

# 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. 31 – FEBRUARY 12, 2026**

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

## MOTIONS COURT SCHEDULE

CR#/Suite#	<p><b>Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b></p> <p>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</p>
Costanzo, Valarie CR#7/1001	<p>Motions Tu &amp; Th at 9:15a.m. Effective March 1, motions will be held on Wed, and Thurs., at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Feb., Apr., Jun., Aug., Oct., Dec.. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a>. <b>NO MOTIONS 2/24, 2/26</b></p>
DiSalle, John CR#2/2002	<p>All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month. <b>—NO MOTIONS 2/17-2/24—MOTIONS TO BE HELD 2/25 at 9:30am</b></p>
Lucas, Michael, CR#6/1006	<p>Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.</p>
McDonald, Traci <b>CR#1/2001</b>	<p>Tu &amp; Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Jan., Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a> <b>NO MOTIONS 2/26</b></p>
Pettit, Jesse CR#3/2003	<p>Tu &amp; 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>.</p>
Senior Judges Emery, K. & Motto, D. CR#4/3005	<p>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.</p>

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] Rampant lawsuit abuse, eye-popping nuclear verdicts and allegations of fraud and racketeering against lawyers have made Los Angeles the worst of what it calls America’s most abusive court systems. That’s according to the American Court Reform Association’s 2025-2026 “Judicial Hellholes” rankings. The Association compiles and publishes the list each year to bring attention to U.S. courts that are “the most welcoming to lawsuits and most hostile to businesses and employers in the way judges apply and interpret the law and court rules.” According to the American Court Reform Association, Los Angeles’s abusive legal system results in real costs for California and its residents, estimating “lawsuit abuse in excess of tort costs wipe out” nearly \$96 billion from the state’s economy every year and costs more than 407,000 jobs. Los Angeles claimed the top spot for the first time, followed by New York City and South Carolina’s Court system. [2] A three-judge panel of the U.S. Court of Appeals for the 6th Circuit upheld the conviction of Milder Escobar-Temal for unlawful possession of a firearm under a federal law that prohibits a person unlawfully present in the United States from possessing firearms. Two of the judges went on to opine that immigrants who have developed “substantial connections” with this country do enjoy constitutional protections. Senior U.S. Circuit Judge Jane Branstetter Stranch, an appointee of former President Barack Obama, wrote the majority opinion. She pointed out that the U.S. Supreme Court has referred to Second Amendments rights as applying to “citizens,” but at no point in these opinions did the Supreme Court or this Circuit, even in dicta, limit “the people” to citizens. “The fact that the Second Amendment certainly encompasses all U.S. citizens does not mean that it excludes those who are not.” [3] The Department of Justice is suing Illinois’ Democratic Governor and its Attorney General, claiming that new state laws prohibiting detention of immigrants at courthouses and other key locations are unconstitutional and “threaten the safety of federal officers.” The Justice Department argues that Illinois Governor J. B. Pritzker and Illinois Attorney General Kwame Raoul violated the U.S. Constitution Supremacy Clause, which dictates that federal law is supreme.

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

### WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

<p><b>President:</b> Thomas A. Steele  <b>Pres.-Elect:</b> Brett A. Clancy  <b>Vice-President:</b> John E. Egers  <b>Treasurer:</b> Tamora L. Reese  <b>Secretary:</b> John P. Friedmann</p> <p>Immediate Past-Pres.: Deana M. Stephens            Bar Foundation Ch: MariAnn Hathaway</p>	<p>David B. Bassi (2026)            David J. Finder (2026)            Michael R. Proctor (2027)            Lindsey Lizik (2027)            Minna Jayakumar Allison (2028)            Rose Semple (2028)            Jake Mihalov, YLD Pres.            Michael Fisher, YLD Pres.-elect            Hon. Katherine Emery, SLD President            Joseph A. Macerelli, SLD Pres.-elect</p>
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## NOTICE TO THE PROFESSION

### PUBLIC DEFENDER'S OFFICE

The Washington County Public Defender's Office is hiring one attorney to assist with appeals and other legal research and writing. This contracted position is grant-funded and limited to ten hours per week for one year, unless extended. Candidates must have excellent analytic, research and writing skills as well as prior experience in appellate or post-conviction criminal defense litigation. Candidates must possess a solid understanding of criminal law, criminal procedures and evidence and be able to analyze complex legal issues. The position requires remote work. Interested applicants should submit a cover letter, resume and writing sample to Chief Public Defender Rose Semple, [rose.semple@co.washington.pa.us](mailto:rose.semple@co.washington.pa.us).

## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

Contact WCBA for information  
724-225-6710, [wcba@washcobar.org](mailto:wcba@washcobar.org)

**Feb 14, 21 & March 14 -- H.S. Mock Trial Competitions -- Volunteers Needed!  
We need scoring jurors, bailiffs, and judges! Contact WCBA to signup!**

**Feb 2-11 -- New LRS System Launch! FREE CLE! Renewing & New Panelists **must** complete the 2026 Panel Application!** If you still want to get a free CLE for joining the LRS panel, you can schedule an appointment with the Bar office to watch it here for "live video replay" credit. If you don't need the credit, and/or if you want your staff to watch the LRS orientation / ethics seminar, we can forward the recording of the program to you.

**April 24 — Senior Lawyer's Division CLE & Happy Hour (TBA)**

**May 7— CLE: "Advocacy, Awareness & Action,"** via zoom, 12pm-1pm

**May 24-30, 2026 -- CLE Abroad Trip to Scotland!** There is a minimum number of travelers that will be needed to make this trip a "go" so be sure to register early (or let the Bar office know) if you are interested. This a great trip to lawyers and their non-lawyer spouses, significant others, and fellow-travel-friends! NOT JUST FOR LAWYERS -- the program provides a culturally immersive experience in Scottish history and heritage, with plenty of CLE-worthy info for lawyers, too. **Info Landing Page:** <https://www.cle-abroad.com/trip/wcba/> Package prices (outlined on the registration page) range from \$3,300 - \$6,800, with 4, 5, & 6 Night options along with Day program packages. **EARLYBIRD** and **LOYAL** discount codes are active and open until **February 1, 2026**.

**Jul 21 -- Annual Bar Picnic & Golf Outing,** Southpointe Golf Club

**Aug 14-16 -- Summer Bench Bar,** Oglebay Resort, Wheeling (tentative)

## ESTATE NOTICES

### FIRST PUBLICATION

**Allen, Timothy D.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0106

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: Mallorey Kristen Allen, 2148 Hill Church Houston Road, Canonsburg, PA 15317  
Attorney: Brocton G. Skeen, The Skeen Law Firm, PLLC, 2200 Garden Dr., Suite 200B, Seven Fields, PA 16046

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**Cargnello, Albert L.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0086

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: Erica E. Monoskey, 1046 Royal Dr., Canonsburg, PA 15317  
Attorney: Clark Mitchell, Jr. Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 106 Issues 31,32,33

**Edgar, Clarence R.**

Late of Washington  
Washington Co., PA  
File No. 63-26-00076

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 attor-

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

Executor: Debbie S. Link, 50 Timber Lane, Eighty Four, PA 15330  
Attorney: Robin L. Rarie, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 106 Issues 31,32,33

**Fields, Pamela A.**

Late of Charleroi  
Washington Co., PA  
File No. 63-26-0074

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

Executor: Renee A. Fields, 1673 Grange Road, Charleroi, PA 15022  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 31,32,33

**Fries-Dugan, Sandra L.**

a/k/a Sandra L. Dugan  
Late of Finleyville  
Washington Co., PA  
File No. 63-25-0397

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 Francis Dugan aka Wiliam F. Dugan c/o  
Attorney: Daniel M. Flynn, Michael D. Flynn & Assoc., P.C., 2770 South Park Road, Bethel Park, PA 15102-3839

WCR Vol 106 Issues 31,32,33

**Kelly, Dennis W.**

Late of Lawrence  
Washington Co., PA  
File No. 63-26-0118

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 S. Kelly aka William Stephen Kelly, 2301 Vodeli Street, Pittsburgh, PA 15216

Attorney: Courtney R. Conway, Esq., Temple & Frayer, 2600 Boyce Plaza Road, Suite 114, Pittsburgh, PA 15241

WCR Vol 106 Issues 31,32,33

**Kudrav, Christine**

Late of North Strabane Twp.  
Washington Co., PA  
File No. 63-26-0100

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: Paul J. Kudrav c/o  
Attorney: Matthew T. Kikta, CELA, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220

WCR Vol 106 Issues 31,32,33

**Marynychak, Betty A.**

a/k/a Betty Ann Marynychak  
Late of Borough of New Eagle  
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: Terry Marynychak aka

Terry Joseph Marynychak, 3 Brookcrest Dr., Cecil, PA 15321  
 Attorney: Jeffrey P. Derrico, Esq.,  
 Greenlee Derrico Posa, LLC, 60  
 East Beau Street, Washington, PA  
 15301

WCR Vol 106 Issues 31,32,33

**Matus, Lois Ann**

a/k/a Lois Matus  
 a/k/a Lois A. Matus  
 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: David Morris,  
 37 Melenzyer Drive,  
 Monongahela, PA 15063  
 Attorney: Richard C. Mudrick, Esq.,  
 300 Fallowfield Ave., Charleroi, PA  
 15022

WCR Vol 106 Issues 31,32,33

**Pataski, Luella M.**

a/k/a Luella May Pataski  
 Late of Vestaburg,  
 East Bethlehem Township  
 Washington Co., PA  
 File No. 63-26-0071

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: Sandra Bruce, 92 Rt. 88,  
 Carmichaels, PA 15320  
 Attorney: Joseph I. Brodak, Esq.,  
 100 Park Ave., Carmichaels, PA  
 15320

WCR Vol 106 Issues 31,32,33

**Rankin, Rebecca S.**

a/k/a Rebecca Rankin  
 Late of Burgettstown  
 Washington Co., PA  
 File No. 63-26-0104

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: Lisa J. Taggart,  
 1106 Cross Creek Rd.,  
 Burgettstown, PA 15021  
 Attorney: Stephanie A. Boris, Esq.,  
 The Elder Law Offices of Shields &  
 Boris, 1150 Old Pond Road,  
 Bridgeville, PA 15017

WCR Vol 106 Issues 31,32,33

**Smith, Nancy D.**

Late of Fredericktown  
 Washington Co., PA  
 File No. 63-25-1871

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: Amy E. Zgela aka Amy  
 Smith Zgela, 3016 Thomas Jefferson  
 Drive, Jefferson Hills, PA  
 15025, David G. Smith aka David  
 Gordon Smith, 370 Horseshoe  
 Drive, Palmerton, PA 18071,  
 Attorney: Kimberly J. Gallagher,  
 Esq., PO Box 384, Rillton, PA  
 15678

WCR Vol 106 Issues 31,32,33

**Smith, Richard L.**

a/k/a Richard Lee Smith  
 Late of Mt. Pleasant 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: Richard L. Smith c/o  
 Attorney: Robert D. Clark, Jr., Esq.,  
 Clark & Clark, P.C., 201 N. Market  
 St.,  
 New Wilmington, PA 16142

WCR Vol 106 Issues 31,32,33

**Sonson Jr, Andrew Anthony**

Late of Canton  
 Washington Co., PA  
 File No. 63-26-0069

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: Joyce Schuler,  
 30 Wotring Rd., Washington,  
 PA 15301  
 Attorney: Loretta B. Kendall, Esq.,  
 364 E. Lincoln Ave., McDonald,  
 PA 15057

WCR Vol 106 Issues 31,32,33

**Teagarden, Jane Winona Sheller**

a/k/a Jane W. Teagarden  
 a/k/a Jane Teagarden  
 Late of Finleyville  
 Washington Co., PA  
 File No. 63-25-1784

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

Administrator & Attorney: Kerry A.  
 Fraas a/k/a Kerry Alan Fraas, Esq.,  
 Kerry Law Group, 1420 Fallen  
 Timber Rd., Suite 100, Elizabeth,  
 PA 15037

WCR Vol 106 Issues 31,32,33

**Tumidajski, Ronald Anthony**

Late of Van Voorhis  
Washington Co., PA  
File No. 6326-0111

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 L. Cole, 813 Orchard Ave., Avalon, PA 15202  
Attorney: Richard P. Gainey, Esq., PO Box 23, Tarentum, PA 15084

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**Voigt, Daniel Arno**

a/k/a Daniel A. Voigt  
Late of Donegal  
Washington Co., PA  
File No. 63-25-1660

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: Daniel A. Voigt  
a/k/a Daniel Arno Voigt c/o  
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Road, Suite 210, McMurray, PA 15317

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**SECOND  
PUBLICATION****Brigich, Marko S.**

a/k/a Marko Steve Brigich, Jr.  
Late of Canonsburg  
Washington Co., PA  
File No. 63-25-1837

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: Stefani J. Stanish aka Stefani Jean Stanish, 299 Brigich Rd., Canonsburg, PA 15317  
Attorney: Dennis M. Makel, Esq., Makel & Associates, LLC, 98 E. Maiden St., Washington, PA 15301

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**Cooper, James D.**

Late of Washington  
Washington Co., PA  
File No. 63-25-1730

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: Colleen L. Cooper, 510 Jolly School Rd., Washington, PA 15301  
Attorney: Jeffrey D. Ries, Esq., Ries Law, 381 Daily Dr., North Huntingdon, PA 15642

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**Duckworth, Gary David**

Late of McMurray  
Washington Co., PA  
File No. 63-25-1859

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: Sean David Duckworth, 936 Old Washington Rd., Canonsburg, PA 15317

Attorney: John M. Schaffranek, Esq., Schaffranek & Foster, PLLC, 10475 Perry Highway, Ste. 212C, Wexford, PA 15090

WCR Vol 106 Issues

**Malik, Kurt A.**

Late of Cokeburg  
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-Administrators or attorney, and all persons indebted to the decedent to make payment to the Co-Administrators without delay.

Co-Administrators: Brandon Adam Malik, 142 Lincoln St., Cokeburg, PA 15324; Briana Nicole Moore, 2587 State Rte. 52, Liberty, NY 12754,

Attorney: David B. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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**Stefan, Mary Jane**

Late of North Strabane 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator & Attorney: Kimmo H. Abbasi, Esq., Hill Wallack LLP, 1000 Floral Vale Boulevard, Suite 300, Yardley, PA 19067

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**Vivio, Agnes**

Late of Charleroi Borough  
Washington Co., PA  
File No. 63-26-00061

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: Darrell J. Vivio, 215 Market Street, Scottdale, PA 15683  
Attorney: James S. Lederach, Esq.,  
201 North Chestnut Street, P.O.  
Box 342, Scottdale, PA 15683

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### **THIRD** **PUBLICATION**

**Adams, Kathleen M.**

Late of Bentleyville  
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: Renee D. Adams,  
34 Ankrom Rd., Eighty Four, PA  
15330  
Attorney: Bradley M. Bassi, Esq.,  
Bassi, Vreeland & Associates, P.C.,  
P.O. Box 144, 111 Fallowfield  
Ave., Charleroi, PA 15022

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**Beppler, Bruce C.**

a/k/a Bruce Beppler  
a/k/a Bruce Charles Beppler  
Late of Washington  
Washington Co., PA  
File No. 63-26-0059

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: Carol L. McCloskey, 216 Bridle Lane, Washington, PA 15301  
Attorney: Dorothy A. Milovac,  
Esq., Peacock Keller, LLP, 95 West  
Beau Street, Suite 600, Washington,  
PA 15301

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**Briselli, Loraine Nira**

a/k/a Lorraine Briselli  
Late of Lawrence  
Washington Co., PA  
File No. 63-26-0088

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: Marilyn Homolak, 5901 Parkview Lane, Fairview Park, OH 44126  
Attorney: Gary L. Sweat, Esq.,  
Sweat Law Offices, 375 Valley  
Brook Road- Suite 112, McMurray,  
PA 15317

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**Brownlee, Mildred Elizabeth**

a/k/a Mildred J. Brownlee  
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: Daniel Wayne Brownlee  
aka Daniel W. Brownlee, 671 S.  
Palm St., Washington, PA 15301  
Attorney: Jeffrey P. Derrico, Esq.,

Greenlee Derrico Posa, LLC, 60 E.  
Beau St., Washington, PA 15301

WCR Vol 106 Issues 29,30,31

**Burgess, Rose Ann**

Late of Washington  
Washington Co., PA  
File No. 63-25-1856

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

Executors: Mary Ann Tompkins  
and Susan Marie Lawrence c/o  
Attorney: Julian E. Gray, Esq., Cer-  
tified Elder Law Attorney and Jul-  
ian Gray Assoc, 954 Greentree Rd.,  
Pittsburgh, PA 15220

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**Cimino, Timothy Stephen**

Late of Donegal Township  
Washington Co., PA  
File No. 63-26-0072

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: Jennifer M. Lytton,  
999 Old Brick Rd., West Alexander,  
PA 15376  
Attorney: Mark S. Riethmuller,  
Esq., Speakman, Riethmuller &  
Allison, 6 South Main St., Suite  
614, Washington, PA 15301

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**Frye, Anna Mary**

a/k/a Anna M. Frye  
a/k/a Dee Dee Frye  
Late of Monongahela  
Washington Co., PA  
File No. 63-26-0079

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: Wesley A. Cramer, 29 Lakeview Dr., Monongahela, PA 15063

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

WCR Vol 106 Issues 29,30,31

**Karns, Jr., Eugene D.**

Late of Hickory  
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: Denise Marie Karns c/o

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

WCR Vol 106 Issues 29,30,31

**Kern, Gloria E.**

a/k/a Gloria Kern  
Late of North Strabane 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: Jamie L. Gregorczyk c/o  
Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 106 Issues 29,30,31

**Lober, Jr., Walter F.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0007

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: Walter F. Lober, III, 230 Lyons St., Houston, PA 15342  
Attorney: John M. Smith, Esq., Smith Butz LLC, 88 Center Church Rd., McMurray, PA 15317

WCR Vol 106 Issues 29,30,31

**McElhany, Margaret L.**

a/k/a Margaret Louise McElhany  
Late of Venetia  
Washington Co., PA  
File No. 63-26-0075

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: Louise A. Chamberlin, 258 Quail Run Road, Venetia, PA 15367

Attorney: L. Dawn Haber, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

WCR Vol 106 Issues 29,30,31

**Stewart, Jr., William H.**

a/k/a William H. Stewart  
a/k/a William Stewart, Jr.  
a/k/a William Stewart  
Late of McDonald Borough  
Washington Co., PA  
File No. 63-25-1851

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: Betty King, 144 Washington Dr., Fayette City, PA 15438  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 106 Issues 29,30,31

**Swart, Janice L.**

a/k/a Janice Elaine Swart  
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: Scott Horne aka Scott William Horne, 9 Little Pond Rd., Manalapan, FL 33462  
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 E. Wheeling Street, Washington, PA 15301

WCR Vol 106 Issues 29,30,31

**Tallerico, Frank**

Late of North 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 Administrator & or attorney, and all persons indebted to the decedent to make payment to the Administrator & without delay.

Administrator & Attorney: Brian F. Levine, Esq., Levine Law, LLC, 22 E. Grant St., New Castle, PA 16101-2279

WCR Vol 106 Issues 29,30,31

**Vesio, Dominick**

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

Co-Executors: Loris L. Connolly, 100 Stump Dr., Rostraver Twp., PA 15012; Rosann Vesio, 702 Speer St., Belle Vernon, PA 15012, Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 29,30,31

**REAL PROPERTY NOTICES**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
NO. CV-2025-03614

FIRST NATIONAL BANK  
4140 E STATE STREET  
MAIL CODE 982/COL LAS  
HERMITAGE, PA 16148 Plaintiff  
v.  
JACOB C MILLER  
163 DRUID DRIVE  
CANONSBURG, PA 15317  
Defendant

NOTICE OF CIVIL ACTION  
COMPLAINT IN CIVIL ACTION  
NOTICE TO: JACOB C MILLER  
163 DRUID DRIVE  
CANONSBURG, PA 15317  
YOU HAVE BEEN SUED IN COURT. NOTICE IS HEREBY GIVEN THAT First National Bank.. filed a Complaint in Civil Action against you in the Court of Common Pleas of Washington County, Pennsylvania, Case No.CV -2025-03614. 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 PAPER 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  
(724) 225-6710

SOUTHWESTERN PA  
LEGAL AID SOCIETY  
10 W. CHERRY ST.  
WASHINGTON, PA 15301  
(724) 225-6170  
(800) 846-0871

Further inquiry can be directed to counsel for Plaintiff as follows:  
Matthew W Pomy, Esq.  
PA ID No. 318403  
Weltman, Weinberg & Reis Co.,  
L.P.A.  
Two Allegheny Center, Nova Tower 2, Suite 1302  
Pittsburgh, PA 15212  
Tel. (412) 434-7955

WCR Vol 106 Issue 31

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

DOLLAR BANK, FEDERAL SAVINGS BANK, Plaintiff,  
vs.  
THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF ICHARD DADY A/K/A RICHARD W. DADY, Defendants.

NO.: CV-2025-04899

Notice of Sheriff Sale of Real Estate on April 10, 2026 at 10:00 A.M. in Washington County, at [https:// Washington.pa.realforeclose.com](https://Washington.pa.realforeclose.com).

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF RICHARD

DADYA/K/A RICHARD W. DADY OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY: ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE TOWNSHIP OF SOMERSET, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 263 RAINEY ROAD, EIGHTY FOUR PA 15330. INSTRUMENT NUMBER 2013349808, PARCEL #580-003-01-00-0004-00. Dollar Bank, Federal Savings Bank vs. The Unknown Heirs, Executors and/or Administrators of the Estate of Richard Dady a/k/a Richard W. Dady, at Execution No. CV-2025-04899 in the amount of \$76,642.17.

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  
PA ID #77991  
Attorneys for Plaintiff  
One Gateway Center, 9th Floor  
Pittsburgh, PA 15222  
(412) 281-7650  
Email: kanthou@grenenbirsic.com  
WCR Vol 106 Issue 31

## CORPORATION NOTICES

Notice is hereby given by **Hood Insurance Associates, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988, so that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

WCR Vol 106 Issue 31

### NOTICE

NOTICE IS HERBY GIVEN that Articles of Incorporation have been approved and filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania on January 20, 2026, for a Corporation known as **Malden Inn Preservation, Inc.**

Said Corporation has been organized under the provisions of the Business Corporation Law of 1988 of the Commonwealth of Pennsylvania.

The purpose or purposes of the Corporation is for property redevelopment and any other lawful purpose related thereto for which Corporation may be organized under the Business Corporation Law.

Jeremy J. Davis, Esquire  
DAVIS & DAVIS  
107 East Main Street  
Uniontown, PA 15401

WCR Vol 106 Issue 31

### NOTICE OF DISSOLUTION & TERMINATION:

Notice is hereby given that **PJ's Garden Center, LLC**, a Pennsylvania limited liability company (the "Company"), has wound up its af-

fairs and dissolved in the manner prescribed by the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended, and its existence shall cease upon the filing of a Certificate of Termination in the Department of State of the Commonwealth of Pennsylvania. All persons having a claim against the Company are required to present their claims against the Company in accordance with this notice. All such claims must be presented in writing and contain sufficient information reasonably to inform the Company of the identity of the claimant and the substance of the claim. All such claims must be sent to Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 16 th FL, 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222. A claim against the Company shall be barred unless an action to enforce the claim is commenced within two years after the publication of this notice.

WCR Vol 106 Issue 31

### NOTICE OF DISSOLUTION & TERMINATION:

Notice is hereby given that **PJ's Garden Center, L.P.**, a Pennsylvania limited partnership (the Partnership), has wound up its affairs and dissolved in the manner prescribed by the Pennsylvania Uniform Limited Partnership Act of 2016, as amended, and its existence shall cease upon the filing of a Certificate of Termination in the Department of State of the Commonwealth of Pennsylvania. All persons having a claim against the Partnership are required to present their claims against the Partnership in accordance with this notice. All such claims must be presented in writing and contain sufficient information reasonably to inform the Partnership of the identity of the claimant and the substance of the claim. All such claims must be sent to Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 16 th FL, 420 Ft. Duquesne Blvd., Pittsburgh, PA

15222. A claim against the Partnership shall be barred unless an action to enforce the claim is commenced within two years after the publication of this notice. The barring of a claim against the Partnership will also bar any corresponding claim against any general partner or person dissociated as a general partner.

WCR Vol 106 Issue 31

Notice is hereby given to all creditors and claimants of **Health Futures, Inc.**, a Pennsylvania (PA) corporation, which on 5/28/1985, was incorporated in the Commonwealth of PA, that said company intends to file Articles of Dissolution with the Dept. of State under the provisions of PA Business Corporation Law. The address of this corporation's current reg'd office in this Commonwealth is 155 Wilson Ave., Washington, PA 15301.

WCR Vol 106 Issue 31

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY PENNSYLVANIA  
NOTICE OF COMPLAINT IN  
ACTION TO QUIET TITLE  
CIVIL DIVISION  
NO.: CV-2025-008734

PITTSBURGH HOLDINGS, LP, Plaintiff, vs. PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO FIRST FRANKLIN, A DIVISION OF NATIONAL CITY BANK, ANY HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF CHERYL E. ASHTON, DECEASED and COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF REVENUE, And all other persons unknown claiming any right, title, estate, lien or interest in the real property described in the complaint adverse to Plaintiff's ownership, Defendants.

### NOTICE

To: Any Heirs, Executors and/or Administrators of the Estate of Cheryl E. Ashton, Deceased There has been an action to Quiet Title for property located at 786 Kennedy Street, Monongahela, PA 15063. The parcel number for the property in question is 420-009-00-00-0012-00.

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, Pennsylvania 15301  
Telephone Number: (724) 225-6710

Summit Legal Aid  
16 Cherry Avenue  
Washington, PA 15301  
(724) 225-6170

WCR Vol 106 Issue 31

### **ADOPTION NOTICE**

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION  
No. 2026-0103

IN RE: ADOPTION OF CAIDEN  
STEPHEN SUBA An Adult

ORDER

AND NOW, THIS 29<sup>th</sup> day of January 2026, upon consideration of the within PETITION FOR ADOPTION, IT IS HEREBY ORDERED AND DECREED that a hearing be held thereon on the 2<sup>nd</sup> day of March, 2026 at 11:30 o'clock A.M. in Courtroom No. 2, Washington County Courthouse, Washington, Pennsylvania before the undersigned.

BY THE COURT:

/s/ Hon. John F. DiSalle

WCR Vol 106 Issue 31

## 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, MARCH 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)

### CALIFORNIA

**FREEDOM MORTGAGE CORPORATION**  
vs  
**PATRICK J. NAGY AND ELIZABETH S A SUCEVIC**

**DOCKET #: 2025-1770**  
**JUDGEMENT: \$133,291.55**

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

Address: 811 PARK STREET,  
CALIFORNIA, PA 15419  
Tax #: 080-019-00-05-0018-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646  
WCR Vol 106 Issues 30,31,32

### CANONSBURG (Cont'd)

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA**  
vs  
**JAMAR F. DAVIS AND JEANNA M. MAIN**

**DOCKET #: 2025-2757**  
**JUDGEMENT: \$145,562.95**

In the Commonwealth of Pennsylvania, Washington County, Can-

onsburg Borough;

Address: 322 PARK DRIVE, CANONSBURG, PA 15317  
Tax #: 100-003-00-02-0028-00

Improvements: Residential Dwelling

Attorney: GREENLEE DERRICO  
POSA, LLC, (724) 225-7660  
WCR Vol 106 Issues 30,31,32

### CENTERVILLE

**LAKEVIEW LOAN SERVICE LLC**

vs  
**ANTWAN EDWIN PRATT, SR.**

**DOCKET #: 2025-1387**  
**JUDGEMENT: \$105,564.36**

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

Address: 1126 OLD NATIONAL PIKE, FREDERICKTOWN, PA 15333  
Tax #: 151-051-00-00-0023-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,  
(855) 225-6906  
WCR Vol 106 Issues 30,31,32

### CHARLEROI

**EF MORTGAGE LLC**  
vs  
**JILL HUBBELL AND PITTSBURGH LUXE, LLC**

**DOCKET #: 2025-6539**  
**JUDGEMENT: \$99,174.92**

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

Address: 510 LOOKOUT AVENUE, CHARLEROI, PA 15022  
Tax #: 160-018-00-00-0003-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO  
AND FEDERMAN, LLP, (215) 855-9521  
WCR Vol 106 Issues 30,31,32

### CHARTIERS

**U.S. BANK TRUST, NATIONAL ASSOCIATION, ET AL**  
vs  
**MATTHEW POST AND TRACY POST**

**DOCKET #: 2025-1946**  
**JUDGEMENT: \$153,921.77**

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

Address: 253 NORTH MAIN STREET, HOUSTON, PA 15342  
Tax #: 170-007-03-00-0019-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC, (215) 572-8111  
WCR Vol 106 Issues 30,31,32

### FALLOWFIELD

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

vs  
**GEORGE LUKACH**

**DOCKET #: 2025-3060**  
**JUDGEMENT: \$32,196.43**

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

Address: 46 WERTZ WAY, CHARLEROI, PA 15022  
Tax #: 320-009-01-02-0041-00  
Improvements: Residential Dwelling  
Attorney: LEOPOLD & ASSOCIATES PLLC, (914) 219-5787  
WCR Vol 106 Issues 30,31,32

### JEFFERSON

**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs  
**MELISSA L. CROUSE**

**DOCKET #: 2025-2282**  
**JUDGEMENT: \$70,091.20**

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

Address: 25 LINK LANE, BURGESS TOWN, PA 15021  
Tax #: 380-010-00-00-0001-03

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322  
WCR Vol 106 Issues 30,31,32

### MIDWAY

**PENNSYLVANIA EQUITY RESOURCES INC.**

vs  
**CHRISTA Y. CARROLL;**  
**THOMAS ALAN CARROLL**

**DOCKET #: 2025-2625**  
**JUDGEMENT: \$94,795.52**

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

Address: 420 PROSPECT STREET, MCDONALD, PA 15057  
Tax #: 410-023-00-02-0005-06

Improvements: Residential Dwelling

Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611  
WCR Vol 106 Issues 30,31,32

### MONONGAHELA

**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs  
**DARLA J. HALL and THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT**

**DOCKET #: 2025-3624**  
**JUDGEMENT: \$34,077.91**

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

Address: 212 OTIS STREET, MONONGAHELA, PA 15063 & ADJOINING VACANT LOT  
Tax #: 440-026-00-01-0031-00 & 440-026-00-01-0031-01 (2)

Improvements: Residential Dwelling

Attorney: PURCELL KRUG &

HALLER, (717) 234-4178  
WCR Vol 106 Issues 30,31,32

### MONONGAHELA (Cont'd)

**PENNYMAC LOAN SERVICES LLC**

vs  
**RICKY COLE II AND COURTNEY COLE**

**DOCKET #: 2025-2499**  
**JUDGEMENT: \$121,970.15**

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

Address: 1236 FOURTH STREET, MONONGAHELA, PA 15063  
Tax #: 440-027-00-00-0007-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010  
WCR Vol 106 Issues 30,31,32

### NOTTINGHAM

**U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of Waterfall Victoria III-NB Grantor Trust**

vs  
**THE UNKNOWN HEIRS, Successors, Assigns, and all Persons, Firms, or Associations Claiming Right, Title, or Interest From or Under MARY JANE STEFAN**

**DOCKET #: 2025-2495**  
**JUDGEMENT: \$286,700.66**

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

Address: 14 WEST HILLCREST ROAD, EIGHTY FOUR, PA 15330  
Tax #: 530-001-01-02-0004-00

Improvements: Residential Dwelling

Attorney: HILL WALLACK LLP,  
(215) 579-7700  
WCR Vol 106 Issues 30,31,32

**PETERS**

**METLIFE SECURITIZATION  
TRUST 2017-1, ET AL**

vs

**ROBERT L. MAKOWSKI AND  
LISA M. MAKOWSKI**

**DOCKET #: 2023-1858  
JUDGEMENT: \$182,306.46**

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

Address: 496 VENETIA ROAD,  
VENETIA, PA 15367  
Tax #: 540-005-01-02-0004-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP,  
P.C., (215) 627-1322  
WCR Vol 106 Issues 30,31,32

**PETERS (Cont'd)**

**TIMBER LAKE COMMUNITY  
SERVICES ASSOCIATION,  
INC.**

vs

**JAMES D. MULLETT AND  
JODI C. MULLETT**

**DOCKET #: 2025-402  
JUDGEMENT: \$6,195.62**

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

Address: 120 EAGLEBROOK  
COURT, VENETIA, PA 15367  
Tax #: 540-005-11-00-0012-00

Improvements: Residential Dwelling

Attorney: BRANDT, MILNES &  
REA, P.C., (412) 255-6500  
WCR Vol 106 Issues 30,31,32

**UNION**

**RINGGOLD SCHOOL DISTRICT**

vs

**MATTHEW A. GRAHAM**

**DOCKET #: 2023-4516  
JUDGEMENT: \$2,619.93**

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

Address: 108 FAIRVIEW STREET,  
ELRAMA, PA 15038  
Tax #: 640-007-02-01-0004-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW ASSOCIATES, LTD, (866) 720-9748  
WCR Vol 106 Issues 30,31,32

**WASHINGTON**

**THE BANK OF NEW YORK  
MELLON F/K/A THE BANK OF  
NEW YORK, ET AL**

vs

**CYNTHIA J. MERCADO;  
JOSHUA MERCADO, In His  
Capacity as Heir of JOSEPH A.  
MERCADO, ET AL**

**DOCKET #: 2025-3054  
JUDGEMENT: \$66,802.96**

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

Address: 19 GIBSON AVENUE,  
WASHINGTON, PA 15301  
Tax #: 730-008-00-02-0003-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,  
(855) 225-6906  
WCR Vol 106 Issues 30,31,32

**WASHINGTON (Cont'd)**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**EUGENE KRAWCZYNSKI  
AND VIRGINIA E. KRAWCZYNSKI**

**DOCKET #: 2025-5222  
JUDGEMENT: \$26,571.06**

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

Address: 469 EXTENSION AVENUE,  
WASHINGTON, PA 15301  
Tax #: 780-004-00-02-0008-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG &  
HALLER, (717) 234-4178  
WCR Vol 106 Issues 30,31,32

**WASHINGTON (Cont'd)**

**WELLS FARGO BANK, NATIONAL ASSOCIATION, ET AL**

vs

**CHRISTY L. BLACK AND  
RONALD C. BLACK**

**DOCKET #: 2024-3307  
JUDGEMENT: \$111,592.22**

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

Address: 249 WEST HALLAM AVENUE,  
WASHINGTON, PA 15301  
Tax #: 770-003-00-01-0015-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC, (215) 572-8111  
WCR Vol 106 Issues 30,31,32

## Washington County Sheriff's Dept. K-9 Fund Raiser Valentines Day, Feb.14

Enjoy Acoustic music with dinner and DJ for dancing.  
50/50 and raffle baskets. Entry is \$30.  
Call 724-228-6840 for ticket info.  
Tickets in Advance Only.



*The Puppy Love*   
*Dinner Dance* 

*Saturday, February 14th, 2026 at  
Julian's Banquet Hall*

- ♥\$30 Entry Fee♥
- ♥50/50 & Raffle Baskets♥
- ♥Cash Bar♥
- ♥Doors Open at 5:00♥
- ♥Dinner will be served at 6:00♥

*To ensure the success of our event we are seeking donations of raffle baskets, gift cards, and monetary donations to help cover the costs of services and supplies for the evening.*

*We sincerely thank you in advance for your support and look forward to celebrating with you as we continue our mission of "Supporting the Paws that Enforce the Laws"*

APPROVED BY CHIEF CLERK  
FOR POSTING

*All Proceeds Benefit the Washington County Sheriff's Department k9 Division\**