

WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE THE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. ESTABLISHED MARCH 31, 1920, AS THE OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY, PENNSYLVANIA. OWNED & PUBLISHED SINCE JANUARY 1, 1958, BY THE WASHINGTON COUNTY BAR ASSOCIATION, 119 S. COLLEGE ST., WASHINGTON, PA 15301

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

MOTIONS COURT SCHEDULE	
CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. NO MOTIONS 8/25/2026 Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	Motions 1st-21st of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12pm) the business day prior to the scheduled presentation.
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.
Note	Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week

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OBITER DICTUM

From the ABA Journal Daily Newsletter: **[1]** Lawyers in New Jersey will be explicitly prohibited from having sex with clients under a new ethics rule adopted by the New Jersey Supreme Court. The amendment to the New Jersey Rules of Professional Conduct takes effect September 1st but does contain an exception for pre-existing sexual relationships which allows an attorney to represent a spouse, a romantic partner, or someone with whom the lawyer already had a consensual sexual relationship. The rule applies to any attorney who assists in representing the client but does not automatically extend to other lawyers in the same law firm who have no role in the client's case. New Jersey had been one of only ten states without an explicit rule prohibiting lawyers from having sexual relations with clients, according to a story by the New Jersey Globe. **[2]** The state bar of California's Office of Chief Trial Counsel has seized a business operated by a pastor who is alleged to have used his influence in the Filipino community to recruit clients and illegally practice law. John Pamintuan Alamarez, Jr. of Artesia, California, is accused of presenting himself as an attorney, targeting potential clients - including members of his church - and taking large sums of money for immigration and other legal cases that were either mishandled or never finished, according to the press release issued by the state bar of California. In addition to being a pastor, Alamarez was an employee of a licensed attorney who died in 2024. Alamarez then persuaded the attorney's daughter to return from out of state to take over the practice. But later, she and other licensed attorneys severed ties with Alamarez when she discovered that he was engaging in unauthorized practice of law. In May 2025, the daughter filed a complaint with the state bar against Alamarez who allegedly continued his unauthorized practice of law through the Immigration Law Services law office. **[3]** Attorneys have filed at least four consumer lawsuits against Taylor Farms, which has been implicated in the recent outbreak of cyclospora in shredded iceberg lettuce - much of it sold at Taco Bell. The suits, three of which name Taco Bell, follow a July 17th recall by Taylor Farms after the U.S. Centers for Disease Control and Prevention confirmed more than 1,644 cases. At least 94 people were hospitalized though there have been no reported deaths. Law.com reports that, while the investigation is ongoing, other retailers, such as WalMart, whose Marketside brand bagged lettuce was part of the Taylor Farms recall, could be named in the suits. William Bill Marler of the law firm of Marler Clark in the Seattle area, told Law.com, "It's a public health disaster." **[4]** The New Jersey Public Defender's Office has introduced an artificial intelligence - powered platform that will help public defenders access years of briefs, motions, legal research, training materials and institutional expertise - all in one place. The OPD Resource Library, which was developed with researchers from Princeton University, the New Jersey Innovation Authority, and the New Jersey Office of Information Technology, will enable public defenders to spend less time searching for information and more time on strategy, advocacy and their clients, according to a press release from the Public Defender's Office. One impetus for the project was that commercially available AI systems were not designed for the language, legal reasoning, or security requirements of public defense. The Public Defender's Office and its partners instead set out to build a new tool that supports the existing workflows of public defenders while minimizing risks related to AI.

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.

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NOTICES TO THE PROFESSION

MEMORIAL MINUTES

Monday, August 24, 2026
3:30pm, Courtroom #7

William J. Worthington

Died September 19, 2025
Joined WCBA July 14, 2009

Jack H. France

Died January 3, 2026
Joined WCBA July 30, 1962

Anyone wishing to speak at the proceedings or contribute a remembrance in writing should contact the Bar office at wcba@washcobar.org or 724-225-6710.

Kanalis Office RELOCATION

Per **Amended Administrative Order 2026-3**: MDJ Kanalis's office has been temporarily relocated from 685 National Pike West in Brownsville to 1 South Main Street, Suite 1004, Washington, PA 15301 with hearings to be held in Courtroom 8, due to continuing plumbing emergency and lease termination at the Brownsville property. The telephone number for the office remains 724-632-3143. The hours of operation will resume on Monday, July 20, 2026, as regularly scheduled, 8am to 12pm and 1pm to 3:30pm, Monday through Friday. This will remain the office location until Monday, August 31, 2026.

Position Opening — Assistant Public Defender — Trial Attorney

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

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

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

August 24 – Memorial Minutes, 3:30pm, Courtroom #7 will be held for Bill Worthington and Jack France. Anyone wishing to speak at the proceedings or contribute a remembrance in writing should contact the Bar office at wcbawashcobar.org or 724-225-6710.

Sep 3 -- SHRED DAY! 3-5pm (shredding), 3-6:30pm (food truck), Citizens Library Parking Lot (55 S. College St., Washington, PA 15301). Bring your boxes of shredding (up to 6 boxes per member) and/or join us for a Tailgate Party with Steel City Slice Food Truck.

Contact Stacy at the Bar office (stacy@washcobar.org) to let us know how many boxes you plan to bring to shred (up to 10 max, please!), or even if you plan to join us only for the tailgate party.

NEW: This will be a collection site for the Family Court Center's School Supply Drive (July 13-Sept 3) to celebrate child support awareness month (August). Donate school supplies at Shred Day, or drop them off at the Information Desk at the Family Court Center (email michelebell@pacs.com for information or pickup of items).

Sep 17 -- Read the Constitution!, Noon, Courthouse steps. Celebrate Constitution Day by participating in a reading of the Constitution and the Bill of Rights on the steps of the Courthouse -- everyone will take turns reading a passage, from start to finish!

Sep 18 -- Naturalization Ceremony, Noon, Courtroom #1.

Sep 17-18 -- Corporate Cup, Fundraiser for Cystic Fibrosis Foundation (contact Bar office for information)

Sep 29 -- Bar Meeting & CLE: "Overview of Right to Know / Open Records, Sunshine Act, & More," presented by Melissa Bevan Melewsky, Media Law Counsel, PA NewsMedia Association. Time/Location tbd. Registration not yet open. There will be a Bar Association business meeting for the purpose of presenting the WCBA Nominating Committee Slate of Officers and Directors for 2027.

Oct 3 -- "Bourbon, Boots & Bling Comedy Night Fundraiser", Washington Park, Rotary Main Pavilion. Benefits the Washington County Bar Foundation. Mark your calendar! Details coming soon!

Oct 9 -- W&J Pre-Legal CLE: "Data Privacy in the Age of AI," 3pm, W&J College's W. Ed Sell Legal Lecture. Panelists TBD. This year's award will be presented to the Hon. Kevin Ohlson, U.S. Court of Appeals for the Armed Forces, Class of '82. Registration is not yet open.

Nov 21 (Sat.) -- Annual Bar Banquet, PA Trolley Museum

Jan 22, 2027 -- Annual Winter Bench Bar, Hilton Garden Inn, Southpointe

Aug 25-Sep 3, 2027 -- CLE Abroad with WCBA in Ireland! This trip with our favorite CLE travel providers has been timed to occur in conjunction with the Pitt vs Wisconsin game on August 28 in Dublin for the AerLingus College Football Classic! There are 5-, 7-, or 9- day packages available: an optional Pre-Trip to Cork on Aug 25-27, core program in Dublin Aug 27 - Sep 1, then an optional post-trip to Belfast Sep 1 - 3. Contact WCBA for more information and rates.

ESTATE NOTICES**FIRST PUBLICATION**

Aul, Kenneth, a/k/a Kenneth C. Aul

Late of Washington, Washington Co., PA

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

Executrix: Susan Williams Aul, 110 Ivy Dr., Washington, PA 15301

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

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Bable, Dolores M.

Late of McDonald, Washington Co., PA

File No. 63-26-0216

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

Executor: James E. Bable, 105 Coal St., Apt. 210, McDonald, PA 15057

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 107 Issues 6,7,8

Faldowski, Damon J.

Late of South Strabane Twp., Washington Co., PA

File No. 63-26-1107

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: Damon J. Faldowski, II, 1037 Somerset Downs Blvd., Hendersonville, TN 37075

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

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Ferris, Jean H., a/k/a Jean Hutchinson Ferris a/k/a Ethel Jean Ferris

Late of Mt. Pleasant Township, Washington Co., PA

File No. 63-26-01105

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 M. Cowden, 193 Hornhead Road, Hickory, PA 15340

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

WCR Vol 107 Issues 6,7,8

Huff, Linda Belle

Late of Eighty Four, Washington Co., PA

File No. 63-26-1117

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: Eric Huff a/k/a Eric Shawn Huff, 121 Aiken Lane, Mars, PA 16046

Attorney: Emily N. Masotto, Esq., 500 Commonwealth Dr., Warrendale, PA 15086

WCR Vol 107 Issues 6,7,8

Kovach, Charles S.

Late of Venetia, Washington Co., PA

File No. 6326-1119

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: Pamela J. Kovach a/k/a Pamela Jo Kovach, 5C Springwood Sq., Harwick, PA 15049

Attorney: Emily N. Masotto, Esq., 500 Commonwealth Dr., Warrendale, PA 15086

WCR Vol 107 Issues 6,7,8

Schneider, Donna J., a/k/a Donna Jacqueline Schneider

Late of Canonsburg, Washington Co., PA

File No. 6326-0744

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: Troy Schneider a/k/a Troy Allan Schneider, 421 Meadow Ct., Canonsburg, PA 15317

Attorney: Emily N. Masotto, Esq., 500 Commonwealth Dr., Warrendale, PA 15086

WCR Vol 107 Issues 6,7,8

Woodburn, Dorothy L.

Late of Washington Co., PA

File No. 63-07-1314

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: Doris J. Peterson, 244 Glade Run Road, Carmichaels, PA 15320

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

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SECOND PUBLICATION

Aiken, Christopher W., a/k/a Christopher Aiken a/k/a Christopher William Aiken

Late of North Strabane Township, Washington Co., PA

File No. 63.26.00960

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: Janey Lee Cross, 420 Ross Road, Eighty Four, PA 15330

Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 107 Issues 5,6,7

Bright, Lucien, a/k/a Lucien J. Bright

Late of City of Washington, Washington Co., PA

File No. 63-26-0485

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: Cathy Ann Buck, 24 Aztec Way, Pittsburgh, PA 15211

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

WCR Vol 107 Issues 5,6,7

Chapman, Donna Lou, a/k/a Donna L. Chapman

Late of South Strabane, Washington Co., PA

File No. 63-26-1057

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 B. Chapman, 131 Patterson Rd., Washington, PA 15301

Attorney: Stephanie A. Boris, Esq., 1150 Old Pond Rd., Bridgeville, PA 15017

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Garren, Sr., Frank J., a/k/a Frank J. Garren, a/k/a Frank Garren, a/k/a Frank Garren, Sr., a/k/a Frank J. Garren, Jr., a/k/a Frank Garren, Jr., a/k/a Frank James Garren, Jr., a/k/a Frank James Garren

Late of Bulger, Washington Co., PA

File No. 63-26-0839

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. Lonick aka Robert John Lonick c/o

Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

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Gibson, Jr., John S.

Late of Marianna, Washington Co., PA

File No. OC-2026-00486

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 Gibson, 3916 North Potsdam Ave., 198, Sioux Falls, ND 57104

Attorney: John R. Cook, Esq., Cook Law & Mediation Services, 1096 Arcadia Court, 9380 McKnight Rd., Suite 106, Pittsburgh, PA 15237

WCR Vol 107 Issues 5,6,7

Hawn, Russell John

Late of McMurray, Washington Co., PA

File No. 63-26-0517

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: Christopher John Hawn c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 107 Issues 5,6,7

Hibbert, Cheryl Ann

Late of Centerville Borough, Washington Co., PA

File No. 63-26-00993

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: Ronald William Jenkins Jr., 357 Low Hill Road, Brownsville, PA 15417

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Lasich, Duane T.

Late of Finleyville, 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 Co-Executor/-trix or attorney, and all persons indebted to the decedent to make payment to the Co-Executor/-trix without delay.

Co-Executor: Adam Lasich, 1216 Worthington Ave., Clairton, PA 15025, Co-Executrix, Brenda Lasich, 29 Ray Lane, Finleyville, PA 15332,

Attorney: Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037

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Mannina, Frances L.

Late of Dunlevy Borough, Washington Co., PA

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

Executrix: Carla C. Sevic, 114 Cord Road, Charleroi, PA 15063

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Myers, Richard Marland, a/k/a Richard M. Myers

Late of Washington, Washington Co., PA

File No. 63-2026-1067

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: Richard Edward Myers, 652 Blue Spruce Dr., Mars, PA 16046

WCR Vol 107 Issues 5,6,7**Quinn, Mary Ann**

Late of Centerville Borough, Washington Co., PA

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

Administrator: Julian A. Quinn, 252 Driftwood Rd., Brownsville, PA 15022

Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 107 Issues 5,6,7**Rasel, Joseph W., a/k/a Joseph William Rasel**

Late of Washington, Washington Co., PA

File No. 63-26-01123

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

Administrator: Joseph Chase Durila, 304 Sugar Maple Circle, Washington, PA 15301

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

WCR Vol 107 Issues 5,6,7**Stankowski, Phyllis, a/k/a Phyllis M. Stankowski**

Late of Cecil Township, Washington Co., PA

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

Executrix: Donna Zuzek a/k/a Donna Jean Zuzek, 24 Farmcrest Dr., Cecil, PA 15321

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

WCR Vol 107 Issues 5,6,7**Trimarki, Dominick M., a/k/a Dominick Trimarki**

Late of Smith Township, Washington Co., PA

File No. 63-26-01093

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: Timothy J. Trimarki a/k/a Timothy James Trimarki, 2532 Hawthorne Dr., Oakdale, PA 15071

Attorney: John T. Richards, III., Esq., Richards & Richards, LLP, 101 Bradford Rd., Ste. 100, Wexford, PA 15090

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THIRD PUBLICATION

Adams, Audrey Lee, a/k/a Audery L. Adams, a/k/a Audrey Adams

Late of Canonsburg, Washington Co., PA

File No. 63-26-0896

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: Clinton Adams c/o

Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 2400 Ansys Dr., Suite 102, Canonsburg, PA 15317

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Arrigo, James E., a/k/a James Edward Arrigo

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 & Attorney or attorney, and all persons indebted to the decedent to make payment to the Executor & Attorney without delay.

Executor & Attorney: Richard C. Mudrick, Esq., 300 Fallowfield Ave., Charleroi, PA 15022

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Ciabattoni, Dolores L.

Late of Cecil Township, Washington Co., PA

File No. 63-26-1109

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: Dino Ciabattoni, 450 Georgetown Road, PO Box 567, Lawrence, PA 15055-0567

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

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Cimarolli, Thelma B., a/k/a Thelma Cimarolli

Late of Bridgeville, Washington Co., PA

File No. 63-26-1033

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

Executor: Kenneth Cimarolli, 3407 Washington Pike, Bridgeville, PA 15017

Attorney: Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, P, 373 Vanadium Road, Pittsburgh, PA 15243

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Conklin, Marjorie, a/k/a Grace Conklin, a/k/a Grace Rush

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

Administratrix: Judi Kay Shipman, 415 Farmers Lane, Prosperity, PA 15329

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301-4804

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DiNardo, Rudolph D.

Late of Canonsburg, Washington Co., PA

File No. 63-26-0912

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: Paulette K. DiNardo c/o

Attorney: Jeffrey J. Morella, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237

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Edwards, Deanna

Late of McMurray, Washington Co., PA

File No. 632601099

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: William A. Edwards, IV, 80 Wynne Ave., Pittsburgh, PA 15205

Attorney: Gregory P. Diulus, Esq., 4898 Campbells Run Rd., Ste. 3, Pittsburgh, PA 15205

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Gandelman, Ryan William, a/k/a Ryan Wm. Gandelman

Late of South Strabane Twp., Washington Co., PA

File No. 63-26-00965

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: Elizabeth Gandelman, 1125 Maple Ave., Washington, PA 15301

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 107 Issues 4,5,6

Hickman, Carolyn Joan, a/k/a Joan Hickman, a/k/a Joann Hickman

Late of South Franklin, Washington Co., PA

File No. 63-26-1081

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

Co-Executors: Lisa R. Strnisha and Michael Strnisha, 107 Woodcrest Drive, Canonsburg, PA 15317

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

WCR Vol 107 Issues 4,5,6

Iseman, Alan C.

Late of Monongahela, Washington Co., PA

File No. 63-26-0988

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: Jacqueline S. Tedrow, 470 McClane Farm Road, Washington, PA 15301

Attorney: Colt A. McKelvey, Esq., The Law Offices of McKelvey Kargo, 224 West Pike St., Canonsburg, PA 15317

WCR Vol 107 Issues 4,5,6**Kountz, Linda R., a/k/a Linda Kountz**

Late of North Strabane Township, Washington Co., PA

File No. 63-26-1027

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: Christopher Kountz, 6101 Edsall Rd., 809, Alexandria, VA 22304

WCR Vol 107 Issues 4,5,6**Krull, Joseph Howard, a/k/a Joseph H. Krull**

Late of Langeloth, Washington Co., PA

File No. 63-26-1079

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: Karen Lunardi, 524 Elizabeth Avenue, McKees Rocks, PA 15136

Attorney: Michael F. Santicola, Esq., Santicola, Steele & Fedeles, P.C., 722 Turnpike Street, Beaver, PA 15009

WCR Vol 107 Issues 4,5,6**McDonald, George A., a/k/a George Alfred McDonald, a/k/a George McDonald a/k/a George McDonald, Jr.**

Late of Muse, 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: Stevie McDonald a/k/a Stevie Lee McDonald, 2212 Henderson Avenue, Washington, PA 15301

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

WCR Vol 107 Issues 4,5,6**Miller, Bruce Harrison, a/k/a Bruce H. Miller**

Late of Carroll Township, Washington Co., PA

File No. 63-26-0521

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: Susan E. Miller, 11 Arlington Avenue, Kensington, CA 94707

Attorney: Thomas B. Earhart, Esq., Earhart Law Offices, P.C., 4312 Old Wm Penn Hwy, Murrysaville, PA 15668

WCR Vol 107 Issues 4,5,6

Reece, Darin Ory, a/k/a Darin Reece

Late of Prosperity, Washington Co., PA

File No. OC-2026-00766

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: Kelly Jo Reece, 20 Pikes Peak Road, Apt. B, Prosperity, PA 15329

Attorney: Adam Yarussi, Esq., Yarussi + Dructor, LLC, 90 W. Chestnut St., Ste. 425, Washington, PA 15301

WCR Vol 107 Issues 4,5,6

TRUST NOTICE

The Amended and Restated McCurry Family Trust dated November 18, 2002,
amended and restated November 21, 2023

Grantor: Arlene L. McCurry, deceased

Scott D. McCurry and Craig F. McCurry, Successor Co-Trustees

c/o Tracy L. Zihmer, Esquire

Zihmer Law Firm, LLC

3244 Washington Road, Suite 210

McMurray, PA 105317

Or to:

Tracy L. Zihmer, Esquire

Zihmer Law Firm, LLC

3244 Washington Road, Suite 210

McMurray, PA 105317

WCR Vol 107 Issues 4,5,6

REAL PROPERTY NOTICES**IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY PENNSYLVANIA
CIVIL DIVISION NO.: CV-2026-01473**

NORTHWEST BANK, Plaintiff,

vs.

RUSSELL D. LYNCH, JR., Known Heir of the Estate of RUSSELL D. LYNCH and The Unknown Heirs, Executors and/or Administrators of the Estate of RUSSELL D. LYNCH, Defendants.

Notice of Sheriff's Sale of Real Estate on October 2, 2026 at 10:00 A.M. prevailing local time at <https://washington.pa.realforeclose.com>.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF RUSSELL D. LYNCH, JR., KNOWN HEIR OF THE ESTATE OF RUSSELL D. LYNCH AND THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF RUSSELL D. LYNCH OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SMITH TOWNSHIP, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 643 JOFFRE CHERRY VALLEY ROAD, BURGETTSTOWN, PA 15021. INSTRUMENT NUMBER 201104135 AND INSTRUMENT NUMBER 201128770, PARCEL #570-025-00-00-0018-00.

Northwest Bank vs. Russell D. Lynch, Jr., Known Heir of the Estate of Russell D. Lynch and The Unknown Heirs, Executors and/or Administrators of the Estate of Russell D. Lynch, at Execution No. CV-2026-01473 in the amount of \$62,302.49.

Schedule of Distribution will be filed by the Sheriff on the date specified by the Sheriff no later than thirty (30) days from sale date. Distributions will be made in accordance with the schedule unless exceptions are filed within ten (10) days of the filing of the Schedule.

Kristine M. Anthou, Esquire
Grenen & Birsic, P.C.
One Gateway Center, 9th Fl
Pittsburgh, PA 15222
(412) 281-7650

WCR Vol 107 Issue 6

**IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION No.: CV-2026-03194**

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3 Plaintiff

v.

RHONDA KING A/K/A RHONDA LEE KING A/K/A RHONDA L. KING Defendant(s)

NOTICE

NOTICE TO:

RHONDA KING A/K/A RHONDA LEE KING A/K/A RHONDA L. KING You are hereby notified on that on April 21, 2026, Plaintiff, U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3 filed a Complaint against you in the Court of Common Pleas of WASHINGTON County, Pennsylvania, Docket No. CV-2026-03194, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE,
119 SOUTH COLLEGE STREET,
WASHINGTON, PA 15301
TELEPHONE: (724) 225-6710
SUMMIT LEGAL AID
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
TELEPHONE: (724) 225-6170

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

WCR Vol 107 Issue 6

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION No.: CV-2025-03523

ROCKET MORTGAGE, LLC F/K/A QUICKEN
LOANS, LLC F/K/A QUICKEN LOANS INC.
Plaintiff

v.

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FRANK MOLINARO III IN HIS CAPACITY AS HEIR TO THE ESTATE OF JANET ZILLIER A/K/A JANET ATKINSON, DECEASED; ELIZABETH L. HARTON IN HER CAPACITY AS HEIR TO THE ESTATE OF JANET ZILLIER A/K/A JANET ATKINSON, DECEASED; DAVID J. HARTON IN HIS CAPACITY AS HEIR TO THE ESTATE OF JANET ZILLIER A/K/A JANET ATKINSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET ZILLIER A/K/A JANET ATKINSON, DECEASED Defendant(s)

NOTICE TO:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET ZILLIER A/K/A JANET ATKINSON,
DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 69 McKinley Road, Charleroi, PA 15022

Being in TOWNSHIP OF FALLOWFIELD, County of WASHINGTON, Commonwealth of Pennsylvania, 320-007-05-11-0010-00

Improvements consist of residential property.

Sold as the property of Janet Zillier

Your house (real estate) at 69 McKinley Road, Charleroi, PA 15022 is scheduled to be sold at the Sheriff's Sale on October 2, 2026 at 10:00 AM, at the [HTTPS://WASHINGTON.PA.REALFORECLOSE.COM](https://WASHINGTON.PA.REALFORECLOSE.COM), *, * *, to enforce the Court Judgment of \$52,247.71 obtained by, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. (the mortgagee), against the above premises.

LAWYER REFERRAL SERVICE,
119 SOUTH COLLEGE STREET,
WASHINGTON, PA 15301
TELEPHONE: (724) 225-6710

SUMMIT LEGAL AID
10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
TELEPHONE: (724) 225-6170

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

WCR Vol 107 Issue 6

TERMINATION OF PARENTAL RIGHTS NOTICE

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

IN RE: GAVIN DRDUL a/k/a GAVIN JOSPEH EALLEWISHES DRDUL
D.O.B. July 12, 2016

PLACE OF BIRTH: Washington County, Pennsylvania

MALE CHILD OF: Halie Drdul a/k/a Halie Shealynn Drdul a/k/a Hailie Drdul a/k/a Halie S. Drdul
and Robert Clayton a/k/a Robert David Clayton a/k/a Robert D. Clayton a/k/a Robert D. Clayton, Sr.
NO: 63-26-0904

Take notice that a Petition for Involuntary Termination of Parental Rights of Gavin Drdul a/k/a Gavin Jospeh Eallewishes Drdul will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 1, 2026, at 1:00 p.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 Summit Legal Aid, 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 107 Issue 6

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, SEPTEMBER 4, 2026**, at 10:00 o'clock A.M. - 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 Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BEALLSVILLE

ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC

vs

TODD A. FEENEY

DOCKET #: 2022-8755

JUDGEMENT: \$66,266.23

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

Address: 2795 MAIN STREET, BEALLSVILLE, PA 15313

Tax #: 030-010-00-02-0007-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

BLAINE / BUFFALO

BASELINE CAPITAL INVESTMENT, LLLP

vs

SAPPHIRE SLEEP VENTURES, INC. d/b/a NEXUS DENTAL SYSTEMS, LLC

DOCKET #: 2026-2220

JUDGEMENT: \$1,070,709.95

In the Commonwealth of Pennsylvania, Washington County, Blaine and Buffalo Townships;

Address: 6 MEL BLOUNT DRIVE, CLAYSVILLE, PA 15323

Tax #: 050-004-00-00-0018-02, 060-006-00-00-0001-02, 050-004-00-00-0016-00 & 060-006-00-00-0001-03 (4)

Improvements: Residential Dwellings

Attorney: KLEHR HARRISON HARVEY BRANZBURG LLP, (215) 568-6060

WCR Vol 107 Issues 4,5,6

CARROLL**CARRINGTON MORTGAGE SERVICES, LLC
vs
AUDREY BLANGGER**

DOCKET #: 2025-8311

JUDGEMENT: \$132,894.56

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

Address: 35 WALNUT STREET, MONONGAHELA, PA 15063

Tax #: 130-009-02-01-0028-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

MCDONALD**CITIZENS BANK, N.A.
vs
TASHIA M. NANCE**

DOCKET #: 2025-8115

JUDGEMENT: \$98,530.94

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

Address: 203 ARABELLA STREET, McDONALD, PA 15057

Tax #: 470-013-00-02-0001-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

PETERS**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL
vs
RICHARD M. McPEEK**

DOCKET #: 2026-595

JUDGEMENT: \$122,929.26

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

Address: 357 EAST McMURRAY ROAD, McMURRAY, PA 15317

Tax #: 540-010-09-03-0027-00 & 540-010-09-03-0028-00 (2)

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 107 Issues 4,5,6

SMITH**HANCOCK COUNTY SAVINGS BANK, F.S.B.****vs****STEVEN M. KEMP, DECEASED, ET AL**

DOCKET #: 2026-1888

JUDGEMENT: \$69,828.97

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

Address: 1870 SMITH TOWNSHIP ROAD, SLOVAN, PA 15078

Tax #: 570-023-07-00-0024-00 & 570-023-07-00-0025-00 (2)

Improvements: Residential Dwelling

Attorney: THOMAS H. AYOOB III & ASSOCIATES, LLC, (412) 208-3000

WCR Vol 107 Issues 4,5,6**SOUTH STRABANE****GRAND AVENUE INVESTMENTS LP SERIES 3 AND OTAF LLC****vs****J. ANGELIDES ENTERPRISES LP**

DOCKET #: 2024-3408

JUDGEMENT: \$2,218,740.76

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

Address: 3535 COUNTRY CLUB DRIVE, WASHINGTON, PA 15301

Tax #: 600-004-00-00-0015-00, 600-004-00-00-0015-07, 600-004-00-00-0015-08, 600-004-00-00-0015-09, 600-004-19-00-0033-00 & 600-004-18-00-0032-00 (6)

Improvements: VACANT LAND

Attorney: STONER LAW OFFICES LLC, (412) 515-0939

WCR Vol 107 Issues 4,5,6**WASHINGTON****WILMINGTON SAVINGS FUND SOCIETY, FSB,****as Indenture Trustee with Respect to CIM TRUST 2023-R1****vs****JACQUELINE A. HOLMES, INDIVIDUALLY AND as Administrator of the
Estate of HARRY LESTER HOLMES JR. A/K/A HARRY L. HOLMES, Deceased**

DOCKET #: 2025-7917

JUDGEMENT: \$120,989.52

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

Address: 460 SHIRLS AVENUE, WASHINGTON, PA 15301

Tax #: 770-004-00-02-0017-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

WASHINGTON (CONT'D)**FREEDOM MORTGAGE CORPORATION****vs****TERRY BELL, NICOLE A. DOSS AND THE UNITED STATES OF AMERICA**

DOCKET #: 2025-2447

JUDGEMENT: \$159,148.17

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

Address: 430 McKINLEY AVENUE, WASHINGTON, PA 15301

Tax #: 770-004-00-03-0012-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

SCHOOL SUPPLY DRIVE

DRIVE THRU EVENT

IN CONJUNCTION WITH THE
WASHINGTON COUNTY BAR
ASSOCIATIONS SHRED EVENT

HELP US CELEBRATE
CHILD SUPPORT
AWARENESS MONTH

September 3, 2026
IN THE CITIZENS LIBRARY PARKING LOT

Please bring your donations
along with your shredding!

Supplies can also be dropped
off at the Information Desk
in the Family Court Center
or email
michelebell@pacses.com
for pickup

3:00 PM
to
5:00 PM

GLUE