

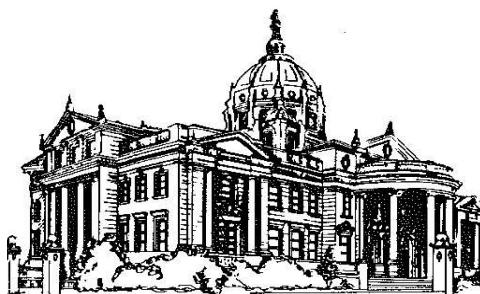
WASHINGTON COUNTY REPORTS

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. 26 – JANUARY 8, 2026

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

MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @www.washingtoncourts.us/101/Judges
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	Effective July 7, 2025, all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. Attorney must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight) shall be presented on Tuesdays at 9:15a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties.
Lucas, Michael, CR#6/1006	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
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. wcba@washcobar.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] A judge in Brown County, Texas, has been suspended without pay after his indictment stemming partly from allegations that he hit a prosecutor and tried to hinder an arrest by failing to sign an arrest warrant. According to media reports, Judge Alan Britton of Brown County, Texas, was suspended in a November 25th order. Britton was indicted on November 20th on these 3rd degree felony charges: Assault on a Public Servant, based upon Britton allegedly hitting a prosecutor in the head while she was conducting plea negotiations with defense counsel; Tampering with a Witness in a family violence case where Britton was accused of instructing a person named in an arrest warrant to get the victim to sign an affidavit of non-prosecution; and Tampering with a Government Document, for allegedly concealing the aforesaid arrest warrant. The judge was also indicted on the following Class A misdemeanor charges: Hindering Apprehension of Prosecution for allegedly failing to sign an arrest warrant and leaving it on his desk; and Abuse of Official Capacity, where Britton is accused of practicing law in Brown County in December, 2023, when he was also a sitting Texas judge. [2] In a recent 6-1 decision, the New Jersey Supreme Court ruled testimony that merely shaking a baby can product internal bleeding near the brain and in the retina is too unreliable for admission in criminal cases of child abuse. The New Jersey case is the first to conclude that evidence of shaken baby syndrome is unreliable, according to a dissenter in the November 20th decision. Shaken baby syndrome holds that shaking an infant can cause injuries that include subdural hematoma, retinal hemorrhages and encephalopathy. According to the New Jersey Supreme Court, despite testimony from medical experts, the testimony did not establish that shaken baby syndrome has gained general acceptance in the bio-mechanical community. Other News: Order overruling preliminary objections to upset sale reversed when certified mail returned as unclaimed, there is a lack of reasonable effort to determine the whereabouts of the owner and the evidence of record does not establish taxpayer had actual notice of the upset sale. Policy of deadline the day before the sale to accept payments of delinquent taxes violates Section 603 of the Real Estate Tax Law, 72 P.S. §5860.603. *Norberto v. Schuylkill County Tax Claim Bureau*, No. 315 C.D. 2024 (Commonwealth Ct. December 3, 2025).

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

NOTICE TO THE PROFESSION

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

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

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

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

ESTATE NOTICES

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
JANUARY 16, 2026 AUDIT

AUDIT LIST

63-2024-0600 Estate: Irene Kathryn Amos
 Accountant: Charles E. Amos, Executor
 Attorney: Dorothy A. Milovac, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS JANUARY 16, 2026 AT 9:30 A.M.,
COURTROOM #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: January 16, 2026
Publication Dates: December 18, 2025 & January 08, 2026

Washington County Bar Association – Winter Bench Bar

Fri., Jan. 23, 2026 – Hilton Garden Inn, Southpointe & ZOOM

REGISTRANT (please print): _____

PASID#:

(Offerings may change due to registration #s, tech issues & other unavoidable factors) Indicate course & zoom or in-person attendance

	SEMINARS (topics/speakers/zoom subject to change).	REGISTER by 1/9/26	Time	In-person	Zoom
BG	“Bridge the Gap” – Amy Coco, moderator. Required by PA Supreme Court for newly-admitted attorneys prior to 1 st CLE compliance deadline (registration open only to newly-admitted attys).	4e	8a-12p		n/a
1a	Energy Law: “Old Leases: Validity & Termination” P Atencio	1s	8a		n/a
1b	“SCOTUS Case Law Update” C Woods	1s	attend		n/a
1c	“2026 in the Civil Division ‘All is Well” J Takah, Judge Lucas	1s	1 of 3		
2a	“Partition Actions” F Kosir	1s	9:15a		n/a
2b	“Occupational Fraud: Profile of a Fraudster” J Petrancosta, G Landgraf	1s	attend		
2c	“Autism: Clients & the Courtroom” J Torisky	1s	1 of 3		n/a
3a	“Access to Justice: Elder Law Services” Judge Lucas; K Gustine, K Hinkel, J Hale, M Miklusca	1e	10:30a		
3b	“Beyond High Conflict: ACEs & Generational Trauma” Dr D Gilman	1s	attend		n/a
3c	“Criminal Law Update” J Mihalov, J Friedmann; Judges Costanzo, McDonald, Pettit	1s	1 of 3		n/a
4	★ Lunch, “State of the Judiciary,” & Plenary CLE ★ CLE (12:15p): Inaugural William D. Phillips Symposium: “Balancing Advocacy & Ethics” PA Supreme Court Justice C Donohue; Judge Faldowski; Judge Gilman; J Gismondi; L Phillips, Mod.	1e	11:30a-1:15p		
5a	“Stress Management in the Legal Profession” C Sauers, S Brookman	1e	1:30p		n/a
5b	“e-Discovery” J Unice	1s	attend		n/a
5c	“Family Law Update” L Lyons, D Wolf, B Clancy, Judge DiSalle; K Bojarski, mod.	1s	1 of 3		
6a	“Benefits of Charitable Giving in Estate, Tax, & Financial Planning” A Walz, J Piszcior	1s	2:45p		n/a
6b	“Applied AI in the Practice of Law” M Gray	1e	attend		
6c	“DBoard Updates & Ethics Issues” R James	1e	1 of 3		n/a
7	“The Whiskey Rebellion: A Distilled History of an American Crisis” Brady Crytzer, author & historian (Wall St Journal’s 2023 list of “Ten Books to Read,” book signing to follow program)	1s	4p		
8	Happy Hour ~ in-person event limited to paid WBB/CLE registrants; others/guests \$40pp.*		5-6:30p		n/a

BRIDGE THE GAP (BTG): Practicing <12 months = \$50, >12 mos. = \$100

Lunch/Happy Hr included; no audit/CLE fees on morning CLEs (mark attendance above)

SPECIAL PRICE ALL DAY WBB →

Same price in-person or zoom; mix & match any/all 7 CLE credits at the same price
In-person ALL DAY WBB incl 7 CLE credits, breakfast, lunch, snacks, & happy hour

A LA CARTE Registration / WCBA Mbrs: # ____ credit (7 max) x \$60/credit = \$ ____ =

Mbrs <5 yrs in practice, FT NPO/Govt/Ed: # ____ credit (7 max) x \$50/credit = \$ ____ =

Attys NOT WCBA Mbrs: # ____ credit (7 max) x \$95/credit = \$ ____ =

Audit (no CLE credit) & Non-Attys: # ____ seminar (7 max) x \$35/seminar = \$ ____ =

Lunch ONLY \$25pp (no CLE); Happy Hr ONLY & HH Guests \$40pp = \$ ____ =

OH WV = \$75 each state (flat fee covers any/all seminars) = \$ ____ =

Pay to “Washington County Bar Association” 119 S College St, Washington PA 15301

Ph 724.225.6710. Fax 724.225.8345. Email wcba@washcobar.org. **No refunds after 1/9/26!**

Pay by Credit Card Online (Calculate amount due [+ 3% cc fee]), user QR code or pay w/ link: <https://square.link/u/ma5bQTsI>

or Check # _____

If paid online by credit card, please indicate Amount Paid: \$ _____ Date Paid: _____



ESTATE NOTICES

FIRST PUBLICATION

Galvin, Thomas John
 a/k/a Fr. Thomas John Galvin
 Late of Canonsburg
 Washington Co., PA
 File No. 63-25-1801

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

Administrator: James Galvin c/o
 Attorney: William R. Pelger, Esq.,
 2108 West St., Munhall, PA 15120
WCR Vol 106 Issues 26,27,28

Kilmer, Val
 Late of Donegal Twp.
 Washington Co., PA
 File No. 63-25-1797

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: Charles J. Avalli, 301 Grant St., Fl. 38,
 Pittsburgh, PA 15219
WCR Vol 106 Issues 26,27,28

Manni, C. Joseph
 a/k/a Carmelo Joseph Manni
 Late of McMurray
 Washington Co., PA
 File No. 63-25-1622

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: William Taylor c/o
 Attorney: Michael K. Parrish, Esq.,
 GRB Law, 2100 Georgetown Dr.,
 Suite 300, Sewickley, PA 15143
WCR Vol 106 Issues 26,27,28

Ueberschaer, Dolores Marie
 a/k/a Dolores Marie Ueberschaer,
 Nee Pugh
 Late of Peter Township
 Washington Co., PA
 File No. 63-25-1829

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: Barbara Joyce Burke, Nee Pugh a/k/a Barbara P. Burke, 207 Roscommon Place, McMurray, PA 15317

Attorney: Stephen F. Ban, Esq.,
 Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Ave., Suite 2100,
 Pittsburgh, PA 15222

WCR Vol 106 Issues 26,27,28

SECOND PUBLICATION

Allard, Patricia F.
 Late of Donora
 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: Gary P. Allard, 218 S.
 Allen Ave., Donora, PA 15033
 Attorney: Bradley M. Bassi, Esq.,
 Bassi, Vreeland & Assoc., P.C.,
 P.O. Box 144, 111 Fallowfield
 Ave., Charleroi, PA 15022

WCR Vol 106 Issues 25,26,27

Allen, Sr., Ronald E.
 a/k/a Ronald E. Allen
 a/k/a Ronald Allen
 a/k/a Ronald Allen, Sr.
 Late of Robinson Twp.
 Washington Co., PA
 File No. 63-25-0413

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: Leslie M. Allen, 1143
 Candor Rd., Bulger, PA 15019
 Attorney: Jeffrey P. Derrico, Esq.,
 Greenlee Derrico Posa, LLC, 138
 N. McDonald St., Suite 101,
 McDonald, PA 15057

WCR Vol 106 Issues 25,26,27

Cimino, Mary Lou
 Late of South Strabane Twp.
 Washington Co., PA
 File No. 63-25-1806

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: Christy Martin a/k/a
 Christy Cimino Martin c/o
 Attorney: Mark Gubinsky, Esq.,
 1195 Washington Pike, Suite 325,
 Bridgeville, PA 15017

WCR Vol 106 Issues 25,26,27

Coffield, John R.
 a/k/a John Riley Coffield
 a/k/a J. Riley Coffield
 a/k/a Riley Coffield
 Late of Washington Co., PA

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

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

Executor: Lisa C. DePaoli a/k/a Lisa Coffield DePaoli, 165 Mogar Dr., Washington, PA 15301
Attorney: Belinda Dunmire Attwood, Esq., Law Offices of Belinda Dunmire Attwood, 6 South Main Street, Suite 500, Washington, PA 15301

WCR Vol 106 Issues 25.26.27

Cooper, Laura K.
Late of Peters Twp.
Washington Co., PA
File No. 63-25-1758

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: Andrew D. Cooper, 1261 Palmer St., Plymouth, MI 48170
Attorney: Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222

WCR Vol 106 Issues 25.26.27

Cooper, Jr., Charles Joseph

Late of Peters Twp.
Washington Co., PA
File No. 63-25-1757

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: Andrew D. Cooper, 1261 Palmer St., Plymouth, MI 48170
Attorney: Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222

WCR Vol 106 Issues 25.26.27

Hogan, Susan A.
Late of Washington
Washington Co., PA
File No. 63-25-1818

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: C. Eric Pfeil c/o
Attorney: Haleigh R. Truchok, Esq., Dentons Cohen & Grigsby P.C., Attorneys, 625 Liberty Ave., Pittsburgh, PA 15222-3152

WCR Vol 106 Issues 25.26.27

Howard, Margaret L.
Late of South Strabane Twp.
Washington Co., PA

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

Executor: Tina M. D'Allessandro, 119 Shidler Run Rd., Amity, PA 15311

WCR Vol 106 Issues 25.26.27

Pento, Clara K.
a/k/a Clara Kay Pento
Late of Monongahela
Washington Co., PA

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

Executor: Robert J. Pento,
7641 Patterson Drive, Harrisburg,

PA 17112
Attorney: David R. Getz, Esq., Wix, Wenger & Weidner, 2805 Old Post Road, Suite 200, Harrisburg, PA 17110

WCR Vol 106 Issues 25.26.27

Schweinebraten, Billy Roy
a/k/a Billy R. Schweinebraten
Late of Washington
Washington Co., PA
File No. 63-25-1803

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: Agnes W. Schweinebraten, 1170 Locust Ave., Washington, PA 15301
Attorney: Gary L. Sweat, Esq., Sweat Law Offices, 375 Valley Brook Rd., Suite 112, McMurray, PA 15317

WCR Vol 106 Issues 25.26.27

THIRD PUBLICATION

Anthony, Lesley D.
a/k/a Lesley Denise Anthony
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 Executor & Attorney or attorney, and all persons indebted to the decedent to make payment to the Executor & Attorney without delay.

Executor & Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Suite 1501, Canonsburg, PA 15317

WCR Vol 106 Issues 24.25.26

Craig, William W.

a/k/a William Wade Craig
Late of Claysville
Washington Co., PA
File No. 63-25-1836

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: William Kevin Craig,
2207 Open Meadow Circle,
Bridgeville, PA 15017

Attorney: Eva H. Ahern, Esq.,
Peacock Keller, LLP, 95 West Beau
Street. Suite 600, Washington, PA
15301

WCR Vol 106 Issues 24,25,26

Minor, Evelyn R.

a/k/a Evelyn Rosemarie Minor
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: Scott Minor a/k/a
Scott Alan Minor a/k/a Scott Allen

Minor, 905 E. Beau St.,
Washington, PA 15301

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

WCR Vol 106 Issues 24,25,26

Saxon, John

Late of Brownsville
Washington Co., PA

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

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

Administratrix CTA: Patricia Ann
Meneskie aka Patricia Ann Saxon,
351 Spring Rd., Brownsville, PA
15417

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

WCR Vol 106 Issues 24,25,26

Trusky, Elmer L.

Late of Coal Center
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: Lisa M. Truskey aka
Lisa Marie Truskey-Hammond,
243 Grandview Way, Charleroi, PA
15022

Attorney: Kris A. Vanderman, Esq.,
Vanderman Law Offices, 142 Fal-
lowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 24,25,26

Walker, Janice B.

Late of McDonald
Washington Co., PA
File No. 63-25-1713

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

Executor: Timothy Paul Walker c/o
Attorney: Tracy L. Zihmer, Esq.,
Zihmer Law Firm, 3244 Wash-
ington Rd., McMurray, PA 15317

WCR Vol 106 Issues 24,25,26

**TERMINATION OF
PARENTAL RIGHTS****PUBLIC NOTICE**

IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION

**IN RE: BENSEN TOMSIC a/k/a
BENSEN HUNTER TOMSIC**
D.O.B. JUNE 29, 2024

MALE CHILD OF: LINDSEY
TOMSIC AND JASON SOUTHERN

NO: 63-25-1725

Take notice that a Petition for Involuntary Termination of Parental Rights of Lindsey Tomsic and Jason Southern will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on January 21, 2026, at 10:00 a.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department,

95 West Beau Street, suite 300,
Washington, PA 15301, Telephone:
(724) 228-6884.

Brittany Green, Caseworker
Washington County Children &
Youth
Social Service Agency
95 West Beau Street, Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 106 Issue 26

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, FEBRUARY 6, 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)

BENTLEYVILLE

**ROCKET MORTGAGE, LLC
F/K/A QUICKEN LOANS, LLC**
vs
RYAN SCHOENFELD

DOCKET #: 2025-542
JUDGEMENT: \$94,386.79

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

Address: 109 PITTSBURGH ROAD, BENTLEYVILLE, PA 15314
Tax #: 040-060-00-02-0022-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

BENTLEYVILLE (Cont'd)

NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3
vs
MATTHEW J. PALYAS III A/K/A MATTHEW PALYAS, JR., In His Capacity as Administrator of DOROTHY JEANNE PALYAS

DOCKET #: 2025-3039
JUDGEMENT: \$4,338.70

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

Address: 337 MAIN STREET, BENTLEYVILLE, PA 15314
Tax #: 040-014-00-00-0011-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

BUFFALO

FEDERAL HOME LOAN MORTGAGE CORPORATION
vs
JESSICA L. CRAFT HICKMAN; KEITH ALAN HICKMAN

DOCKET #: 2025-5254
JUDGEMENT: \$99,440.08

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

Address: 119 EAST BUFFALO CHURCH RD, WASHINGTON, PA 15301

Tax #: 060-012-00-00-0023-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

BURGETTSTOWN

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs
KENNETH C. COWDEN, II

DOCKET #: 2024-6475
JUDGEMENT: \$64,022.55

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

Address: 118 CENTER STREET a/k/a 118 CENTER AVENUE a/k/a 118 CENTRE AVENUE, BURGETTSTOWN, PA 15021
Tax #: 070-008-00-02-0009-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856) 810-5815

WCR Vol 106 Issues 25, 26, 27

CANONSBURG

WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A.
vs
JOSHUA GAYNARD

DOCKET #: 2023-4927
JUDGEMENT: \$246,514.32

In the Commonwealth of Pennsylvania, Washington County, Canonsburg;

onsburg Borough;

Address: 133 EAST PITT STREET,
CANONSBURG, PA 15317
Tax #: 110-030-00-00-0019-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CANTON

**PENNYMAC LOAN
SERVICES, LLC**

vs

**KASEY M. PLANTS AND JOHN
W. PLANTS II**

**DOCKET #: 2025-6213
JUDGEMENT: \$149,583.13**

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

Address: 1227 DAVIS AVENUE,
WASHINGTON, PA 15301
Tax #: 120-013-01-04-0009-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CARROLL

**PENNYMAC LOAN
SERVICES LLC**

vs

CATHERINE ZEIGLER

**DOCKET #: 2025-1423
JUDGEMENT: \$162,639.04**

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

Address: 13 SAMPSON AVENUE,
MONONGAHELA, PA 15063
Tax #: 130-013-05-02-0011-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CECIL

**PNC BANK, NATIONAL
ASSOCIATION**

vs

**HEIDI HARBAUGH AND
JEFFREY R. HARBAUGH**

DOCKET #: 2025-5104

JUDGEMENT: \$142,154.76

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

Address: 18 CHANTRENE LANE,
CECIL, PA 15321
Tax #: 140-007-04-02-0043-01

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CECIL (Cont'd)

**THE BANK OF NEW YORK
MELLON TRUST COMPANY,
N.A., ET AL**

vs

DONALD J. RASH, JR.

DOCKET #: 2024-4110

JUDGEMENT: \$80,155.12

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

Address: 11 ROCKMORE DRIVE,
MCDONALD, PA 15057
Tax #: 140-005-01-04-0009-00 &
140-005-01-04-0007-00 (2)

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG

PC, (215) 572-8111

WCR Vol 106 Issues 25, 26, 27

AS CORRECTED

CECIL (Cont'd)

**U.S. BANK NATIONAL
ASSOCIATION, ET AL**

vs

**CAROLYN M. WASUCHNO,
BARBARA A. BOLLA,
MELISSA M. GASIOR &
JENNIFER L. WILLIAMS**

DOCKET #: 2025-1988

JUDGEMENT: \$62,318.70

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

Address: 140 LOCUST STREET,
MUSE, PA 15350

Tax #: 140-009-02-03-0035-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO
ARGENTIERI COUNSELORS AT
LAW LLC, (856) 384-1515

WCR Vol 106 Issues 26, 27, 28

CHARLEROI

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**SANDRA L. STATEN
f/k/a SANDRA L. HOFFMAN**

DOCKET #: 2025-1242

JUDGEMENT: \$50,082.39

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

Address: 201 PROSPECT AVENUE,
CHARLEROI, PA 15022
Tax #: 160-028-00-02-0019-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER, (717) 234-4178
WCR Vol 106 Issues 25, 26, 27

Attorney: STERN & EISENBERG PC, (215) 572-8111
WCR Vol 106 Issues 26, 27, 28

Attorney: HILL WALLACK LLP, (215) 579-7700
WCR Vol 106 Issues 25, 26, 27

CROSS CREEK

NEWREZ LLC D/B/A
 SHELLPOINT MORTGAGE
 SERVICING
 vs
 CLAYTON WOODDELL

DOCKET #: 2024-2713
JUDGEMENT: \$96,586.50

In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township;

Address: 26 CAMPBELL DRIVE,
 AVELLA, PA 15312
 Tax #: 210-011-03-01-0007-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856) 810-5815

WCR Vol 106 Issues 25, 26, 27

AS CORRECTED

DONEGAL

VILLAGE CAPITAL &
 INVESTMENT, LLC
 vs
 BRIAN K. DURBIN, solely in his
 capacity as known heir of
 CATHERINE DURBIN,
 Deceased, ET AL

DOCKET #: 2025-1764
JUDGEMENT: \$61,170.46

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

Address: 1013 MAPLE AVENUE,
 WEST ALEXANDER, PA 15376
 Tax #: 230-027-00-00-0012-00

Improvements: Residential Dwelling

EAST BETHLEHEM

PENNIMAC LOAN
 SERVICES LLC
 vs
 LISA LASKO, Known Surviving
 Heir of JAMES KLOTZ, ET AL

DOCKET #: 2025-2504
JUDGEMENT: \$138,038.97

In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

Address: 409 SECOND STREET,
 VESTABURG, PA 15368
 Tax #: 260-001-04-03-0047-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

EAST WASHINGTON

PLANET HOME
 LENDING, LLC
 vs
 CARL SEKEL AND THE
 UNITED STATES OF
 AMERICA

DOCKET #: 2025-2711
JUDGEMENT: \$169,800.32

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

Address: 35 NORTH AVENUE,
 WASHINGTON, PA 15301
 Tax #: 290-005-00-01-0008-00 &
 290-005-00-01-0007-00 (2)

Improvements: Residential Dwelling

ELLSWORTH

US BANK TRUST NATIONAL
 ASSOCIATION AS TRUSTEE
 FOR LB-RANCH SERIES V
 TRUST
 vs
 PAULA EVANS POSKON,
 KNOWN HEIR OF RONALD L.
 BAIRD, DECEASED, ET AL

DOCKET #: 2023-6674
JUDGEMENT: \$51,006.61

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

Address: 1 NORTH MAIN
 STREET, ELLSWORTH, PA
 15331
 Tax #: 310-016-00-00-0007-00 &
 310-016-00-00-0008-00 (2)

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100
WCR Vol 106 Issues 25, 26, 27

ELLSWORTH (Cont'd)

FREEDOM MORTGAGE
 CORPORATION
 vs
 JEFFREY DETTLING

DOCKET #: 2025-1384
JUDGEMENT: \$39,519.63

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

Address: 48 LOCUST STREET,
 ELLSWORTH, PA 15331
 Tax #: 310-002-00-04-0008-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT,
PLLC, (844) 856-6646
WCR Vol 106 Issues 25, 26, 27

Attorney: McCABE, WEISBERG
& CONWAY, LLC, (215) 790-
1010
WCR Vol 106 Issues 25, 26, 27

FALLOWFIELD

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 Pennsylvania, Washington County, Fallowfield Township;

Address: 88 WALNUT RIDGE ROAD, CHARLEROI, PA 15022
Tax #: 320-006-02-03-0006-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

FALLOWFIELD (Cont'd)

CITIZENS BANK, N.A.
f/k/a RBS CITIZENS NA
vs
PAMELA PESCA
f/k/a PAMELA A. DEMATTY

DOCKET #: 2024-8182
JUDGEMENT: \$102,222.70

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

Address: 1000 and 1010 RYAN AVENUE, NORTH CHARLEROI, PA 15022
Tax #: 500-012-00-00-0001-00 & 320-008-00-00-0001-00 (2)

Improvements: Residential Dwelling

MONONGAHELA

THOR REAL ESTATE, LLC
AND LAURAL HOMES, LLC
vs
HUGH JAGGER

DOCKET #: 2025-571
JUDGEMENT: \$31,438.63

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

Address: 115 CHESS STREET,
MONONGAHELA, PA 15063
Tax #: 430-004-00-01-0003-00

Improvements: Residential Dwelling

Attorney: ANDREW M.
MENCHYK JR., 724-285-1717

WCR Vol 106 Issues 25, 26, 27

MONONGAHELA (Cont'd)

ROCKET MORTGAGE, LLC
F/K/A QUICKEN LOANS, LLC
F/K/A QUICKEN LOANS INC.
vs
KATE M. RUNAC

DOCKET #: 2025-2773
JUDGEMENT: \$62,228.41

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

Address: 902 SHERIDAN STREET, MONONGAHELA, PA 15063
Tax #: 440-023-00-00-0002-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

MONONGAHELA (Cont'd)

CSMC 2021-RPL9 TRUST
vs
JAMES BRIAN FAUST;
JANET M. DISIMO

DOCKET #: 2025-2667
JUDGEMENT: \$112,879.51

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

Address: 810 HOWARD STREET,
MONONGAHELA, PA 15063
Tax #: 440-016-00-01-0013-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

NORTH BETHLEHEM

ARC HOME LLC
vs
KEITH E. PATTISON AND
HEATHER L. PATTISON

DOCKET #: 2025-50
JUDGEMENT: \$284,989.16

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

Address: 571 LITTLE DANIELS RUN ROAD, SCENERY HILL, PA 15360
Tax #: 490-009-00-00-0012-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

WCR Vol 106 Issues 25, 26, 27**NORTH STRABANE**

US BANK TRUST NATIONAL ASSOCIATION, ET AL
vs
CHRISTINE ZIMAK
AKA CHRISTINE R. ZIMAK
FFKA CHRISTINE R.
ORNDOFF, ET AL

DOCKET #: 2025-6000
JUDGEMENT: \$11,669.56

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

WCR Vol 106 Issues 25, 26, 27

NORTH STRABANE (Cont'd)

FREEDOM MORTGAGE CORPORATION
vs
MELISSA L. KNIGHT
A/K/A MELISSA L. LUSI

DOCKET #: 2025-3784
JUDGEMENT: \$83,206.61

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

Address: 96 LINDEN ROAD, CANONSBURG, PA 15317
Tax #: 520-014-00-00-0045-00

Improvements: Residential Dwelling

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

SOMERSET

NATIONSTAR MORTGAGE, LLC
vs
CAROLYN M. KISNER

DOCKET #: 2025-1761
JUDGEMENT: \$21,816.68

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

Address: 16 LEWIS ROAD, EIGHTY FOUR, PA 15330
Tax #: 580-001-01-03-0011-00

Improvements: Residential Dwelling

Attorney: LEOPOLD & ASSOCIATES PLLC, (914) 219-5787

WCR Vol 106 Issues 25, 26, 27

SOUTH FRANKLIN

KEYBANK, NA s/b/a
FIRST NIAGARA BANK, NA
vs
DORIS JEAN CROMPTON
AND DAVID B. CROMPTON

DOCKET #: 2025-5328
JUDGEMENT: \$59,358.18

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

Address: 171 MOUNTS ROAD, WASHINGTON, PA 15301
Tax #: 590-013-01-06-0021-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

WCR Vol 106 Issues 25, 26, 27

SOUTH FRANKLIN (Cont'd)

CITIZENS BANK, N.A.
S/B/M TO CITIZENS BANK
OF PENNSYLVANIA
vs
KATHLEEN HARRIS

DOCKET #: 2025-1540
JUDGEMENT: \$34,800.89

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

Address: 925 SOUTH BRIDGE ROAD, PROSPERITY, PA 15329
Tax #: 590-006-00-00-0011-04

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

WCR Vol 106 Issues 25, 26, 27

SOUTH STRABANE

GOLDEN ROAD INVESTMENT TRUST 1
vs
24 VINCE & ASSOCIATES INC

DOCKET #: 2025-5941
JUDGEMENT: \$148,585.15

In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;

Address: 913 LOCUST AVENUE, WASHINGTON, PA 15301
Tax #: 600-003-04-01-0005-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27Attorney: POWERS KIRN, LLC,
(215) 942-2090WCR Vol 106 Issues 25, 26, 27**SOUTH STRABANE (Cont'd)**

PENNSYLVANIA HOUSING
FINANCE AGENCY
vs
JUSTIN JOHN VINSKI,
Administrator of the Estate of
JOHN A. VINSKI, JR., Deceased

DOCKET #: 2025-3741
JUDGEMENT: \$124,667.92

In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;

Address: 960 NEVADA STREET,
WASHINGTON, PA 15301
Tax #: 600-004-11-03-0006-01 &
600-004-11-03-0006-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27**SPEERS**

PENNYMAC LOAN
SERVICES LLC
vs

CHRISTOPHER A. HUPCHICK
a/k/a CHRISTOPHER
HUPCHICK & SHERRY M.
HUPCHICK a/k/a SHERRY
HUPCHICK

DOCKET #: 2019-5003
JUDGEMENT: \$110,062.18

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

Address: 212 SCOTT STREET,
CHARLEROI, PA 15022
Tax #: 610-017-00-01-0019-00

Improvements: Residential Dwelling

WASHINGTON

U.S. BANK TRUST NATIONAL
ASSOCIATION, as Trustee of
LB-DWELLING SERIES V
TRUST
vs
MATTHEW PRICE
A/K/A MATTHEW LAWRENCE
PRICE, KNOWN HEIR OF
PATRICIA D. PRICE,
DECEASED, ET AL

DOCKET #: 2024-1677
JUDGEMENT: \$46,497.07

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

Address: 495 FAYETTE STREET,
WASHINGTON, PA 15301
Tax #: 780-003-00-01-0001-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27**WASHINGTON (Cont'd)**

WILMINGTON SAVINGS
FUND SOCIETY, FSB, ET AL
vs
FALL EDGE ENTERPRISE
LLC

DOCKET #: 2025-3781
JUDGEMENT: \$146,274.79

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

Address: 263 DONNAN AVENUE,
WASHINGTON, PA 15301
Tax #: 720-009-00-01-0004-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO
LLP, (212) 471-5100WCR Vol 106 Issues 25, 26, 27**WASHINGTON (Cont'd)**

UMB BANK, National
Association
vs
JENNIFER M. HARRIS

DOCKET #: 2024-3861
JUDGEMENT: \$240,252.46

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

Address: 218 ELLSWORTH
STREET, CALIFORNIA, PA
15419
Tax #: 080-020-00-02-0010-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO
ARGENTIERI COUNSELORS AT
LAW LLC, (856) 384-1515

WCR Vol 106 Issues 25, 26, 27**WEST BROWNSVILLE**

PLANET HOME
LENDING, LLC
vs
PHILIP PAUL THOMAS

DOCKET #: 2024-8689
JUDGEMENT: \$93,801.49

In the Commonwealth of Pennsylvania, Washington County, West Brownsville Borough;

Address: 615 WOODLAWN AVE-
NE, BROWNSVILLE, PA 15417
Tax #: 670-011-00-01-0004-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

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