

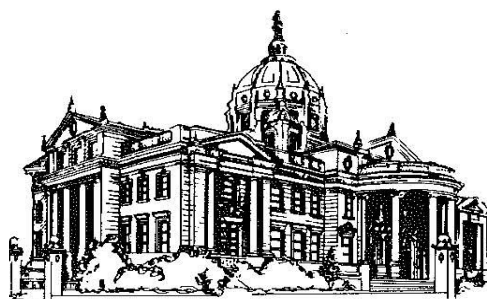
WASHINGTON COUNTY REPORTS

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. 105 No. 52 – JULY 10, 2025

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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#1/2001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo . NO MOTIONS 8/5-8/14. For emergency motions, contact Judge Costanzo's staff
DiSalle, John CR#2/2002	Effective July 7, 2025 , all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. Counsel for filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight) shall be presented on Tuesdays at 9:15a.m. in courtroom #2 with requisite five(5) days' notice to all necessary parties.
Lucas, Michael, CR#6/1006	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
Neuman, Brandon CR#4/3005	Tu, W & Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman, or law.clerk.neuman all @washingtoncourts.us. NO MOTIONS 7/10
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 NO MOTIONS 7/15, 7/17, 7/22, 7/24
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge . NO MOTIONS 7/15, 7/17, 7/24

COURT CALENDARS

Sheriff Sale Dates	Last Date to File w/Prothonotary
July 11, 2025.....	April 25, 2025
August 1, 2025.....	May 30, 2025
September 12, 2025	June 27, 2025

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A federal appeals court has ruled that a federal judge erred when he required lawyers for Southwest Airlines to attend “religious-liberty training” for failing to comply with a court order. The U.S. Court of Appeals for the 3rd Circuit said the required religious-liberty training with the conservative group Alliance Defending Freedom “plainly exceeded remedial bounds and sought to punish Southwest’s attorneys,” which is inconsistent with the purpose of a civil contempt order which are remedial in nature and designed to compel future compliance with a court order. “When a court’s contempt sanction in a civil matter is both overbroad in scope and undoubtedly punitive in nature, the judiciary risks appearing contemptuous like the contemptnor.” The court’s ruling came in connection with a discrimination case brought by a flight attendant, who was fired after she privately messaged images of aborted fetuses to the president of the flight attendant’s union, and posted them on Facebook. She had also objected when some members of the Transport Workers Union of American attended the Women’s March on Washington claiming that their participation showed support for abortion. The flight attendant was fired by Southwest for offensive, harassing and inappropriate communications. [2] The U.S. Supreme Court has allowed the Trump Administration to enforce a ban on transgender troops while a legal challenge continues. The Supreme Court stayed a preliminary injunction blocking the transgender ban issued in March by a United States District Judge from the Western District of Washington. The District Judge had ruled the ban on service by transgender people likely violates their 5th Amendment rights to equal protection and procedural due process and their 1st Amendment right to express a gender identity different from their birth sex. Other News: According to the Superior Court, asking a passenger of a motor vehicle to exit the vehicle and placing him under investigative detention was warranted after police observed marijuana in the consol of the vehicle, but concluded that conducting a frisk of the passenger was improper, since no articulable facts suggested he was armed and dangerous. The case is *Commonwealth v. Miller, 2025 Pa. Super 61 (March 14, 2025)*.

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

WASHINGTON COUNTY BAR ASSOCIATION 2025 BOARD OF DIRECTORS

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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 JULY 18, 2025 AUDIT AUDIT LIST

63-2021-0146	Estate: CELIA T. BLACK Accountant: JOHN G. BLACK, EXECUTOR Attorney: DOROTHY A. MILOVAC, ESQ.
63-2022-0885	Estate: MARY ANN YOHE Accountant: PNC BANK, EXECUTOR Attorney: CHARLES B. HADAD, ESQ.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID
AUDIT IS JULY 18, 2025 AT 9:30 A.M., COURTROOM #4 BEFORE THE
HONORABLE KATHERINE B. EMERY, JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans’ Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

Washington, Pennsylvania
Audit Date: JULY 18, 2025
Publication Dates: JULY 03, 2025 &
JULY 10, 2025

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ESTATE NOTICES**FIRST PUBLICATION****Cappelli, Sr., Raymond M.**

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

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

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

WCR Vol 105,106 Issues 52,1,2

Engel, John R.

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

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

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

WCR Vol 105,106 Issues 52,1,2

Fawcett, Richard C.

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

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

known the same to the Administrator C.T.A. & or attorney, and all persons indebted to the decedent to make payment to the Administrator C.T.A. & without delay.

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

WCR Vol 105,106 Issues 52,1,2

Goodall, Robert B.

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

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

Ancillary Administrator: Brett Chic-
carello, 158 Chiccarello Dr., Clinton, PA
15026
Attorney: Greg Diulus, Esq., 4898 Camp-
bells Run Rd., Ste. 3, Pittsburgh, PA
15205

WCR Vol 105,106 Issues 52,1,2

Houston, Richard D.

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

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

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

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Vilsack, Leopold Rowland

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

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

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

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VonScio, Constance Jean

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

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

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

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Wheatley, Patricia A.

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

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

without delay.

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

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SECOND PUBLICATION**Chabassol, Douglas**

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

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

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

WCR Vol 105,106 Issues 51,52,1

Crawford, Janis Lynn

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

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

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

WCR Vol 105,106 Issues 51,52,1

Dzubay, Donna J.

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

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

Administrator: Douglas Edward Dolton,
63 Pumpkin Center Rd., Finleyville, PA
15332

Attorney: Edward W. Wertman, Esq., The
Chiurazzi Law Group, 101 Smithfield St.,
Pittsburgh, PA 15222

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Falcon, Rebecca

Late of Ellsworth
Washington Co., PA

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

Administrator: Robert Allen Falcon, 47
Garner St., Fredericktown, PA 15333
Attorney: Robin J. Marzella, Esq., R.J.
Marzella & Associates, 3513 North Front
St., Harrisburg, PA 17110

WCR Vol 105,106 Issues 51,52,1

Galan, Jr., Edward

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

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

Administratrix: Linda Marie Koceski,
2718 Vicksburg Ave., NW, Canton, OH

44708

Attorney: Timothy R. Berggren, Esq.,
Peacock Keller, LLP, 95 W. Beau St., Ste.
600, Washington, PA 15301

WCR Vol 105,106 Issues 51,52,1

Gibbons, Mark Christopher

Late of Washington
Washington Co., PA

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

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

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Keener, Gale A.

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

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

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

WCR Vol 105,106 Issues 51,52,1

Knochel, Elaine S.

Late of Fallowfield Twp.
Washington Co., PA

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

dent to make payment to the Executor without delay.

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

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Nowinowski, Marjorie A.

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

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

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

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Petraglia, Vincent F.

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

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

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

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Polan, Kelly Ann

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

The Register of Wills has granted Letters

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

Executor: Daryl S. Polan a/k/a Daryl Scott
Polan, 218 Malone Ridge Rd., Washing-
ton, PA 15301

Attorney: Eva H. Ahern, Esq., Peacock
Keller, LLP, 95 W. Beau St., Ste. 600,
Washington, PA 15301

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Putorti, Tony

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

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

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

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Robinson, Charles Edward

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

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

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

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

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

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

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

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

Executor: Steven D. Sims, 115 East Hallam Ave., Washington, PA 15301
Attorney: Matthew J. Madvay, Esq., 60 E. Beau St., Washington, PA 15301

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

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

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

Washington, PA 15301
WCR Vol 105,106 Issues 51,52,1

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

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

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

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THIRD PUBLICATION

Bane, Daniel B.
Late of Fredericktown
Washington Co., PA
File No. 63-25-00843

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: Brandon Matthew Bane, 178 Kelly Road, McClellandtown, PA 15458

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valley Brook Road, Suite 112, McMurray, PA 15317

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Bury, Jerome J.
Late of Charleroi Borough
Washington Co., PA

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

Executor: John Bury, Jr., 1308 Ridge Rd., Rostraver Twp., PA 15012
Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Laatu, Edward J.
Late of Borough of North Charleroi
Washington Co., PA

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

Executor: Frank DeMarco, 707 Highland Ave., N. Charleroi, PA 15022
Attorney: Mark J. Shire, Esq., Shire Law Firm, 1711 Grand Boulevard, Park Centre, Monessen, PA 15062

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Mohler, Kenneth
a/k/a Kenneth E. Mohler
a/k/a Kenneth Edward Mohler
Late of Robinson Twp.
Washington Co., PA

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

Administrator: Scott Rush Kingston, 4357 Winchester Dr., Allison Park, PA 15101
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

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Moore, Matthew Paul
Late of Daisytown
Washington Co., PA
File No. 63-24-0944

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: Michelle D. Moore, 247 Water St., New Salem, PA 15468
Attorney: Kimberly Kovach, Esq., 9 Court St., Uniontown, PA 15401

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Moyer, Dorothy Mae
a/k/a Dorothy M. Moyer
Late of Ellsworth
Washington Co., PA

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

Executrix: Lisa J. Tabacca, 152 Pennsylvania Blvd., Monessen, PA 15062
Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

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Ogden, Cynthia L.
a/k/a Cynthia Hackman Ogden
Late of Canonsburg
Washington Co., PA
File No. 63-25-0751

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

Administrator: Michael J. Ogden, 9 Banner Place, Morgantown, WV 26508
Attorney: Rebecca A. Bowman, Esq., 114 Aston Court, McMurray, PA 15317

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Povich, Olga P.
Late of Houston
Washington Co., PA
File No. 63-25-0846

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: Taisia Z. Thomason a/k/a Taisia Zorene Thomason, 8686 Lindbergh Boulevard, Olmsted Falls, OH 44138
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

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Sherman, Marilyn Lee

a/k/a Marilyn B. Sherman
a/k/a Marilyn L. Sherman
Late of Peters Twp.
Washington Co., PA
File No. 63-25-0742

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: Brenda E. Livolsi, 230 N. Main St., Houston, PA 15342

WCR Vol 105 Issues 50,51,52

NAME CHANGE NOTICES

Notice is hereby given that on the date of June 27 2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-3034 by the petitioner, **Ashleia Diana Barnes**, for a change of name to Ashleia Diana Martin.

The court has fixed the date of September 29, 2025 and time of 9:00am in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 105 Issue 52

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2025-2774

In re: Petition of **Ember Renee Baum**, a minor, by the Petitioner, Elena M. Glozzer natural parent or guardian, for change of name to Ember Renee Glozzer.

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of August 25, 2025 and time of 9am in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 105 Issue 52

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2025-2588

In re: Petition of **Aurora Rose Akers**, a minor, by the Petitioner, Raegan Wharton natural parent or guardian, for change of name to Aurora Rose Wharton

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of July 28, 2025 and time of 9:15 a.m. in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 105 Issue 52

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, AUGUST 1 2025, at 10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

CANONSBURG

CARRINGTON MORTGAGE SERVICES, LLC

vs

ADAM SNATCHKO, SR., Known Surviving Heir of LINDA LEE SNATCHKO, ET AL

DOCKET #: 2024-6488

JUDGEMENT: \$101,051.72

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

Address: 502 GIFFIN AVENUE, CANONSBURG, PA 15317

Tax #: 090-009-00-02-0034-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CANONSBURG (Cont'd)

U.S. BANK NATIONAL ASSOCIATION

vs

SAMUEL D. WILLIAMS AND PATRICIA M. BOYLE

DOCKET #: 2024-4113

JUDGEMENT: \$45,045.02

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

Address: 605 S CENTRAL AVENUE, CANONSBURG, PA 15317

Tax #: 110-012-00-00-0005-00

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CENTERVILLE

THE HUNTINGTON NATIONAL BANK

vs

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

DOCKET #: 2024-8619

JUDGEMENT: \$113,878.25

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

Address: 100 ALKIM DRIVE, BROWNSVILLE, PA 15417

Tax #: 152-023-00-00-0028-07

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

CHARTIERS

SERVBANK, SB

vs

BRIAN K. DUNN

DOCKET #: 2024-5882

JUDGEMENT: \$398,873.87

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

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

vs

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

DOCKET #: 2023-6290

JUDGEMENT: \$228,317.49

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

Address: 100 BELMONT AVENUE,
MEADOWLANDS, PA 15347

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

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

vs

HOPE M. HAYMAN

DOCKET #: 2023-5829

JUDGEMENT: \$62,370.11

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

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

vs

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

DOCKET #: 2025-100

JUDGEMENT: \$209,711.96

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

DONORA**US BANK TRUST NATIONAL
ASSOCIATION**

vs

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

DOCKET #: 2024-6818

JUDGEMENT: \$35,286.24

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

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

vs

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

DOCKET #: 2025-260

JUDGEMENT: \$110,264.67

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

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

vs

GERTRUDE CURZON

DOCKET #: 2024-1669

JUDGEMENT: \$69,048.70

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

Address: 69 HONOR STREET, COAL
CENTER, PA 15423

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

MCDONALD**PENNYMAC LOAN SERVICES LLC**

vs

ROBERT W. MCCARTHY

DOCKET #: 2024-8512

JUDGEMENT: \$123,725.54

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

Address: 116 TERRACE STREET,
MCDONALD, PA 15057

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

MONONGAHELA**MIDFIRST BANK**

vs

ROBERT L. KEPICS

DOCKET #: 2024-1739

JUDGEMENT: \$8,581.65

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

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

vs

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

DOCKET #: 2021-7808

JUDGEMENT: \$123,643.75

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

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

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

Improvements: Residential Dwelling

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

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

vs

**CHARLES EDWARD BROWNING
AND SHERI LYNN BROWNING**

DOCKET #: 2024-8687

JUDGEMENT: \$287,836.30

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

MOUNT PLEASANT

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

vs

DRU C. BOWEN

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

NORTH FRANKLIN

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

vs

**BIGGER AND
BETTER RENTAL LLC**

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

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

Address: 120 SUGAR MAPLE CIRCLE,
WASHINGTON, PA 15301

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

PETERS

**CROSSCOUNTRY
MORTGAGE, LLC**

vs

ALI R. HAJASSDOLAH

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

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

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

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

UNION

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

vs

**MICHAEL WOODRUFF
AND LISA WOODRUFF**

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

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

Address: 264 MCCHAIN ROAD,
FINLEYVILLE, PA 15332

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

WASHINGTON

**WEST-AIRCOMM FEDERAL
CREDIT UNION**

vs

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

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

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

Address: 269 NORTH MAIN STREET,
WASHINGTON, PA 15301

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

WASHINGTON (Cont'd)

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

vs

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

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

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

Address: 135 CHURCH STREET,
WASHINGTON, PA 15301

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

Improvements: Residential Dwelling

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

WCR Vol 105,106 Issues 51,52,1

WASHINGTON (Cont'd)

CITIBANK, N.A.

vs

ELLEN P. DEUTSCH

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

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

Address: 700 SUMMERLEA AVENUE,
WASHINGTON, PA 15301

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

Improvements: Residential Dwelling

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

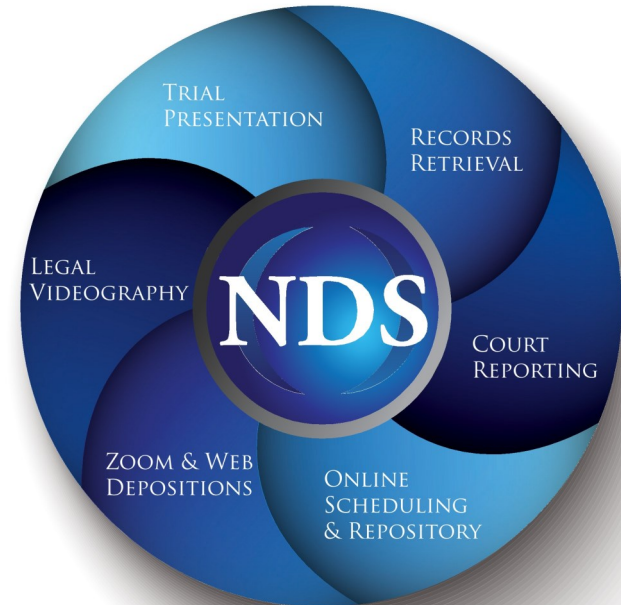
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