Late of Lawrence
Washington Co., PA
File No. 63-26-0857

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: Jaclyn Blair, 1106
Woodlawn Drive, Canonsburg,
PA 15317
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

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Kovach, Jeffrey

Late of Centerville Borough
Washington Co., PA

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

Executor: Brad Bolin a/k/a Brad Allen Bolin c/o
Attorney: Vincent D. Margiotti, Esq., PA Probate & Estate Firm, LLC, 593 Bethlehem Pike, Ste. 10, Montgomeryville, PA 18936

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Mills, Pamela Elaine

a/k/a Pamela Mills
Late of Marianna
Washington Co., PA
File No. 63-26-0574

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: Susan Lynn Moore, 112
Topsail Lane, Marianna, PA 15345
Attorney: Dennis M. Makel, Esq.,
Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

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Pokol, Jr., Frank

Late of Carroll
Washington Co., PA
File No. 63-26-0837

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: Frank Pokol, III,
419 West Erie Street, Linesville,
PA 16424
Attorney: L. Dawn Haber, Esq.,
Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

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Prigg, Morgan L.

Late of Washington
Washington Co., PA
File No. 63-26-0880

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 T. Prigg, Sr.,
a/k/a Charles T. Prigg, 78 Prigg
Road, Washington, PA 15301
Attorney: Dorothy A. Milovac,
Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

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Wallace, Jr., James Edward

a/k/a James E. Wallace

a/k/a James Wallace
Late of Washington
Washington Co., PA
File No. 63-26-0575

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

Administrator DBN & Attorney:
E. J. Julian, Esq., Julian Law Firm,
71 N. Main Street, Washington, PA 15301

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Zelinsky, Jacqueline A.

Late of Charleroi
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: Thomas P. Agrafiotis, Esq., Melenzyer & Agrafiotis, LLC, 337 Fallowfield Avenue, Charleroi, PA 15022
Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

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THIRD **PUBLICATION**

Brewer, William

a/k/a William J. Brewer
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: Liam Emerson
Brewer, 418 E. Beau Street, Apt. A,
Washington, PA 15301
Attorney: David Bayard Wolf, Esq.,
Wolf, Wagers & Wolf, 1500 Ash-
wood Dr., Ste. 1501, Canonsburg,
PA 15317

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Brinkerhoff, Jr., Oliver Cromwell
a/k/a Oliver C. Brinkerhoff, Jr.
a/k/a Olver C. Brinkerhoff
Late of Cecil
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: Craig Brinkerhoff
a/k/a Craig Oliver Brinkerhoff,
25137 Comfort Street, Center Line,
MI 48015-1513
Attorney: Kathleen Smith-DeLach,
Esq., Phillips Froetschel LLC, 310
Grant Street, Suite 700, Pittsburgh,
PA 15219

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Cappelli, Roberta A.
Late of Fallowfield Township
Washington Co., PA

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

Executrix: Susan M. Benning, 70
Dairy Road, Charleroi, PA 15022
Attorney: Richard C. Mudrick, Esq.,
300 Fallowfield Avenue, Charleroi,
PA 15022

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Celaschi, Marlene F.
a/k/a Marlene Dubeck Celaschi
Late of Charleroi Borough
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims

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

Executrix: Cathy Jo Stark, 39 Colo-
nial Drive, Monessen, PA 15062
Attorney: Alan Benyak, Esq., 401
Sixth Street at Washington Avenue,
Post Office Box 1, Charleroi, PA
15022

WCR Vol 106 Issues 49,50,51

Frye, Ruth K.
a/k/a Ruth Louise Frye
Late of West Alexander
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: Jason A. Frye a/k/a Jason
Allen Frye, 58638 Eileen Street,
Rayland, OH 43943
Attorney: Bradley M. Bassi, Esq.,
Bassi, Vreeland & Associates, P.C.,
P.O. Box 144, 111 Fallowfield Ave-
nue, Charleroi, PA 15022

WCR Vol 106 Issues 49,50,51

Javornicky, Darlene M.
a/k/a Darlene Marie Javornicky
Late of Eighty Four
Washington Co., PA
File No. 63-26-0831

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: Darrin T. Javornicky
a/k/a Darrin Thomas Javornicky,
34 Ankrom Road, Eighty Four,
PA 15330
Attorney: James P. Liekar, Esq.,
38 West Pike Street, Canonsburg,
PA 15317

WCR Vol 106 Issues 49,50,51

Kreigline, Barbara Lento
Late of Canonsburg

Washington Co., PA
File No. 63-26-0751

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 Miles Lento, Jr. c/o
Attorney: Benjamin Scott Johns,
Esq., Jones, Gregg, Creehan &
Gerace, LLP, 20 Stanwix Street,
Suite 1100, Pittsburgh, PA 15222

WCR Vol 106 Issues 49,50,51

Lorenzi, Valeria M.
Late of Washington
Washington Co., PA
File No. 632600753

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: Vincent Lorenzi,
118 McGregor Drive, Canonsburg,
PA 15317

Attorney: Matthew D. Gailey, Esq.,
Cozza Law Group, PLLC, 400 Holi-
day Drive, Suite 210, Pittsburgh,
PA 15220

WCR Vol 106 Issues 49,50,51

Marcase, Marion Jean
a/k/a Marion Marcase
a/k/a Marion Jean Coneby
a/k/a Marion Coneby
a/k/a Marion Jean Ramsey
a/k/a Marion Ramsey
a/k/a Marion Ramsey Marcase
Late of Houston Borough
Washington Co., PA
File No. 63-25-0316

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: Betsy Openbrier, 70
Green Street, Houston, PA 15342
Attorney: Jeffrey P. Derrico, Esq.,
Greenlee Derrico Posa, LLC, 138
N. McDonald St., Suite 101,
McDonald, PA 15057

WCR Vol 106 Issues 49,50,51

Ostrowski, Carole C.

a/k/a Carole Lynn Ostrowski
Late of Borough of Houston
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest 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: Lawrence Stephen
Ostrowski, 218 Fair Meadow Cir-
cle, Houston, PA 15342

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

WCR Vol 106 Issues 49,50,51

Patterson, Eugene William

Late of Canonsburg
Washington Co., PA
File No. 63-26-0440

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest 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: John Curtis Norman
& Kimberly A. Chandler, 80 East
Main Street, PO Box 66, West Mid-
dletown, PA 15379

Attorney: Dennis M. Makel, Esq.,
Makel & Associates, LLC, 98 East
Maiden Street, Washington, PA
15301

WCR Vol 106 Issues 49,50,51

Rathgeb, Yvonne L.

Late of Washington
Washington Co., PA

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

dent. Notice is hereby given to re-
quest all persons having claims
against the decedent to make known
the same to the Executrix or attor-
ney, and all persons indebted to the
decedent to make payment to the
Executrix without delay.

Executrix: Stacey L. Haught, 131
Scenic Ridge Drive, Venetia, PA
15367

Attorney: Bradley M. Bassi, Esq.,
Bassi, Vreeland & Associates, P.C.,
P.O. Box 144, 111 Fallowfield Ave-
nue, Charleroi, PA 15022

WCR Vol 106 Issues 49,50,51

Ruey, Speer

Late of Charleroi
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest all persons having claims
against the decedent to make known
the same to the Executrix or attor-
ney, and all persons indebted to the
decedent to make payment to the
Executrix without delay.

Executrix: Nancy Figel-Ruey,
489 Charles Street, Charleroi, PA
15022

Attorney: Timothy M. Maatta, Esq.,
513 Shoonmaker Avenue, Mones-
sen, PA 15062

WCR Vol 106 Issues 49,50,51

Seik, Bernard B.

Late of Washington
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest 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: Brian J. Minnis,
59 Kopper Kettle Road,
Washington, PA 15301

Attorney: Joseph H. Fox, Esq., Jo-
seph H. Fox, LLC, 125 South Col-
lege Street, Washington, PA 15301

WCR Vol 106 Issues 49,50,51

Sicher, David Michael

a/k/a David M. Sicher
Late of Bulger
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest 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: Jason D. Sicher, 131 Mar-
lin Drive E., Pittsburgh, PA 15216

Attorney: Angela D. Kusturiss,
Esq., Kusturiss Law Firm, 12 North
Jefferson Avenue, Canonsburg, PA
15317

WCR Vol 106 Issues 49,50,51

Strawn, Terri L.

Late of Washington
Washington Co., PA
File No. 63-26-0648

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest 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: David M. Strawn, Jr.,
799 Baird Avenue, Washington,
PA 15301

Attorney: Frank C. Roney, Esq.,
The Roney Law Office, 228 South
Main Street, Washington, PA
15301

WCR Vol 106 Issues 49,50,51

Suty, Jr., James R.

Late of Union Township
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest 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: Sarah E. Suty,
3951 Elrama-Finleyville Road,

Finleyville, PA 15332
Attorney: Jeffrey P. Derrico, Esq.,
Greenlee Derrico Posa, LLC, 60
East Beau Street, Washington, PA
15301

WCR Vol 106 Issues 49,50,51

Tkalcevic, George A.

Late of Slovan
Washington Co., PA
File No. 63-26-0754

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: Juliette Tkalcevic,
8 John Avenue, Slovan, PA 15078
Attorney: John M. Smith, Esq.,
Smith Butz LLC, 88 Center Church
Road, McMurray, PA 15317

WCR Vol 106 Issues 49,50,51

Weaver, Glenn L.

Late of Canton Township
Washington Co., PA

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

Executrix: Brenda L. (Rugg)
D'Amico Pendleton c/o
Attorney: Frank C. Roney, Esq.,
The Roney Law Office, 228 South
Main Street, Washington, PA
15301

WCR Vol 106 Issues 49,50,51

**REAL PROPERTY
NOTICE**

Bankruptcy Sale

July 22, 2026

In re:
1st CHOICE AUTO MALL, LLC
Case No: 26-21026-CMB
Property to be Sold:
1517 Route 136, Washington, PA
For Additional Information:
www.pawb.uscourts.gov/easi.htm

WCR Vol 106 Issue 51

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 7, 2026**, at **10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff web-site 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

PNC BANK, NATIONAL ASSOCIATION
vs
RAQUEL LYNN GILPIN,
Executrix of the Estate of BETTY LOU DURANTE, Deceased

DOCKET #: 2026-703
JUDGEMENT: \$57,896.73
In the Commonwealth of Pennsylvania, Washington County, Canonsburg;
Address: 513 DUQUESNE AVENUE, CANONSBURG, PA 15317
Tax #: 090-015-00-04-0006-00
Improvements: Residential Dwelling
Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800
WCR Vol 106 Issues 51, 52
Vol 107 Issue 1

CARROLL

SOMERSET TRUST COMPANY
vs
CHRISTOPHER RICHARDSON AND DENISE CLARK

DOCKET #: 2025-8206
JUDGEMENT: \$159,439.95
In the Commonwealth of Pennsylvania, Washington County, Carroll Township;
Address: 1296 WICKERHAM DRIVE, MONONGAHELA, PA 15063
Tax #: 130-011-01-01-0004-00
Improvements: Residential Dwell-

ing
Attorney: SPENCE CUSTER, ATTORNEYS AT LAW, (814) 536-0735
WCR Vol 106 Issues 51, 52
Vol 107 Issue 1

CARROLL (CONT'D)

PENNYMAC LOAN SERVICES
vs
ADAM SABOL

DOCKET #: 2026-1642
JUDGEMENT: \$118,824.89
In the Commonwealth of Pennsylvania, Washington County, Carroll Township;

Address: 1691 FOURTH STREET, MONONGAHELA, PA 15063
Tax #: 130-006-01-00-0012-00
Improvements: Residential Dwelling
Attorney: POWERS KIRN, LLC, (215) 942-2090
WCR Vol 106 Issues 51, 52
Vol 107 Issue 1

CECIL

WASHINGTON FINANCIAL BANK, formerly known as Washington Financial Savings Bank
vs
FRANK J. SCANDALE

DOCKET #: 2025-5177
JUDGEMENT: \$77,801.72
In the Commonwealth of Pennsylvania, Washington County, Cecil Township;

Address: 211 ARLINGTON DRIVE, CANONSBURG, PA 15317
Tax #: 095-001-07-03-0014-00
Improvements: Residential Dwelling
Attorney: McGRATH McCALL, P.C., (412) 281-4333
WCR Vol 106 Issues 51, 52
Vol 107 Issue 1

CHARTIERS

MIDFIRST BANK
vs
MATTHEW P. KHANOLKAR

DOCKET #: 2023-4817
JUDGEMENT: \$121,034.92
In the Commonwealth of Pennsylvania, Washington County, Chartiers Township;
Address: 333 FORREST AVENUE, HOUSTON, PA 15342
Tax #: 170-016-05-03-0015-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215) 627-1322
WCR Vol 106 Issues 51, 52
Vol 107 Issue 1

EAST BETHLEHEM

U.S. BANK TRUST NATIONAL ASSOCIATION
vs
MARY A. CALLOWAY,
Individually and as Known Heir of NATHANIEL CALLOWAY, JR., Deceased, ET AL

DOCKET #: 2024-4441
 JUDGEMENT: \$31,511.69
 In the Commonwealth of
 Pennsylvania, Washington County,
 East Bethlehem Township;
 Address: 20 RIDGE STREET,
 CLARKSVILLE, PA 15322
 Tax #: 260-004-03-00-0090-00
 Improvements: Residential
 Dwelling
 Attorney: FRIEDMAN VARTOLO
 LLP, (212) 471-5100

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

EAST FINLEY

US BANK TRUST NATIONAL
 ASSOCIATION, Not In Its
 Individual Capacity But Solely as
 Owner Trustee for VRMTG Asset
 Trust
 vs
 STEFFANIE FURMANEK;
 THOMAS FURMANEK

DOCKET #: 2026-329
 JUDGEMENT: \$81,981.15
 In the Commonwealth of Pennsyl-
 vania, Washington County,
 East Finley Township;
 Address: 367 HAWTHORNE
 ROAD, CLAYSVILLE, PA 15323
 Tax #: 270-002-00-00-0002-01
 Improvements: Residential Dwell-
 ing
 Attorney: FRIEDMAN VARTOLO
 LLP, (212) 471-5100

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

FALLOWFIELD

LAKEVIEW LOAN
 SERVICING LLC
 vs
 DILLON T. MORRIS a/k/a
 DILLON MORRIS AND
 ASHLEY N. MORRIS

DOCKET #: 2024-3949
 JUDGEMENT: \$107,995.96
 In the Commonwealth of Pennsyl-
 vania, Washington County, Fallow-
 field Township;
 Address: 22 MOYER AVENUE,
 CHARLEROI, PA 15022

Tax #: 320-008-04-03-0030-00
 Improvements: Residential Dwell-
 ing
 Attorney: ALBERTELLI LAW,
 (856) 724-1888

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

FALLOWFIELD (CONT'D)

MIDFIRST BANK
 vs
 ALEX J. PORODA, III,
 AKA ALEX PORODA, III;
 JENNIFER L. PORODA,
 AKA JENNIFER PORODA

DOCKET #: 2024-5596
 JUDGEMENT: \$65,607.19
 In the Commonwealth of Pennsyl-
 vania, Washington County, Fallow-
 field Township;
 Address: 88 WALNUT RIDGE
 ROAD, CHARLEROI, PA 15022
 Tax #: 320-006-02-03-0006-00
 Improvements: Residential Dwell-
 ing
 Attorney: THE MANLEY LAW
 FIRM LLC, (614) 220-5611

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

HOUSTON

PENNYMAC LOAN
 SERVICES, LLC
 vs
 CAROLINE I. BARTON

DOCKET #: 2024-7461
 JUDGEMENT: \$102,133.40
 In the Commonwealth of
 Pennsylvania, Washington County,
 Houston Borough;
 Address: 211 WEST GRANT
 STREET, HOUSTON, PA 15342
 Tax #: 360-002-00-02-0007-00
 Improvements: Residential
 Dwelling
 Attorney: POWERS KIRN, LLC,
 (215) 942-2090

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

MONONGAHELA

WESBANCO BANK, INC.
 vs
 MICHAEL KISSLING

DOCKET #: 2026-240
 JUDGEMENT: \$38,452.48
 In the Commonwealth of
 Pennsylvania, Washington County,
 City of Monongahela;
 Address: 300 2ND STREET, MO-
 NONGAHELA, PA 15063
 Tax #: 430-008-00-01-0003-00
 Improvements: Residential
 Dwelling
 Attorney: MEYER, UNKOVIC &
 SCOTT LLP,
 (412) 456-2876

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

MONONGAHELA (Cont'd)

PENNSYLVANIA HOUSING
 FINANCE AGENCY
 vs
 WILLIAM R. BERESH, JR.

DOCKET #: 2026-2376
 JUDGEMENT: \$67,750.53
 In the Commonwealth of
 Pennsylvania, Washington County,
 City of Monongahela;
 Address: 412 JACKSON STREET,
 MONONGAHELA, PA 15063
 Tax #: 430-009-00-02-0003-00
 Improvements: Residential
 Dwelling
 Attorney: PURCELL KRUG &
 HALLER, (717) 234-4178

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

MONONGAHELA (Cont'd)

PENNYMAC LOAN
 SERVICES LLC
 vs
 JUDITH CHERGI

DOCKET #: 2026-1507
 JUDGEMENT: \$39,629.09
 In the Commonwealth of
 Pennsylvania, Washington County,
 City of Monongahela;

Address: 500 PARKINSON STREET, MONONGAHELA, PA 15063
Tax #: 430-012-00-02-0007-00
Improvements: Residential Dwelling
Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

MOUNT PLEASANT / CANTON

FEDERAL HOME LOAN MORTGAGE CORPORATION
vs
RICHARD A. CROWLEY AND GINGER L. CROWLEY

DOCKET #: 2023-6777
JUDGEMENT: \$437,596.16

In the Commonwealth of Pennsylvania, Washington County, Mount Pleasant /Canton Twps;
Address: 469 LYNN PORTAL ROAD, WASHINGTON, PA 15301
Tax #: 460-002-00-00-0004-03
Improvements: Residential Dwelling
Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

NORTH STRABANE

PNC BANK, NATIONAL ASSOCIATION
vs
GARY D. ZIMAK, JR. AND CHRISTINE R. ORNDOFF a/k/a CHRISTINE ZIMAK

DOCKET #: 2025-8085
JUDGEMENT: \$54,807.13
In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;
Address: 228 PHEASANT COVE, CANONSBURG, PA 15317
Tax #: 520-001-07-01-0046-00
Improvements: Residential Dwelling
Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

NORTH STRABANE (CONT'D)

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST
vs

THE UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title

or Interest From or Under NICOLE C. CAROSONE, Deceased

DOCKET #: 2025-2069
JUDGEMENT: \$97,940.38
In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;
Address: 939 S CENTRAL AVENUE, CANONSBURG, PA 15317
Tax #: 520-014-01-00-0044-00
Improvements: Residential Dwelling
Attorney: HILL WALLACK LLP, (215) 579-7700

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

PETERS

WILMINGTON TRUST, NATIONAL ASSOCIATION, ET AL
vs
DUSTIN E. JONES AND MELISSA M. JONES

DOCKET #: 2024-1950
JUDGEMENT: \$781,234.18
In the Commonwealth of Pennsylvania, Washington County, Peters Township;
Address: 112 MOUNT BLAINE DRIVE, CANONSBURG, PA 15317
Tax #: 540-011-07-03-0001-03
Improvements: Residential Dwelling
Attorney: ALBERTELLI LAW, (856) 724-1888

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

PETERS (CONT'D)

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC
vs
UNKNOWN HEIRS, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under HUITT DANVERS, DECEASED, ET AL

DOCKET #: 2024-5842
JUDGEMENT: \$160,903.96
In the Commonwealth of Pennsylvania, Washington County, Peters Township;
Address: 256 McCOMBS ROAD, VENETIA, PA 15367
Tax #: 540-005-00-00-0044-03
Improvements: Residential Dwelling
Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 106 Issues 51,52
Vol 107 Issue 1

SOUTH STRABANE

PENNSYLVANIA HOUSING FINANCE AGENCY
vs
LEAH R. BRUCE

DOCKET #: 2026-702
JUDGEMENT: \$142,242.14
In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;
Address: 132 COUNTRY CLUB ROAD, WASHINGTON, PA 15301
Tax #: 600-004-00-00-0032-00

Improvements: Residential Dwelling
Attorney: VITTI LAW GROUP, INC., (412) 281-1725
WCR Vol 106 Issues 51,52
Vol 107 Issue 1

SPEERS

FREEDOM MORTGAGE CORPORATION
vs
DEREK MATTHEW ROCKOVICH

DOCKET #: 2024-5653

JUDGEMENT: \$204,785.98
 In the Commonwealth of Pennsylvania, Washington County, Speers Borough;
 Address: 245 VALLEY CIRCLE DRIVE, CHARLEROI, PA 15022
 Tax #: 610-027-00-04-0005-00
 Improvements: Residential Dwelling
 Attorney: BROCK & SCOTT, PLLC, (844) 856-6646
WCR Vol 106 Issues 51,52
Vol 107 Issue 1

UNION

NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING
 vs
 TRACY L. MARTIN AND ARTHUR EDWARD MARTIN, JR.

DOCKET #: 2025-6099
 JUDGEMENT: \$72,545.92
 In the Commonwealth of Pennsylvania, Washington County, Union Township;
 Address: 5 STONE CHURCH ROAD, FINLEYVILLE, PA 15332
 Tax #: 640-004-01-03-0001-00
 Improvements: Residential Dwelling
 Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520
WCR Vol 106 Issues 51,52
Vol 107 Issue 1

UNION (CONT'D)

LEGACY MORTGAGE ASSET TRUST 2017-GS2
 vs
 JAKE HOEY, In His Capacity as Administrator of the ESTATE OF JAMES KEITH HOEY
 DOCKET #: 2025-9032
 JUDGEMENT: \$55,009.30

In the Commonwealth of Pennsylvania, Washington County, Union Township;
 Address: 4490 FINLEYVILLE ELRAMA ROAD A/K/A 4490 ELRAMA ROAD, FINLEYVILLE, PA 15332

Tax #: 640-007-06-00-0019-00
 Improvements: Residential Dwelling
 Attorney: RAS CITRON LLC, (855) 225-6906
WCR Vol 106 Issues 51,52
Vol 107 Issue 1

UNION (CONT'D)

PNC BANK, NATIONAL ASSOCIATION
 vs
 MATTHEW J. LYTLE

DOCKET #: 2025-8052
 JUDGEMENT: \$41,905.76
 In the Commonwealth of Pennsylvania, Washington County, Union Township;
 Address: 5111 HILL STREET, FINLEYVILLE, PA 15332
 Tax #: 640-004-02-02-0018-00
 Improvements: Residential Dwelling
 Attorney: RAS CITRON LLC, (855) 225-6906
WCR Vol 106 Issues 51,52
Vol 107 Issue 1

WASHINGTON

PENNSYLVANIA HOUSING FINANCE AGENCY
 vs
 IKE LINHART, Administrator of the Estate of PAM LINHART a/k/a PAMELA L. LINHART, Deceased

DOCKET #: 2025-8005
 JUDGEMENT: \$26,240.40
 In the Commonwealth of Pennsylvania, Washington County, City of Washington;
 Address: 1225 SUMMERLEA AVENUE, WASHINGTON, PA 15301
 Tax #: 770-037-00-04-0007-00
 Improvements: Residential Dwelling
 Attorney: PURCELL KRUG & HALLER, (717) 234-4178
WCR Vol 106 Issues 51,52
Vol 107 Issue 1

WASHINGTON (CONT'D)

FEDERAL HOME LOAN MORTGAGE CORPORATION
 vs
 RICHARD D. HOWELL

DOCKET #: 2026-567
 JUDGEMENT: \$22,060.72
 In the Commonwealth of Pennsylvania, Washington County, City of Washington;
 Address: 891 ADDISON STREET, WASHINGTON, PA 15301
 Tax #: 780-015-00-01-0029-00
 Improvements: Residential Dwelling
 Attorney: RAS CITRON LLC, (855) 225-6906
WCR Vol 106 Issues 51,52
Vol 107 Issue 1

WEST PIKE RUN

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, as existing under the laws of the United States
 vs
 DENNIS J. KUROWSKI, II

DOCKET #: 2023-2100
 JUDGEMENT: \$69,443.07
 In the Commonwealth of Pennsylvania, Washington County, West Pike Run Township;
 Address: 217 WHITEHALL ROAD, DAISYTOWN, PA 15427
 Tax #: 700-011-00-00-0010-00
 Improvements: Residential Dwelling
 Attorney: PEACOCK KELLER LLP, (724) 222-4520
WCR Vol 106 Issues 51,52
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⚖️ A VOICE FOR INJURED VICTIMS ACROSS WESTERN PENNSYLVANIA ⚖️

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Western Pennsylvania Trial Lawyers Association

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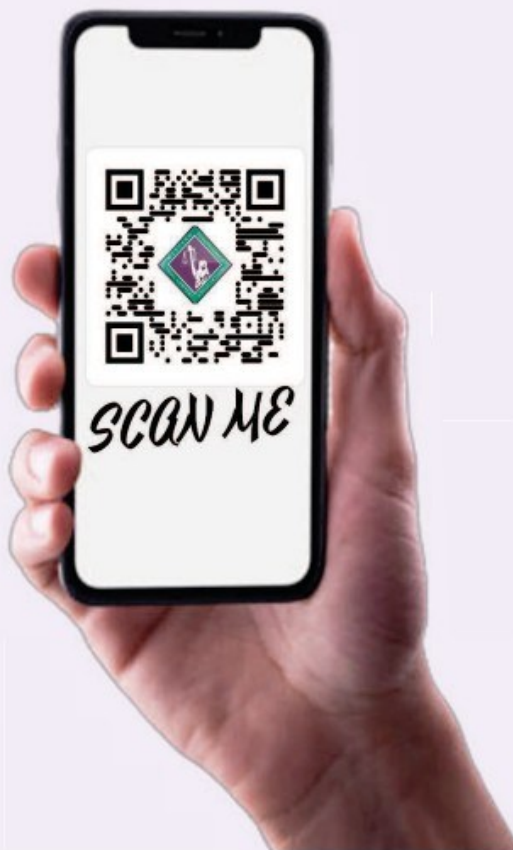
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