

# 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

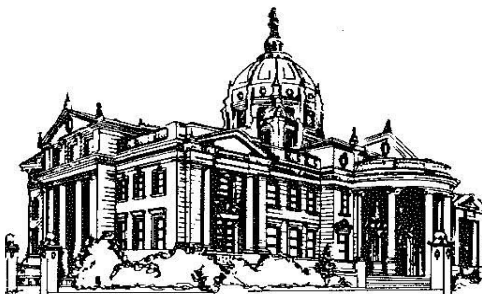
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**Vol. 106 No. 26 – JANUARY 8, 2026**

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

## MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @ <a href="https://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a>
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: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> .
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 <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a>
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: <a href="https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge">https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge</a> .
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.

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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.haupt@washingtoncourts.us](mailto:jennifer.haupt@washingtoncourts.us) or by mail at 1 South Main Street, Suite 1001, Washington PA 15301

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**ESTATE NOTICES**

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**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): \_\_\_\_\_

**PASCID#:** \_\_\_\_\_

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

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

**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)

**Bridge the Gap =** \$ \_\_\_\_\_

## 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

**WCBA Mbr \$345 =**  
**< 5 yrs in practice \$305 =**  
**& Full-Time NPO/Govt/Ed Attys**  
**Attys not WCBA \$545 =**

**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) = \$ \_\_\_\_\_ =

**A la Carte =**  
Per credit CLE fees  
Audit / Non-Atty fee  
Lunch fee (if no CLE)  
Happy Hour Only / Guest fee  
Add'l WV/OH CLE fee

\$ \_\_\_\_\_

Pay to "Washington County Bar Association" 119 S College St, Washington PA 15301  
Ph 724.225.6710. Fax 724.225.8345. Email [wcbawashcobar.org](mailto:wcbawashcobar.org). **No refunds after 1/9/26!**

**TOTAL DUE =**

☐ +\$50 late fee 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/ma5bQTsl>

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

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**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

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**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

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### **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

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**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

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**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

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**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

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**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

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**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

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## **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

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**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 Washing-  
ton 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 SOUTH-  
ERN

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, CancA-

onsburg Borough;

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

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, Washington County, Canton  
Township;

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

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, Washington County, Carroll  
Township;

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

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, Washington County, Cecil  
Township;

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

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, 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 Dwell-  
ing

Attorney: STERN & EISENBERG

PC, (215) 572-8111

WCR Vol 106 Issues 25, 26, 27

AS CORRECTEDCECIL (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 Pennsyl-  
vania, Washington County, Cecil  
Township;

Address: 140 LOCUST STREET,  
MUSE, PA 15350  
Tax #: 140-009-02-03-0035-00

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, Washington County, Charle-  
roi Borough;

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

Improvements: Residential Dwell-  
ing

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

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

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

WCR Vol 106 Issues 26, 27, 28

### **EAST BETHLEHEM**

**PENNYMAC 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

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

WCR Vol 106 Issues 25, 26, 27

### **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 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 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 Pennsyl-  
vania, Washington County, Fallow-  
field 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 Dwell-  
ing

### **MONONGAHELA**

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

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

In the Commonwealth of Pennsyl-  
vania, Washington County, City of  
Monongahela;

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

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, Washington County, City of  
Monongahela;

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

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, Washington County, City of  
Monongahela;

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

Improvements: Residential Dwell-  
ing

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 Pennsyl-  
vania, Washington County, North  
Bethlehem Township;

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

Improvements: Residential Dwell-  
ing

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

WCR Vol 106 Issues 25, 26, 27

**NORTH STRABANE**

**US BANK TRUST NATIONAL  
ASSOCIATION, ET AL**

**vs**

**CHRISTINE ZIMAK  
AKA CHRISTINE R. ZIMAK  
FKA 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, 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

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

WCR Vol 106 Issues 25, 26, 27**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) 471-5100

WCR 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 AVENUE,  
BROWNSVILLE, PA 15417  
Tax #: 670-011-00-01-0004-00

Improvements: Residential Dwelling

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

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Washington County Bar Association / Washington County Reports (“Publisher”)  
**Legal Notice Rates & Publishing Policies**  
**Effective 1/1/2026**

Additional Affidavits: **\$20** each

Standard Flat-Rate Notices:

- Estate Notices: **\$175** (includes set-up fee, three insertions, one affidavit)
- Corporation Notices: **\$125** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate) – notice types include Fictitious Name, Dissolution, Certificates of Organization
- Name Change Notices: **\$115** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate)
- County Sheriff’s Office Sheriff’s Sales: **\$425** per sale/property (includes setup fee, up to three insertions, one affidavit). No header fee. No index fee. No discount/refund if sale cancelled after first insertion. Errors not the fault of the Publisher that require a sale to be re-published after or during the initial three-week publication period will incur a cost of \$165 for the first insertion and \$125 for each additional insertion.

Per Line Rate notices: **\$4.50/line/column/insertion**, \$40 set-up fee, including first Affidavit.

Effective 11/7/25: Line rate calculated as follows: 10-point font (Times New Roman), approximately 57 lines per column, three columns per page.

Per line notices cancellations: If after first insertion, refund 50% of original invoice less \$40 set-up fee; if after second insertion, refund 34% of original invoice less \$40 set-up fee. If canceled after line-rate for sale has already determined, full amount of original invoice less \$40 set-up fee (full refund if line-rate not yet calculated).

Advertiser-generated Inserts: **\$1,700** flat rate for advertiser-generated inserts that do not conform to publication size and are published as an insert; in addition, the Legal Notice (“header”) included with the insert must be published separately in the journal's main section at an additional cost, calculated based on the Per Line Rate established above.

Digital/Email Subscription rate: \$85 [included in dues for WCBA members].

Single-issue copies: **\$5** (+postage, if mailed).

**PUBLISHING POLICIES:**

- All legal notices must be pre-paid unless approved by publisher. An account past due more than 60 days or in excess of \$500 is not eligible for a discretionary waiver of pre-payment until that account is paid in full.
- Publisher has the right to decline to publish any material.
- Publisher does not edit for content or substance and is not responsible for errors made by the advertiser.
- Price deviations in exceptional circumstances regarding individual notices are at the discretion of WCBA administrative staff in consultation with the legal journal editor and/or the Publisher’s authorized designee.
- Placement and categorization of items submitted for publication: A.) Items which may have legal ramifications, such as those having publication deadlines, or which may be required to be published by law, statute, rule or Court Order, are considered a “legal notice,” which must be paid in advance (unless pre-payment is waived by publisher) by the advertising party, and for which advertiser will receive an Affidavit. B.) Items of general information or relevance to the profession or Bar Association that are not required by law, statute, rule, or Court Order to be published may be inserted in the format selected by, and at the sole discretion of, the Publisher. These notices will not receive an Affidavit and are generally published at no charge but may be published as a paid display ad if advertiser chooses to do so. C.) Communications from the Court pertaining to the profession generally, as opposed to required publication notices, may be published at the discretion of Publisher as a “Notice to the Profession,” which will generally be deemed to be a public service at no charge.

*Approved by the Washington County Bar Association Board of Directors.*



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