

# 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

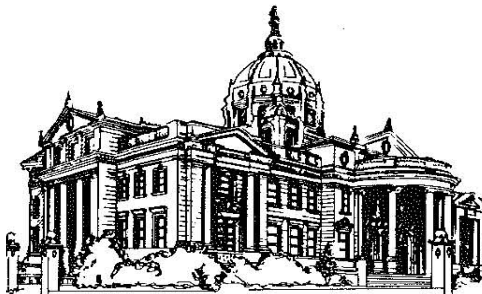
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**Vol. 106 No. 36 – MARCH 19, 2026**

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

## MOTIONS COURT SCHEDULE

### Washington Co Courthouse & Washington Co Bar Assn will be CLOSED on Friday, April 3, 2026 for GOOD FRIDAY

CR#/Suite#	<b>Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b> 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
Costanzo, Valarie CR#7/1001	Motions Tu & Th 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: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> .
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. Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	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.
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 <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a>
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: <a href="https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge">https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge</a> .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] An Ohio lawyer is facing a \$30,000 fine for continuing to practice law despite being disbarred 17 years ago. According to the February 17th opinion issued by the Ohio Supreme Court, Pippa Lynn Henderson Carter from Cleveland Heights, Ohio, was initially disbarred in 2006 for engaging in the unauthorized practice of law during her indefinite suspension from the practice of law. Henderson Carter had been indefinitely suspended for, among other things, neglecting a client's legal matter and failing to comply with a subpoena to cooperate in a disciplinary investigation. According to the same opinion, Henderson Carter identified herself as counsel for a party in a juvenile court hearing in 2009, for which the court fined her \$1,000 but she never paid the fine. The court also issued a warrant for her arrest, but court records show that she was never arrested. In 2023, Henderson Carter was accused by another attorney of claiming to represent someone in a probate matter. She had also prepared two deeds for the transfer of real property and notarized the deeds as an attorney. Thereafter, the Ohio Supreme Court issued an order for Henderson Carter to appear before them the following year but she did not respond or appear. The Ohio Supreme Court's Office of Disciplinary Counsel recommended a \$30,000 fine and that Henderson Carter be enjoined from practicing law and performing notarial acts. The Ohio Supreme Court adopted the recommendation, saying Henderson Carter's "legal education and experience and her repeated and deliberate disregard of the orders of this Court since May, 1997, make it impossible to characterize her misconduct as a series of simple mistakes or the actions of a well meaning but misguided person". [2] According to the Supreme Court of Oregon, criminal defendants in Oregon who cannot get timely legal representation from the state must have their charges dismissed. Under this decision, however, prosecutors would still be allowed to re-file the case at a later time, so long as the state is able to provide counsel. According to Justice Rebecca Duncan, who authored the forty page opinion, "we acknowledge that setting such a limit involves a judgment call," but "Oregon's current public defense crisis requires to make that call and establish a general rule that can be applied consistently across the state."

*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

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## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

[March 25 -- Bar Meeting & Happy Hour](#), 4:30-6:30pm (meeting at 5pm), Bar Office, 119 S. College St., Washington. Join us for WCBA's annual business meeting and a party on the porch! Appetizers, beverages, business, and socializing — **FREE for all WCBA members**. Contact WCBA President Thomas Steele 5 days in advance to add an item to the agenda.

[March 31 -- YLD Meeting & Happy Hour](#), 4:30-6:30pm (meeting at 5:15pm), 9Yards Golf (900 Wildflower Circle, Suite 913, Washington, PA 15301; near Planet Hollywood on Rte 19, near Racetrack Road). Kicking off at 4:30pm, we've got 1-2 golf bays scheduled through 6:30pm and plenty of room for non-golf socializing / networking. Business meeting at 5:15pm-ish. **FREE for WCBA YLD members**, including appetizers and beverages. If you have an item to add to the YLD business meeting agenda, please contact the Bar office or WCBA YLD President [Jake Mihalov](#).

[April 17 -- CLE \(1s\) "Clean Slate: Limited Access, Expungement, and Pardons of Criminal Records."](#) **Noon-1pm, via zoom** — **FREE CLE** for attorney volunteers for the April 24 Expungement/Clean Slate Clinic. Learn about the law on and difference between limited access and expungement of criminal records, and the Board of Pardons application process and current status. For expungement and limited access petitions, learn about the Commonwealth's bases for objecting and how you might respond. CLE credit (1s) = \$35 for attorneys not volunteering at the clinic.

[April 20 -- CLE \(1e\): "Pros, Cons, and Ethics of Artificial Intelligence in Family Law."](#) **Noon-1pm, Courthouse Jury Lounge**. Hosted by the WCBA Family Law Division. Presenter, Steven Bradley. **NOTE: The first 25 WCBA members to register will receive a \$10 discount courtesy of Our Family Wizard.** PA (1e) CLE credit = \$35; non-members \$70.

[April 24 — Expungement Clinic / Clean Slate Day](#), 10am-3pm, Attorney volunteers needed! If you volunteer from 10am-3pm, you will earn 1 FREE Pro Bono CLE Credit (plus the additional credit on April 17). Clinic will be held in The Landmark Building, 75 E. Maiden St., Washington.

[April 24 -- WCBA Senior Lawyer's Division CLE & Happy Hour](#), 2:30-5:30pm, The Meeting House, 182 S. Main Street, Washington (CLE, 2:30-4:30pm, Happy Hour, 4:30-5:30pm). **CLE (2s):** "U.S. vs. Tiede: the Intersection of Civil Rights and Military Occupation Courts." Interested in Cold War history and international law? In January 1979, headlines across Europe and the US proclaim a startling event: *Unprecedented American Court* Convened in West Berlin to Try East German Refugees. Four months earlier, an East German, fleeing the Communist secret police, had diverted a Polish airliner from East Berlin to the American sector of West Berlin. As he and a friend disembarked, other passengers spontaneously defected to the West. The two "hijackers" were welcomed as heroes by U.S. officials. But within hours the Communists reminded the Western powers of their anti-hijacking agreements – and the fugitives were arrested on orders of the U.S. State Department. Persuaded by West Germany, the State Department uses the continued occupied status of Berlin as a pretext to convene an occupation court in the middle of modern-day West Berlin. As the trial progresses, both prosecution and defense employ strategies and maneuvers worthy of Perry Mason. This case was the basis for the movie *Judgment in Berlin*, starring Martin Sheen and Sean Penn. This CLE will include a showing of the movie, and discussion led by WCBA member Mike Lazaroff, USAF retired, who served in Berlin and attended the trial.

**May 7 -- CLE: "Advocacy, Awareness & Action,"** via zoom, 12pm-1pm, presented by Todd Pappasergi, a "Law School for NonProfits" program held in conjunction with the Washington County Community Foundation. Registration not yet open.

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

**August 14-16 -- Summer Bench Bar**, Oglebay Resort, Wheeling (confirmed!). If you have a CLE topic or presenter to pitch to the SBB Planning Committee, now's the time! Contact the Bar office at [Kathy@washcobar.org](mailto:Kathy@washcobar.org).

## ESTATE NOTICES

### FIRST PUBLICATION

**Abbadini, Robert E.**

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: Robert J. Abbadini,  
1119 Arkansas Ave., Apt. 4, Pitts-  
burgh, PA 15216

Attorney: Cary D. Jones, Esq., Mar-  
riner, Jones & Fitch, 6 South Main  
Street, Suite 600, Washington, PA  
15301

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**Armstrong, Joyce Ann**

a/k/a Joyce Armstrong  
Late of Charleroi  
Washington Co., PA  
File No. 63-26-0148

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 Armstrong, 21  
Greentree Rd., Wheeling, WV  
26003

WCR Vol 106 Issues 36,37,38

**Bane, Rose Marie**

Late of Canonsburg  
Washington Co., PA

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

decedent to make payment to the Executrix without delay.

Executrix: Teresa Marie Sapienza,  
353 Crossing Drive, Eighty Four,  
PA 15330

Attorney: David Bayard Wolf, Esq.,  
Wolf, Wager & Wolf, 1500 Ash-  
wood Dr., Suite 1501, Canonsburg,  
PA 15317

WCR Vol 106 Issues 36,37,38

**Cook, Mary M.**

Late of Washington County  
Washington Co., PA  
File No. 63-26-0270

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

Administrator: James A. Cook, Jr.  
c/o

Attorney: David M. Hollar, Esq.,  
David M. Hollar, PLLC, 161 Wash-  
ington Street, Suite 400, Con-  
shohocken, PA 19428

WCR Vol 106 Issues 36,37,38

**Gillium, Jr., Ralph W.**

a/k/a Raph W. Gillium  
Late of Houston  
Washington Co., PA  
File No. 63-26-0283

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: Ronald W. Wuenstel, Jr.  
aka Ronald William Wuenstel, Jr.,  
546 Birch Drive, Houston, PA  
15342

Attorney: Christine Brown Murphy,  
Esq., Zacharia Brown Law Offices,  
108 West McMurray Road, Can-

onsburg, PA 15317

WCR Vol 106 Issues 36,37,38

**Gozdich, Shirley H.**

a/k/a Shirley M. Haught  
Late of Fredericktown, Deemston  
Borough  
Washington Co., PA  
File No. 63-26-0325

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: Lee M. Gozdich, 414 E.  
Windmere Dr., Phoenix, AZ 85048

WCR Vol 106 Issues 36,37,38

**Juracko, John S.**

a/k/a John Juracko  
Late of Amwell Twp.  
Washington Co., PA  
File No. 63-26-00336

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 A. Juracko, 35 Gra-  
ble Road, Marianna, PA 15345  
Attorney: Mark S. Riethmuller,  
Esq., Speakman, Riethmuller &  
Allison, 6 South Main Street, Suite  
614, Washington, PA 15301

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**Karner, Cynthia L.**

a/k/a Cynthia L. Czczely  
a/k/a Cynthia Karner  
Late of Borough of Canonsburg  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to re-

quest all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Gary Karner, 220 W. College St., Canonsburg, PA 15317  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

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**Macevic, Steven F.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0301

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: Sharon F. Macevic, 143 E. Edgewood Ave., McMurray, PA 15317  
Attorney: Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., Suite 100, Canonsburg, PA 15317

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**McGurgan, Dennis Patrick**

a/k/a Denny McGurgan  
Late of Canton Township  
Washington Co., PA  
File No. 63-25-00907

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: Jeanann Clements, 267 Rural Valley Road, Claysville, PA 15323

WCR Vol 106 Issues 36,37,38

**Meili, Johanna M.**

a/k/a Johanna Margarete Meili  
Late of Houston  
Washington Co., PA  
File No. 63-26-0324

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 Meili, 726 Scenic Drive, Houston PA 15342  
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 106 Issues 36,37,38

**Natoli, Jean Ann**

Late of Eighty Four  
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: Debra Lynn Minor, 624 Valley View Road, Eighty Four, PA 15330  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

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**Niederritter, Dennis D.**

a/k/a Dennis Niederritter  
a/k/a Dennis Dale Niederritter  
Late of Burgettstown  
Washington Co., PA  
File No. 63-26-0319

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: Todd A. Niederritter, 539 Bateman Rd., Oakdale, PA 15071  
Attorney: Mark E. Casper, Jr., Esq., 519 N. Meadowcroft Ave., Pittsburgh, PA 15216

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**Parks, Frances J.**

a/k/a Frances Jane Parks  
Late of Monongahela  
Washington Co., PA  
File No. 63-26-0317

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: David N. Lenart, 1207 Fifth Ave., Monongahela, PA 15063

Attorney: Amanda L. DePaulis, Esq., DePaulis Law LLC, 1711 Lincoln Way, White Oak, PA 15131

WCR Vol 106 Issues 36,37,38

**Sayers, Lillian Mae**

Late of Finleyville  
Washington Co., PA  
File No. 63-26-0138

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: Rebecca L. Sayers, 3413 Forest Road, Bethel Park, PA 15102

Attorney: Deborah L. Lesko, Esq., 373 Vanadium Road, Pittsburgh, PA 15243

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**TRUST NOTICE**

NOTICE OF TRUST ADMINISTRATION. The Trustee named below gives notice of the death of Sarah G. Keller, late of Venetia, Allegheny County, Pennsylvania, who died on **February 04, 2026**. During her lifetime, the said Decedent established the Second Amendment and Restatement of Revocable Living Trust of Sarah G. Keller a/k/a Sally Keller dated January 12, 2023. The Trustee requests all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Christopher Keller  
225 Crown Street  
Bristol, CT 06010

Or

Deborah L. Lesko, Esquire

The Law & Mediation Offices of  
Deborah L. Lesko, P.C.  
373 Vanadium Road  
Pittsburgh, PA 15243  
(412) 276-4200

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**SECOND PUBLICATION****Byers, Elsie M.**

a/k/a Elsie Marie Byers  
Late of Blaine 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Russell E. Davidson, 613  
Taylorstown Ridge Road, Avella,  
PA 15312

Attorney: Cary D. Jones, Esq., Mar-  
riner, Jones & Fitch, 6 South Main  
Street, Suite 600, Washington, PA  
15301

WCR Vol 106 Issues 35,36,37

**DeSantis, Julia**

Late of Monongahela  
Washington Co., PA  
File No. 63-17-1604

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 J. DeSantis,  
121 N. Central Avenue, Apt. 404,  
Canonsburg, PA 15317

Attorney: Megan E. Loftis, Esq.,  
1650 Broadway Avenue, Floor 1,  
Pittsburgh, PA 15216

WCR Vol 106 Issues 35,36,37

**Godfrey, Gloria E.**

Late of Cecil  
Washington Co., PA  
File No. 63-26-0067

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

Executor: Tina M. Godfrey, 8 Bel-  
gium Hill Road, P.O. Box 28, Cecil,  
PA 15321

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**Hart, Dolores H.**

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: Deborah Kay Elmore c/o  
Attorney: Elisabeth H. Wagers,  
Esq., Wolf, Wagers & Wolf,  
1500 Ashwood Dr., Suite 1501,

Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

**Hostutler, Ronald L.**

Late of Amwell Township  
Washington Co., PA  
File No. 63-26-0204

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: Barry A. Hostutler,  
3 Weston Place, Saint Clairsville,  
OH 43950

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

WCR Vol 106 Issues 35,36,37

**Hython, Frederick O.**

a/k/a Frederick Orlando Hython  
Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0294

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: June DeVaughn-Hython  
aka June DeVaughn, 305 Papp  
Road, Canonsburg, PA 15317  
Attorney: James P. Liekar, Esq.,  
38 West Pike Street, Canonsburg,  
PA 15317

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**Karpoff, Dorothy**

Late of Scenery Hill  
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: Leroy Scott Hustava,  
647 Howard St., Brownsville, PA  
15417

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

WCR Vol 106 Issues 35,36,37

**Linder, Alice**

Late of McDonald  
Washington Co., PA  
File No. 63-26-0050

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: Glenn Daniel Linder  
& Ashley Danielle Smithey, 220  
Archer Lane, Burgettstown, PA  
15021

Attorney: Peter A. Smith, Esq.,  
103 Scarborough Lane, McMurray,  
PA 15317

WCR Vol 106 Issues 35,36,37

**Powell, James D.**

a/k/a James Donald Powell  
Late of Washington  
Washington Co., PA  
File No. 63-25-1734

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

Executor: Anthony Powell a/k/a  
Anthony James Powell, 21  
Wraggborough Lane, Charlestown,  
SC 29403

Attorney: Jennifer L. Schiavoni,  
Esq., Smith Butz LLC, 88 Center

Church Road, McMurray, PA  
15317

WCR Vol 106 Issues 35,36,37

**Saunders, Brenda S.**

a/k/a Brenda Sue Saunders  
Late of Washington  
Washington Co., PA  
File No. 63-26-0305

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: Bernard A. Froats,  
1003 Sabino Drive, Washington,  
PA 15301

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

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**Seneca, Anthony Jerome**

a/k/a Anthony J. Seneca  
Late of Moncks Corner,  
Berkeley, SC  
File No. 63-25-1769

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: Mario O'Dell Seneca,  
115 Rustic Ridge Lane, Wexford,  
PA 15090

WCR Vol 106 Issues 35,36,37

**Thistlethwaite, Charles Allen**

Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-20-0448

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: Janet L. Drizos, 107  
Pyle Road, Jefferson, PA 15344  
Attorney: Richard L. Osberg, III,  
1900 Main Street, Suite 225,  
Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

**Volinsky, James Allen**

a/k/a James Volinsky  
Late of Eighty Four  
Washington Co., PA  
File No. 63-26-0060

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

Administrator: Scott Hardin Beene,  
101 Hamtom Road, Eighty Four,  
PA 15330

WCR Vol 106 Issues 35,36,37

**Walker, David Thomas**

a/k/a David T. Walker  
Late of Washtenaw County, MI  
File No. 63-26-0307

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: Noreen A. Walker c/o  
Attorney: Stephanie M. Sewak,  
Esq., Law Office of Stephanie M.  
Sewak, P.C., 90 W. Chestnut St.,  
Suite 606, Washington, PA 15301

WCR Vol 106 Issues 35,36,37

**Wicks, Lesley Jean**

Late of Town of Eighty Four  
Washington Co., PA  
File No. 63-26-0269

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

Administrator: Michael R. Buchanan, 380 Ringland Ridge Road, Amity, PA 15311  
Attorney: Charles J. Jacques, III, 2125 Freeport Road, Natrona Heights, PA 15065

WCR Vol 106 Issues 35,36,37

**Williams, Mary Jane**

Late of Washington  
Washington Co., PA  
File No. 63-26-0178

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

Administrators: John Brady Anderson, Thomas J. Anderson, Michael J. Anderson, 547 Marigold Lane, Slippery Rock, PA 16057  
Attorney: John Brady Anderson, 547 Marigold Lane, Slippery Rock, PA 16057

WCR Vol 106 Issues 35,36,37

**Williams, Jr., Charles Frederick**

a/k/a Charles F. Williams  
Late of Washington  
Washington Co., PA  
File No. 63-26-0303

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: Jennifer Fields, 196 Jaimes Ln, Atoka, TN 38004

Attorney: Melina Georgiades, Esq., 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 106 Issues 35,36,37

**Wingo, Christine C.**

Late of Monongahela, Carroll Twp.  
Washington Co., PA  
File No. 63-25-1748

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: Jennifer C. Wingo, 283 Shannon Rd., Monongahela, PA 15063

WCR Vol 106 Issues 35,36,37

### THIRD PUBLICATION

**Barnes, Nelda J.**

Late of Lawrence  
Washington Co., PA  
File No. 63-26-0267

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: Leita K. Barnes a/k/a Leita Kay Barnes, 1539 Hillary Street, New Orleans, LA 70118  
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

WCR Vol 106 Issues 34,35,36

**Batove, Irene**

a/k/a Irene E. Batove  
a/k/a Irene Elizabeth Batove  
Late of Washington

Washington Co., PA  
File No. 63-26-0234

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: April E. Batove, 416 Christy Road, Eighty-Four, PA 15330  
Attorney: Kathryn A. Gioia, Esq., Bowles Rice LLP, 1800 Main Street, Suite 200, Canonsburg, PA 15317

WCR Vol 105 Issues 34,35,36

**Baumgardner, Paul H.**

Late of South Franklin 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: Kimberly J. Alderson aka Kimberly Jo Alderson, 1687 Craft Creek Road, Claysville, PA 15323  
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 East Wheeling Street, Washington, PA 15301

WCR Vol 105 Issues 34,35,36

**Connolly, Margaret Sarah**

a/k/a Margaret Sarah Garman  
a/k/a Margaret G. Connolly  
a/k/a Margaret Connolly  
Late of Washington  
Washington Co., PA  
File No. 63-26-0266

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

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

Executor: James P. Connolly, 24  
Gina Dr., Washington, PA 15301

WCR Vol 106 Issues 34,35,36

**Cummings, Gary T.**

a/k/a Gary Cummings  
Late of Peters Township  
Washington Co., PA  
File No. 63-25-1843

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: Lisa B. Cummings,  
112 Fieldstone Court, Venetia, PA  
15367

WCR Vol 106 Issues 34,35,36

**Ealy, Tina M.**

a/k/a Tina Marie Ealy  
Late of Avella  
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: Blake Brandenburg c/o  
Attorney: Frank C. Roney, Jr., Esq.,  
The Roney Law Office, 228 South  
Main Street, Washington, PA  
15301

WCR Vol 106 Issues 34,35,36

**Muncie, Harriett Jane**

Late of Washington  
Washington Co., PA

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

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

Administrator & Attorney: William  
H. Knestrick, Esq., Neighborhood  
Attorneys, LLC, 8 East Pine Ave-  
nue, Washington, PA 15301

WCR Vol 105 Issues 34,35,36

**Ropele, Joshua D.**

a/k/a Joshua Ropele  
Late of South 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: Justin N. Ropele,  
3201 Melton St. North, St. Peters-  
burg, FL 33704

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

WCR Vol 105 Issues 34,35,36

**Seibel, Ann M.**

a/k/a Ann E. Seibel  
Late of Fayette City  
Washington Co., PA  
File No. 63-25-1152

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 Dorian Seibel,  
148 Brownsville Road, Fayette  
City, PA 15438

Attorney: Stephen J. Taczak, Esq.,  
12 N. Jefferson Avenue,  
Canonsburg, PA 15317

WCR Vol 105 Issues 34,35,36

**Spiotta, John J.**

Late of Burgettstown,  
Smith Township  
Washington Co., PA  
File No. 63-26-0175

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: Michelle Thomas, 427  
Linda Lane, Houston, PA 15342  
15342

WCR Vol 106 Issues 34,35,36

## TRUST NOTICE

**Decedent's Trust  
Administration Notice**

The following decedent died maintaining a Revocable Trust, in which administration proceedings commenced. The named trustee requests that all person(s) having claims against the decedent make known the same in writing to the Trustee or his attorney, and all persons indebted to the decedent make payments to said Trustee without delay.

**McConnell, Russell O. Trust**, deceased December 19, 2025, of Washington, Washington County, Pennsylvania. James McConnell, Trustee, c/o Clark Mitchell, Jr., Esquire, MITCHELL LAW GROUP, LLC, 17 South College Street, Washington, PA 15301. (724) 229-9500

WCR Vol 106 Issues 34,35,36

## REAL PROPERTY NOTICE

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, DE-  
CEASED; ELIZABETH L. HAR-  
TON IN HER CAPACITY AS  
HEIR TO THE ESTATE OF JA-  
NET ZILLIER A/K/A JANET AT-  
KINSON, DECEASED; DAVID J.  
HARTON IN HIS CAPACITY AS  
HEIR TO THE ESTATE OF JA-  
NET ZILLIER A/K/A JANET AT-  
KINSON, DECEASED; UN-  
KNOWN 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

NOTICE TO:  
UNKNOWN HEIRS, SUCCE-  
SORS, ASSIGNS, AND ALL PER-  
SONS, FIRMS, OR ASSOCIA-  
TIONS CLAIMING RIGHT, TI-  
TLE OR INTEREST FROM OR  
UNDER JANET ZILLIER A/K/A  
JANET ATKINSON, DECEASED

You are hereby notified on that on  
July 11, 2025, Plaintiff, ROCKET  
MORTGAGE, LLC F/K/A QUICK-  
EN LOANS, LLC F/K/A QUICK-  
EN LOANS INC. filed a Complaint  
against you in the Court of Com-  
mon Pleas of WASHINGTON  
County, Pennsylvania, Docket No.  
CV-2025-03523, wherein Plaintiff

seeks to enforce its rights under its  
loan documents.

If you wish to defend, you must  
enter a written appearance personal-  
ly or by attorney and file your de-  
fenses or objections in writing with  
the Court. You are warned that if  
you fail to do so the case may pro-  
ceed without you and a judgment  
may be entered against you without  
further notice for the relief request-  
ed by the Plaintiff. You may lose  
money or property or other rights  
important to you.

YOU SHOULD TAKE THIS NO-  
TICE TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE A  
LAWYER, GO TO OR TELE-  
PHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE  
CAN PROVIDE YOU WITH IN-  
FORMATION 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 RE-  
DUCED 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 106 Issue 36

## NAME CHANGE NOTICES

Notice is given that a Petition was  
filed in Washington County Court-  
house Case #2026-1725 On March  
6, 2026 by **Tracy Colleen Whip-  
key** to change her name to Tracy  
Colleen Caperelli. A hearing is  
scheduled for May 5, 2026 at 9am  
at Washington County Courthouse  
for anyone to show cause why the  
petition should not be granted.

WCR Vol 106 Issue 36

Notice is given that a petition was  
filed on March 6, 2026 in Washing-  
ton County Courthouse Case #2026-  
1726 by Tracy C. Whipkey/Parent  
to change the name of **Harliegh  
Madison Whipkey** to Harliegh  
Madison Caperelli. A hearing is set  
for May 5, 2026 at 9am at Washing-  
ton County Courthouse to show  
cause why the name should not be  
changed.

WCR Vol 106 Issue 36

Notice is hereby given that on the  
date of September 19, 2025 a Peti-  
tion was filed with the Court of  
Common Pleas of Washington  
County, Pennsylvania, Civil Divi-  
sion, at Docket No. 2025-6025 by  
the Petitioner **Brianna Nicole  
Knizner** for a change of name to  
Brianna Nicole Capececa.

The Court has fixed the date of  
April 6, 2026 and time of 9:00am in  
Courtroom #4 in the Washington  
County Courthouse, Washington,  
Pennsylvania, for the hearing on  
said Petition. Any and all persons  
interested may appear and show  
cause, if any, why the request of the  
petitioner should not be granted.

WCR Vol 106 Issue 36

## 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, APRIL 10, 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)

### CANONSBURG

SLOVENIAN SAVINGS AND  
LOAN ASSOCIATION OF CAN-  
ONSBURG, PENNSYLVANIA  
vs  
MICHAEL D. TERHORST

DOCKET #: 2025-3021  
JUDGEMENT: \$87,933.03  
In the Commonwealth of Pennsyl-  
vania, Washington County, Can-  
onsburg Borough;  
Address: 621 WOODLAND  
ROAD, CANONSBURG, PA  
15317  
Tax #: 100-038-00-01-0017-00  
Improvements: Residential Dwell-  
ing  
Attorney: GREENLEE DERRICO  
POSA, LLC, (724) 225-7660  
WCR Vol 106 Issues 34,35,36

### CANONSBURG (Cont'd)

LAKEVIEW LOAN

SERVICING LLC  
vs  
MARCOS CAMPOS AND ROSE-  
MARIE CAMPOS

DOCKET #: 2025-4575  
JUDGEMENT: \$76,796.22  
In the Commonwealth of Pennsyl-  
vania, Washington County, Can-  
onsburg Borough;  
Address: 715 SOUTH CENTRAL  
AVENUE, CANONSBURG, PA  
15317  
Tax #: 110-012-00-00-0025-00  
Improvements: Residential Dwell-  
ing

Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646  
WCR Vol 106 Issues 34,35,36

### CANONSBURG (Cont'd)

WILMINGTON TRUST, NA-  
TIONAL ASSOCIATION, ET AL  
vs  
LIPNOB MEDIA, L.L.C.

DOCKET #: 2025-8870  
JUDGEMENT: \$2,465,544.92  
In the Commonwealth of Pennsyl-  
vania, Washington County, Can-  
onsburg Borough;  
Address: 601 WEST PIKE  
STREET, CANONSBURG, PA  
15317  
Tax #: 100-023-00-00-0001-04  
Improvements: Commercial Build-  
ing (Rite Aid)  
Attorney: BALLARD SPAHR LLP,  
215-864-8515  
WCR Vol 106 Issues 34,35,36

### CECIL

NAVY FEDERAL CREDIT UN-  
ION  
vs  
MATHEW HOBAUGH AND EMILY  
HOBAUGH

DOCKET #: 2025-2901  
JUDGEMENT: \$501,814.57  
In the Commonwealth of Pennsyl-  
vania, Washington County, Cecil  
Township;  
Address: 182 MARKWOOD  
DRIVE, CANONSBURG, PA  
15317

Tax #: 140-009-08-00-0026-00  
Improvements: Residential Dwell-  
ing  
Attorney: McCABE, WEISBERG  
& CONWAY, LLC, (215) 790  
-1010  
WCR Vol 106 Issues 34,35,36

### CHARLEROI

WASHINGTON FINANCIAL  
BANK  
vs  
JARED LOUIS FLEMING, solely  
in his capacity as Administrator of  
the ESTATE OF SHERRIE A.  
FLEMING

DOCKET #: 2025-3760  
JUDGEMENT: \$37,801.54  
In the Commonwealth of Pennsyl-  
vania, Washington County, Charle-  
roi Borough;  
Address: 218 MEADOW AVE-  
NUE, CHARLEROI, PA 15022  
Tax #: 160-027-00-03-0001-00  
Improvements: Residential Dwell-  
ing  
Attorney: McGRATH McCALL,  
P.C., (412) 281-4333  
WCR Vol 106 Issues 34,35,36

### CHARLEROI (Cont'd)

THE HUNTINGTON NATIONAL  
BANK  
vs  
SHYYANNE SKYE TYLER

DOCKET #: 2025-5331  
JUDGEMENT: \$121,930.47  
In the Commonwealth of Pennsyl-

vania, Washington County, Charleroi Borough;  
Address: 212 MEADOW AVENUE, CHARLEROI, PA 15022  
Tax #: 160-027-00-03-0030-00  
Improvements: Residential Dwelling  
Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611  
WCR Vol 106 Issues 34,35,36

### **CHARLEROI (Cont'd)**

CARRINGTON MORTGAGE SERVICES, LLC  
vs  
CHARLES E. LEE

DOCKET #: 2024-7306  
JUDGEMENT: \$54,944.98  
In the Commonwealth of Pennsylvania, Washington County, Charleroi Borough;  
Address: 117 LINCOLN AVENUE, CHARLEROI, PA 15022  
Tax #: 160-031-00-03-0009-00  
Improvements: Residential Dwelling  
Attorney: McCALLA RAYMER LEIBERT PIERCE, (445) 207-4041  
WCR Vol 106 Issues 34,35,36

### **CROSS CREEK**

PENNSYLVANIA EQUITY RESOURCES INC.  
vs  
STACEY BERNARD HUTCHINS

DOCKET #: 2025-7980  
JUDGEMENT: \$69,130.04  
In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township;  
Address: 110 CROSS CREEK ROAD, AVELLA, PA 15312  
Tax #: 210-011-02-01-0011-00, 210-011-02-01-0010-00, 210-011-02-01-0019-00 (3)  
Improvements: Residential Dwelling  
Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611  
WCR Vol 106 Issues 34,35,36

**DONEGAL**  
MEB LOAN TRUST VIII  
vs  
JEFFREY JAY DUTTON II

DOCKET #: 2024-7415  
JUDGEMENT: \$54,196.47  
In the Commonwealth of Pennsylvania, Washington County, Donegal Township;  
Address: 674 DRY RIDGE ROAD, WEST ALEXANDER, PA 15376  
Tax #: 230-016-00-00-0011-00  
Improvements: Residential Dwelling  
Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100  
WCR Vol 106 Issues 34,35,36

### **DONORA**

U.S. BANK TRUST NATIONAL ASSOCIATION AS TRUSTEE OF THE CABANA SERIES IV TRUST  
vs  
SABRINA L. COUGHENOUR A/K/A SABRINA COUGHENOUR

DOCKET #: 2025-6239  
JUDGEMENT: \$63,874.79  
In the Commonwealth of Pennsylvania, Washington County, Donora Borough;  
Address: 1238 MCKEAN AVENUE, DONORA, PA 15033  
Tax #: 240-007-00-02-0023-00  
Improvements: Residential Dwelling  
Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100  
WCR Vol 106 Issues 34,35,36

### **FALLOWFIELD**

WELLS FARGO BANK, N.A.  
vs  
RYAN RUBACHKO, In His Capacity as Heir of BRADLEY J. JAMPEDRO, ET AL

DOCKET #: 2025-5158  
JUDGEMENT: \$110,630.67  
In the Commonwealth of Pennsylvania, Washington County, Fallow-

field Township;  
Address: 34 MOYER AVENUE, CHARLEROI, PA 15022  
Tax #: 320-008-04-03-0002-00  
Improvements: Residential Dwelling  
Attorney: RAS CITRON LLC, (855) 225-6906  
WCR Vol 106 Issues 34,35,36

### **HANOVER**

CITIZENS BANK, N.A. F/K/A RBS CITIZENS, N.A.  
vs  
LEIGH ANN SEBROSKY

DOCKET #: 2025-4252  
JUDGEMENT: \$112,081.78  
In the Commonwealth of Pennsylvania, Washington County, Hanover Township;  
Address: 16 WINDY HILL LANE, BURGETTSTOWN, PA 15021  
Tax #: 340-030-00-00-0007-00  
Improvements: Residential Dwelling  
Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690  
WCR Vol 106 Issues 34,35,36

### **HOUSTON**

HSBC BANK USA, N.A.  
vs  
DAVID W. GRUDI

DOCKET #: 2025-7017  
JUDGEMENT: \$103,236.15  
In the Commonwealth of Pennsylvania, Washington County, Houston Borough;  
Address: 113 NORTH MAIN STREET, HOUSTON, PA 15342  
Tax #: 360-009-00-04-0016-00  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC, (844) 856-6646  
WCR Vol 106 Issues 34,35,36

### **NORTH FRANKLIN**

LAKEVIEW LOAN SERVICING  
LLC  
vs  
MICHAEL J. KROPIEWNICKI

DOCKET #: 2025-1269  
JUDGEMENT: \$91,020.80  
In the Commonwealth of Pennsylvania, Washington County, North Franklin Township;  
Address: 701 PARK AVENUE,  
WASHINGTON, PA 15301  
Tax #: 510-002-00-00-0038-00  
Improvements: Residential Dwelling  
Attorney: ORLANS ASSOCIATES  
PC, (248) 502-1400

WCR Vol 106 Issues 34,35,36

### **SOMERSET**

CITIZENS BANK, N.A. F/K/A  
RBS CITIZENS, N.A., ET AL  
vs  
ANNA DOYLE, Surviving Heir of  
JUSTIN J. DOYLE a/k/a JUSTIN  
JAMES DOYLE, Deceased, ET AL

DOCKET #: 2025-3018  
JUDGEMENT: \$189,374.88  
In the Commonwealth of Pennsylvania, Washington County, Somerset Township;  
Address: 126 SCOTT ROAD,  
EIGHTY FOUR, PA 15330  
Tax #: 580-007-00-00-0018-01  
Improvements: Residential Dwelling  
Attorney: LAW OFFICE OF  
GREGORY JAVARDIAN, LLC,  
(215) 942-9690

WCR Vol 106 Issues 34,35,36

### **SOMERSET (Cont'd)**

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

DOCKET #: 2025-4899  
JUDGEMENT: \$72,457.49  
In the Commonwealth of Pennsylvania, Washington County, Somers-

set Township;  
Address: 263 RAINEY ROAD,  
EIGHTY FOUR, PA 15330  
Tax #: 580-003-01-00-0004-00  
Improvements: Residential Dwelling  
Attorney: GRENNEN & BIR-  
SIC, P.C., (412) 281-7650

WCR Vol 106 Issues 34,35,36

### **SOUTH STRABANE**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, ET AL  
vs  
SEAN L. RIGGLE AND JEN-  
NIFER L. PARKER

DOCKET #: 2025-7020  
JUDGEMENT: \$132,682.42  
In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;  
Address: 825 DAVIS SCHOOL  
ROAD, WASHINGTON, PA  
15301  
Tax #: 600-007-03-01-0002-00  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646

WCR Vol 106 Issues 34,35,36

### **UNION**

JPMORGAN CHASE BANK, NA-  
TIONAL ASSOCIATION  
vs  
IAN ABBOTT, In His Capacity as  
Heir of ROBERT ABBOTT, JR.,  
Deceased Heir of ELIZABETH  
ABBOTT, ET AL

DOCKET #: 2024-3370  
JUDGEMENT: \$71,007.23  
In the Commonwealth of Pennsylvania, Washington County, Union Township;  
Address: 5146 HAZEL STREET,  
FINLEYVILLE, PA 15332  
Tax #: 640-004-02-02-0003-00  
Improvements: Residential Dwelling  
Attorney: RAS CITRON LLC,  
(855) 225-6906

WCR Vol 106 Issues 34,35,36

### **UNION (Cont'd)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION  
vs  
DONNA J. DZUBAY A/K/A  
DONNA DZUBAY

DOCKET #: 2025-6315  
JUDGEMENT: \$49,106.71  
In the Commonwealth of Pennsylvania, Washington County, Union Township;  
Address: 63 PUMPKIN CENTER  
ROAD, FINLEYVILLE, PA 15332  
Tax #: 640-006-00-00-0028-00  
Improvements: Residential Dwelling  
Attorney: HLADIK ONORATO  
AND FEDERMAN, LLP, (215) 855-  
-9521

WCR Vol 106 Issues 34,35,36

### **WASHINGTON (Cont'd)**

U.S. BANK TRUST NATIONAL  
ASSOCIATION, not in its individual capacity but solely as Owner Trustee for RCAF ACQUISITION TRUST  
vs  
TIMOTHY W. KEENER JR., In His Capacity as Heir of TIMOTHY W. KEENER AKA TIMOTHY KEENER SR., ET AL

DOCKET #: 2023-4340  
JUDGEMENT: \$112,790.51  
In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
Address: 125 BUTTONWOOD  
AVENUE, WASHINGTON, PA  
15301  
Tax #: 760-014-00-01-0002-00  
Improvements: Residential Dwelling  
Attorney: RAS CITRON LLC,  
(855) 225-6906

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