

# 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. 25 – JANUARY 1, 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>  <b>Note Senior Judge Kathy Emery moved to CR#4/Third Floor/#3005</b></p> <p><b>COURTHOUSE CLOSED JAN 1, 2026</b>  <b>BAR OFFICE CLOSED DEC 31-JAN 2, 2026.</b></p>
Costanzo, Valarie <b>CR#7/1001</b>	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> .
DiSalle, John <b>CR#2/2002</b>	<b>Effective July 7, 2025</b> , all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. Attorney must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight) shall be presented on Tuesdays at 9:15a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties.
Lucas, Michael, <b>CR#6/1006</b>	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
<b>Neuman, Brandon CR#1/2001</b>	<b>Tu, W &amp; Th at 9:15a. Judge of the Term, Civil: 15th to the end of each month. Motions in person, with signup by Noon the business day prior to presentation; signup in-person, by mail, or by email. Motions submitted by mail or email: original to be filed with Prothonotary, copy to Judge's office. Uncontested motions dropped off or emailed to amber.ross, court.crier.neuman or law.clerk.neuman all @washingtoncourts.us.</b>
McDonald, Traci <b>CR#5/1004</b>	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a>
Pettit, Jesse <b>CR#3/2003</b>	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> .

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**Editor:** Frank Arcuri, Esq.; Assistant Editor: Kathy Sabol, WCBA Executive Director.

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] The U.S. Supreme Court recently allowed the Trump Administration to end, for now, a policy under which people can self identify their gender on passports. The Justices' decision revives an executive order by President Trump that required passports to reflect a persons sex as listed on their birth certificate. A lower court had blocked Trump's policy. The high court's order will remain in effect while the legal fight over the Trump policy plays out in the lower courts. [2] Disclosure of client information in support of a withdrawal motion must be narrowly tailored, according to a new ethics opinion from the ABA's standing Committee on Ethic's and Professional Responsibility. Recently published, formal Opinion 519 notes that Model Rule 1.6 of the ABA Model Rules of Professional Conduct protects all information relating to the representation, and Model Rule 1.16 addresses a lawyer's termination of a representation. According to the opinion, neither rule authorizes lawyers to disclose client information nor "establish an explicit exception to the duty of confidentiality." Lawyers may be able to obtain client consent to withdraw, which will obviate the need to explain the basis for withdrawal. Also, the client may further give informed consent to disclosures that the lawyer deems to be necessary to make in the withdrawal motion. Otherwise, if a lawyer has to explain the basis of the withdrawal, they first should use a formulaic reference to "professional considerations" or similar language, according to the opinion. If the judge requires more information, the attorney should seek "to persuade the court to rule on the motion without requiring the disclosure of confidential information, asserting all non-frivolous claims for maintaining confidentiality." If the court still requires more information, according to the opinion, the lawyer should seek permission to provide the necessary information "in camera and ex-parte." Or, the lawyer can try to provide the information under seal. Other News: Seller has no duty to disclose tile floor in residential property that incorporated both a swastika and what appeared to be a Nazi eagle, both of which were covered by rugs before purchase, since otherwise functional floor incorporating those symbols does not constitute material defect under the Real Estate Seller Disclosure Law. *Wentworth v. Steinmetz*, 2025 PA Super 253 (Nov. 12, 2025).

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

## NOTICE TO THE PROFESSION

### **Position Opening—Judicial Law Clerk to the Honorable Valarie Costanzo, President Judge**

**PURPOSE:** To assist a Judge with research, writing, scheduling, and organization necessary to maintain and dispose of cases that are presented to the Courts for resolution.

**BACKGROUND/SKILLS REQUIRED:** A Juris Doctor degree from an American Bar Association-accredited law school is required. Must be able to perform legal research and write summaries and conclusions. Computer skills are necessary. Physical considerations. This position requires the ability to communicate effectively in person, by telephone and in writing. The individual must use a computer and, therefore, must possess finger dexterity and be able to interpret a computer monitor. Must be able to access file drawers; therefore, some bending, reaching and stooping may be necessary. Must be able to read legal research materials. The individual works in an office environment. Researches legal topics and drafts opinions and orders, as well as correspondence. Attends Court proceedings, including hearings, trials, routine motions, and pleas, as requested by the Judge. Organizes, schedules, and maintains the case list and briefing and argument schedules. Communicates with the public and attorneys, by telephone or in person. Attends conferences with the Judge, attorney and litigants. Attends educational sessions for civil, criminal, family court, orphans court updates. Performs all other duties and or special projects as assigned and on an as needed basis.

**TO APPLY:** Please submit a cover letter, resume, and writing sample to President Judge Valarie Costanzo. Do not submit an online application. Applications will be accepted by e-mail at [jennifer.houpt@washingtoncourts.us](mailto:jennifer.houpt@washingtoncourts.us) or by mail at 1 South Main Street, Suite 1001, Washington PA 15301

# Washington County Bar Association – Winter Bench Bar

Fri., Jan. 23, 2026 – Hilton Garden Inn, Southpointe & ZOOM

**REGISTRANT** (please print): \_\_\_\_\_

PASID#:

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

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

**BRIDGE THE GAP (BTG):** Practicing <12 months = \$50, >12 mos. = \$100

Lunch/Happy Hr included; no audit/CLE fees on morning CLEs (mark attendance above)

## SPECIAL PRICE ALL DAY WBB →

Same price in-person or zoom; mix & match any/all 7 CLE credits at the same price  
In-person ALL DAY WBB incl 7 CLE credits, breakfast, lunch, snacks, & happy hour

**A LA CARTE Registration / WCBA Mbrs:** # \_\_\_\_ credit (7 max) x \$60/credit = \$ \_\_\_\_ =

Mbrs <5 yrs in practice, FT NPO/Govt/Ed: # \_\_\_\_ credit (7 max) x \$50/credit = \$ \_\_\_\_ =

Attys NOT WCBA Mbrs: # \_\_\_\_ credit (7 max) x \$95/credit = \$ \_\_\_\_ =

Audit (no CLE credit) & Non-Atty: # \_\_\_\_ seminar (7 max) x \$35/seminar = \$ \_\_\_\_ =

Lunch ONLY \$25pp (no CLE);  Happy Hr ONLY & HH Guests \$40pp = \$ \_\_\_\_ =

OH  WV = \$75 each state (flat fee covers any/all seminars) = \$ \_\_\_\_ =

Pay to "Washington County Bar Association" 119 S College St, Washington PA 15301

Ph 724.225.6710. Fax 724.225.8345. Email [wcba@washcobar.org](mailto:wcba@washcobar.org). **No refunds after 1/9/26!**

Pay by Credit Card Online (Calculate amount due [+ 3% cc fee]), user QR code or pay w/ link: <https://square.link/u/ma5bQTsI>

or  Check # \_\_\_\_\_

If paid online by credit card, please indicate Amount Paid: \$ \_\_\_\_\_ Date Paid: \_\_\_\_\_



## ESTATE NOTICES

### FIRST PUBLICATION

**Allard, Patricia F.**  
Late of Donora  
Washington Co., PA

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

Executor: Gary P. Allard, 218 S. Allen Ave., Donora, PA 15033  
Attorney: Bradley M. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

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**Allen, Sr., Ronald E.**  
a/k/a Ronald E. Allen  
a/k/a Ronald Allen  
a/k/a Ronald Allen, Sr.  
Late of Robinson Twp.  
Washington Co., PA  
File No. 63-25-0413

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

Executrix: Leslie M. Allen, 1143 Candor Rd., Bulger, PA 15019  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057

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**Cimino, Mary Lou**  
Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-25-1806

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

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

Executor: Christy Martin a/k/a Christy Cimino Martin c/o Attorney: Mark Gubinsky, Esq., 1195 Washington Pike, Suite 325, Bridgeville, PA 15017

WCR Vol 106 Issues 25,26,27

**Coffield, John R.**  
a/k/a John Riley Coffield  
a/k/a J. Riley Coffield  
a/k/a Riley Coffield  
Late of Washington Co., PA

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

Executor: Lisa C. DePaoli a/k/a Lisa Coffield DePaoli, 165 Mogar Dr., Washington, PA 15301  
Attorney: Belinda Dunmire Attwood, Esq., Law Offices of Belinda Dunmire Attwood, 6 South Main Street, Suite 500, Washington, PA 15301

WCR Vol 106 Issues 25,26,27

**Cooper, Laura K.**  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-25-1758

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

Executor: Andrew D. Cooper, 1261 Palmer St., Plymouth, MI 48170  
Attorney: Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222

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**Cooper, Jr., Charles Joseph**  
Late of Peters Twp.  
Washington Co., PA  
File No. 63-25-1757

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

Executor: Andrew D. Cooper, 1261 Palmer St., Plymouth, MI 48170  
Attorney: Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Ave., Suite 2100, Pittsburgh, PA 15222

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**Hogan, Susan A.**  
Late of Washington  
Washington Co., PA  
File No. 63-25-1818

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

Executor: C. Eric Pfeil c/o Attorney: Haleigh R. Truchok, Esq., Dentons Cohen & Grigsby P.C., Attorneys, 625 Liberty Ave., Pittsburgh, PA 15222-3152

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**Howard, Margaret L.**  
Late of South Strabane Twp.  
Washington Co., PA

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

Executor: Tina M. D'Allessandro,  
119 Shidler Run Rd., Amity, PA  
15311

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**Pento, Clara K.**  
a/k/a Clara Kay Pento  
Late of Monongahela  
Washington Co., PA

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

Executor: Robert J. Pento,  
7641 Patterson Drive, Harrisburg,  
PA 17112

Attorney: David R. Getz, Esq., Wix,  
Wenger & Weidner, 2805 Old Post  
Road, Suite 200, Harrisburg, PA  
17110

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**Schweinebraten, Billy Roy**  
a/k/a Billy R. Schweinebraten  
Late of Washington  
Washington Co., PA  
File No. 63-25-1803

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

Executrix: Agnes W. Schweinebraten,  
1170 Locust Ave.,  
Washington, PA 15301

Attorney: Gary L. Sweat, Esq.,  
Sweat Law Offices, 375 Valley  
Brook Rd., Suite 112, McMurray,  
PA 15317

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## **SECOND PUBLICATION**

**Anthony, Lesley D.**  
a/k/a Lesley Denise Anthony  
Late of Canonsburg  
Washington Co., PA

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

Executor & Attorney: David Bayard  
Wolf, Esq., Wolf, Wagers & Wolf,  
1500 Ashwood Dr., Suite 1501,  
Canonsburg, PA 15317

WCR Vol 106 Issues 24.25.26

**Craig, William W.**  
a/k/a William Wade Craig  
Late of Claysville  
Washington Co., PA  
File No. 63-25-1836

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

Executor: William Kevin Craig,  
2207 Open Meadow Circle,  
Bridgeville, PA 15017

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

WCR Vol 106 Issues 24.25.26

**Minor, Evelyn R.**  
a/k/a Evelyn Rosemarie Minor  
Late of Washington  
Washington Co., PA  
File No. 63-25-1734

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

Executor: Scott Minor a/k/a  
Scott Alan Minor a/k/a Scott Allen  
Minor, 905 E. Beau St.,  
Washington, PA 15301

Attorney: Jennifer L. Schiavoni,  
Esq., Smith Butz LLC, 88 Center  
Church Rd., McMurray, PA 15317

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**Saxon, John**  
Late of Brownsville  
Washington Co., PA

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

Administratrix CTA: Patricia Ann  
Meneskie aka Patricia Ann Saxon,  
351 Spring Rd., Brownsville, PA  
15417

Attorney: Thomas O. Vreeland,  
Esq., Bassi, Vreeland & Assoc.,  
P.C., 62 E. Wheeling St.,  
Washington, PA 15301

WCR Vol 106 Issues 24.25.26

**Trusky, Elmer L.**  
Late of Coal Center  
Washington Co., PA

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

Executrix: Lisa M. Truskey aka  
Lisa Marie Truskey-Hammond,  
243 Grandview Way, Charleroi, PA

15022

Attorney: Kris A. Vanderman, Esq.,  
Vanderman Law Offices, 142 Fal-  
lowfield Ave., Charleroi, PA 15022

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**Walker, Janice B.**

Late of McDonald  
Washington Co., PA  
File No. 63-25-1713

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

Executor: Timothy Paul Walker c/o Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Rd., McMurray, PA 15317

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### **THIRD PUBLICATION**

**Anderson, Daniel Evin**

a/k/a Daniel E. Anderson  
Late of McMurray  
Washington Co., PA  
File No. 63-25-1726

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: Carol L. Anderson a/k/a Carol Lynn Anderson, 165 E. Highland Drive, McMurray, PA 15317  
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

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**Baringer, Beverly A.**

a/k/a Beverly Ann Baringer  
Late of Coal Center, PA  
Washington Co., PA  
File No. 63-19-0911

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 R. Baringer a/k/a David Roy Baringer, 1000 Apple Dr., Mechanicsburg, PA 17055  
Attorney: Kristen Anders Bojarski, Esq., 1131 Boyce Road, Suite C, Pittsburgh, PA 15241

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**Baringer, Ora K.**

a/k/a Ora Kenneth Baringer  
Late of Coal Center, PA  
Washington Co., PA  
File No. 63-25-1720

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 R. Baringer a/k/a David Roy Baringer, 1000 Apple Dr., Mechanicsburg, PA 17055  
Attorney: Kristen Anders Bojarski, Esq., 1131 Boyce Road, Suite C, Pittsburgh, PA 15241

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**Capanna, Margaret D.**

Late of California  
Washington Co., PA  
File No. 63-25-1681

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: Peter Capanna, 418 Malden Rd., Coal Center, PA 15423

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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**Capanna, Rosemary**

Late of California  
Washington Co., PA  
File No. 63-25-1680

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: Peter Capanna, 418 Malden Rd., Coal Center, PA 15423

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 23,24,25

**Chester, Norman J.**

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

Administratrix: Kimberly Dawn Peters, c/o

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

WCR Vol 106 Issues 23,24,25

**Cimino, Esther M.**

Late of Canton Twp.  
Washington Co., PA

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

quest 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: Stacey Hillman a/k/a Stacey Kay Hillman, 148 Lakeview Dr., Washington, PA 15301  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau St., Washington, PA 15301

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**Dinsmore, John Charles**  
Late of McDonald  
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: Deborah Dinsmore aka Deborah Lynn Dinsmore, 1619 Millers Run Rd., McDonald, PA 15057  
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 106 Issues 23,24,25

**Downs, James A.**  
Late of McMurray  
Washington Co., PA  
File No. 63-25-1764

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: Mary Ann Campbell, c/o Attorney: Timothy J. Giltinan, Esq., Two Gateway Center 603 Stanwix St., Ste. 1679, Pittsburgh, PA 15222-1004

WCR Vol 106 Issues 23,24,25

**Doyle, Mary Elizabeth**  
Late of Canonsburg  
Washington Co., PA  
File No. 63-25-1768

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

Administrator CTA: Thomas Joseph Schneider, 1661 Beamer Ave., New Kensington, PA 15068  
Attorney: Elizabeth A. Male, Esq., CPA, 3925 Reed Blvd., Murrysville, PA 15668

WCR Vol 106 Issues 23,24,25

**Farabee, Donna J.**  
Late of Canonsburg  
Washington Co., PA  
File No. 63-25-1779

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: Deborah Farabee, 593 Western Ave., Canonsburg, PA 15317  
Attorney: Kathryn A. Gioia, Esq., Bowles Rice, Southpointe Center, 1800 Main St., Ste. 200, Canonsburg, PA 15317

WCR Vol 106 Issues 23,24,25

**Griffith, Carolyn**  
a/k/a Carolyn J. Griffith  
a/k/a Carolyn Joyce Griffith  
Late of Canonsburg  
Washington Co., PA  
File No. 63-25-1816

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: Chad R. Griffith a/k/a Chad Ryan Griffith, 14625 Wishing Wind Way, Clermont, FL 34711  
Attorney: James P. Liekar, Esq., 38 West Pike Street, Canonsburg, PA 15317

WCR Vol 106 Issues 23,24,25

**Huey, Robert William**  
a/k/a Robert W. Huey  
Late of Centerville  
Washington Co., PA  
File No. 63-25-1400

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: Theresa Andler c/o Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Rd., Suite 210, McMurray, PA 15317

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**Impiccini, Joseph Howard**  
a/k/a Joseph H. Impiccini  
Late of Brownsville  
Washington Co., PA

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

Executrix: Tammy Louise Impiccini, 120 E. End Rd., Brownsville, PA 15417

Attorney: David Bayard Wolf, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Suite 1501, Canonsburg, PA 15317

WCR Vol 106 Issues 23,24,25

**Lyle, Charles L.**  
a/k/a Charles Lee Lyle  
Late of Avella  
Washington Co., PA  
File No. 63-25-1669

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: Gregory L. Lyle, 2019 SW 31st Ter., Cape Coral, FL 33914-4942

Attorney: Tamora L. Reese, P.O. Box 35, Washington, PA 15301

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**Mellars, Sharon D.**  
a/k/a Sharon Mellars  
Late of Washington  
Washington Co., PA  
File No. 63-25-1604

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: Stacie Lynn Tenant a/k/a Stacie L. Tenant, 325 Duncan Ave., Washington, PA 15301

Attorney: E.J. Julian, Esq., 71 N. Main Street, Washington, PA 15301

WCR Vol 106 Issues 23,24,25

**Mercier, Lonny L.**  
a/k/a Lonny Louis Mercier  
Late of Mt. Pleasant Twp.  
Washington Co., PA  
File No. 63-25-1701

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: Lonna Washinski, 424 Valley St., McDonald, PA 15057  
Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

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**Miller, Annabell R.**  
a/k/a Annabell Ruth Miller  
Late of Claysville  
Washington Co., PA  
File No. 63-25-1738

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: Shirley Gullette, 202 Sawhill Road, Claysville, PA 15323

Attorney: John M. Smith, Esq., Smith Butz, 88 Center Church Rd., McMurray, PA 15317

WCR Vol 106 Issues 23,24,25

**Pentecost, Martha Lynn**  
Late of Washington  
Washington Co., PA  
File No. 63-25-1502

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

Executor: James Webb Cameron, c/o Attorney: Samantha J. Gagliardo, Esq., Denton Cohen & Grigsby P.C., Attorneys, 625 Liberty Ave., Pittsburgh, PA 15222-3152

WCR Vol 106 Issues 23,24,25

**Plunkett, Ruth**  
a/k/a Ruth C. Plunkett  
Late of Township of Chartiers  
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: William Plunkett c/o Attorney: Michael W. Nalli, Esq., Nalli, Elias & Associates, P.C., 150 Pleasant Dr., Suite 101, Aliquippa, PA 15001

WCR Vol 106 Issues 23,24,25

**Podish, Vicki Ellen**  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Mykayla Podish, 485 Zediker Station Rd., Washington, PA 15301

Attorney: Kathleen Smith-Delach, Esq., Phillips Froetschel, 310 Grant St., Ste. 700, Pittsburgh, PA 15219

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**Ralston, Robert E.**  
Late of Washinton  
Washington Co., PA

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

Executor: John E. Ralston, 61 Campbell Lane, Avella, PA 15312  
Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301-4804

WCR Vol 106 Issues 23,24,25

**Wright, III, William R.**  
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 Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Dannika Leah Black Wright, 123 Smith Street, Canonsburg, PA 15317  
Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 North Jefferson Ave., Canonsburg, PA 15317

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**Zaimis, Carol Lynn**  
Late of Canton Twp.  
Washington Co., PA  
File No. 6325-0790

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: Rebecca Marie Teet, 375 Rose Ave., Harrison City, PA 15636  
Attorney: John K. Puskar, Esq., 157 S. Main St., Washington, PA 15301

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## REAL PROPERTY NOTICES

**IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
No.: CV-2024-05842**

**ROCKET MORTGAGE, LLC F/  
K/A QUICKEN LOANS, LLC**  
Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HUITT DANVERS, DECEASED; PATRICK H. DANVERS IN HIS CAPACITY AS HEIR TO THE ESTATE OF GARRET H. DANVERS DECEASED HEIR OF THE ESTATE OF HUITT DANVERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHAREN CAMPBELL, DECEASED HEIR OF THE ESTATE OF HUITT DANVERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARRET H. DANVERS, DECEASED HEIR OF THE ESTATE OF HUITT DANVERS, DECEASED**

Defendant(s)  
NOTICE  
NOTICE TO:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HUITT DANVERS, DECEASED

PATRICK H. DANVERS IN HIS CAPACITY AS HEIR TO THE ESTATE OF GARRET H. DANVERS DECEASED HEIR OF THE ESTATE OF HUITT DANVERS, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHAREN CAMPBELL, DECEASED HEIR OF THE ESTATE OF HUITT DANVERS, DECEASED

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARRET H. DANVERS, DECEASED HEIR OF THE ESTATE OF HUITT DANVERS, DECEASED

You are hereby notified on that on October 9, 2024, Plaintiff, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC filed a Complaint against you in the Court of Common Pleas of WASHINGTON County, Pennsylvania, Docket No. CV-2024-05842, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

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

CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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

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

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

WCR Vol 106 Issue 25

**CIVIL ACTION**  
**COURT OF COMMON PLEAS**  
**WASHINGTON COUNTY, PA**  
**CIVIL ACTION-LAW**  
**NO. CV-2025-01387**  
**NOTICE OF ACTION IN**  
**MORTGAGE FORECLOSURE**

LAKEVIEW LOAN SERVICING,  
 LLC, Plaintiff  
 v.  
 ANTWAN EDWIN PRATT, SR.,  
 Defendants

To: ANTWAN EDWIN PRATT,  
 SR. Defendant, 1126 OLD NATIONAL PIKE FREDERICK-TOWN, PA 15333

#### **COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, LAKEVIEW LOAN SERVICING, LLC, has filed a Mortgage Foreclosure Complaint endorsed

with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. CV-2025-01387, seeking to foreclose the mortgage secured on your property located, 1126 OLD NATIONAL PIKE FREDERICKTOWN, PA 15333.

#### **NOTICE**

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or 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 THE 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 Pennsylvania Legal Aid Society  
 10 West Cherry Avenue  
 Washington PA, 15301

724-225-6170  
 Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
 A Florida professional limited liability company  
**ATTORNEYS FOR PLAINTIFF**  
 M. Troy Freedman, Esq. ID No. 85165  
 133 Gaither Drive, Suite F  
 Mt. Laurel, NJ 08054  
 855-225-6906

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#### **CORPORATION NOTICES**

##### **Fictitious Name Notice**

Notice is hereby given pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania for the conduct of a business under the fictitious name of **SUNSET ELECTRIC** with its principal office or place of business located at 100 Commercial Drive, Washington, PA 15301. The names and addresses of all entities who are parties to the registration are **SUNSET POWER, LLC**, 100 Commercial Drive, Washington, PA 15301

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##### **Voluntary Dissolution Business Corporation**

Michelle L. Kopnski, Esq., Minto Law Group, LLC, 811 Camp Horne Road, Pittsburgh, PA 15237. Notice is hereby given by **Washington Holiday Motor Lodge, Inc.**, a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by Title 15 of the Pennsylvania Business Corporation Law of 1988, as amended. So that its corporate existence shall cease upon the filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

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## **SHERIFF'S SALE—Anthony E. Andronas, Sheriff**

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, FEBRUARY 6, 2026, at 10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

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

### **BENTLEYVILLE**

**ROCKET MORTGAGE, LLC  
F/K/A QUICKEN LOANS, LLC**  
vs  
**RYAN SCHOENFELD**

**DOCKET #: 2025-542**  
**JUDGEMENT: \$94,386.79**

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

Address: 109 PITTSBURGH ROAD, BENTLEYVILLE, PA 15314  
Tax #: 040-060-00-02-0022-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

### **BENTLEYVILLE (Cont'd)**

**NEW RESIDENTIAL MORTGAGE LOAN TRUST 2017-3**  
vs  
**MATTHEW J. PALYAS III A/K/A MATTHEW PALYAS, JR., In His Capacity as Administrator of DOROTHY JEANNE PALYAS**

**DOCKET #: 2025-3039**  
**JUDGEMENT: \$4,338.70**

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

Address: 337 MAIN STREET, BENTLEYVILLE, PA 15314  
Tax #: 040-014-00-00-0011-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

### **BUFFALO**

**FEDERAL HOME LOAN MORTGAGE CORPORATION**  
vs  
**JESSICA L. CRAFT HICKMAN; KEITH ALAN HICKMAN**

**DOCKET #: 2025-5254**  
**JUDGEMENT: \$99,440.08**

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

Address: 119 EAST BUFFALO CHURCH RD, WASHINGTON, PA 15301

Tax #: 060-012-00-00-0023-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

### **BURGETTSTOWN**

**DEUTSCHE BANK NATIONAL TRUST COMPANY**  
vs  
**KENNETH C. COWDEN, II**

**DOCKET #: 2024-6475**  
**JUDGEMENT: \$64,022.55**

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

Address: 118 CENTER STREET a/k/a 118 CENTER AVENUE a/k/a 118 CENTRE AVENUE, BURGETTSTOWN, PA 15021  
Tax #: 070-008-00-02-0009-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A., (856) 810-5815

WCR Vol 106 Issues 25, 26, 27

### **CANONSBURG**

**WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK & TRUST COMPANY, N.A.**  
vs  
**JOSHUA GAYNARD**

**DOCKET #: 2023-4927**  
**JUDGEMENT: \$246,514.32**

In the Commonwealth of Pennsylvania, Washington County, Can-

onsburg Borough;

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

Improvements: Residential Dwelling

Attorney: LOGS LEGAL GROUP  
LLP, (610) 278-6800

WCR Vol 106 Issues 25, 26, 27

CANTON

**PENNYMAC LOAN  
SERVICES, LLC**

**vs**

**KASEY M. PLANTS AND JOHN  
W. PLANTS II**

**DOCKET #: 2025-6213**

**JUDGEMENT: \$149,583.13**

In the Commonwealth of Pennsylvania, Washington County, Canton Township:

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

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CARROLL

**PENNYMAC LOAN  
SERVICES LLC**

**vs**

**CATHERINE ZEIGLER**

**DOCKET #: 2025-1423**

**JUDGEMENT: \$162,639.04**

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

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

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CECIL

**PNC BANK, NATIONAL  
ASSOCIATION**

**vs**

**HEIDI HARBAUGH AND  
JEFFREY R. HARBAUGH**

**DOCKET #: 2025-5104**

**JUDGEMENT: \$142,154.76**

In the Commonwealth of Pennsylvania, Washington County, Cecil Township:

Address: 18 CHANTRENE LANE,  
CECIL, PA 15321

Tax #: 140-007-04-02-0043-01

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CECIL (Cont'd)

**THE BANK OF NEW YORK  
MELLON TRUST COMPANY,  
N.A., ET AL**

**vs**

**DONALD J. RASH, JR.**

**DOCKET #: 2024-4110**

**JUDGEMENT: \$80,155.12**

In the Commonwealth of Pennsylvania, Washington County, Cecil Township:

Address: 11 ROCKMORE DRIVE,  
MCDONALD, PA 15057  
Tax #: 140-005-01-04-0009-00 &  
140-005-01-04-0007-00 (2)

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG

PC, (215) 572-8111

WCR Vol 106 Issues 25, 26, 27

CHARLEROI

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

**vs**

**SANDRA L. STATEN  
f/k/a SANDRA L. HOFFMAN**

**DOCKET #: 2025-1242**

**JUDGEMENT: \$50,082.39**

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

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

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

CROSS CREEK

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

**vs**

**CLAYTON WOODDELL**

**DOCKET #: 2024-2713**

**JUDGEMENT: \$96,586.50**

In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township:

Address: 26 CAMPBELL DRIVE,  
AVELLA, PA 15312  
Tax #: 210-011-03-01-0007-00

Improvements: Residential Dwelling

Attorney: PARKER MCCAY P.A.,  
(856) 810-5815

WCR Vol 106 Issues 25, 26, 27

**EAST BETHLEHEM**

PENNIMAC LOAN  
SERVICES LLC  
vs

LISA LASKO, Known Surviving  
Heir of JAMES KLOTZ, ET AL

**DOCKET #: 2025-2504**  
**JUDGEMENT: \$138,038.97**

In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

Address: 409 SECOND STREET,  
VESTABURG, PA 15368  
Tax #: 260-001-04-03-0047-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**EAST WASHINGTON**

PLANET HOME  
LENDING, LLC  
vs

CARL SEKEL AND THE  
UNITED STATES OF  
AMERICA

**DOCKET #: 2025-2711**  
**JUDGEMENT: \$169,800.32**

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

Address: 35 NORTH AVENUE,  
WASHINGTON, PA 15301  
Tax #: 290-005-00-01-0008-00 &  
290-005-00-01-0007-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**ELLSWORTH**

US BANK TRUST NATIONAL  
ASSOCIATION AS TRUSTEE  
FOR LB-RANCH SERIES V  
TRUST  
vs

PAULA EVANS POSKON,  
KNOWN HEIR OF RONALD L.  
BAIRD, DECEASED, ET AL

**DOCKET #: 2023-6674**  
**JUDGEMENT: \$51,006.61**

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

Address: 1 NORTH MAIN  
STREET, ELLSWORTH, PA  
15331  
Tax #: 310-016-00-00-0007-00 &  
310-016-00-00-0008-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**ELLSWORTH (Cont'd)**

FREEDOM MORTGAGE  
CORPORATION  
vs  
JEFFREY DETTLING

**DOCKET #: 2025-1384**  
**JUDGEMENT: \$39,519.63**

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

Address: 48 LOCUST STREET,  
ELLSWORTH, PA 15331  
Tax #: 310-002-00-04-0008-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**FALLOWFIELD**

MIDFIRST BANK

vs

ALEX J. PORODA, III  
AKA ALEX PORODA, III;  
JENNIFER L. PORODA,  
AKA JENNIFER PORODA

**DOCKET #: 2024-5596**  
**JUDGEMENT: \$65,607.19**

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

Address: 88 WALNUT RIDGE  
ROAD, CHARLEROI, PA 15022  
Tax #: 320-006-02-03-0006-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**FALLOWFIELD (Cont'd)**

CITIZENS BANK, N.A.  
f/k/a RBS CITIZENS NA

vs

PAMELA PESCA  
f/k/a PAMELA A. DEMATTY

**DOCKET #: 2024-8182**  
**JUDGEMENT: \$102,222.70**

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

Address: 1000 and 1010 RYAN  
AVENUE, NORTH CHARLEROI,  
PA 15022  
Tax #: 500-012-00-00-0001-00 &  
320-008-00-00-0001-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**MONONGAHELA**

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

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

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

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

Improvements: Residential Dwelling

Attorney: ANDREW M.  
MENCHYK JR., 724-285-1717  
WCR Vol 106 Issues 25, 26, 27

**MONONGAHELA (Cont'd)**

**ROCKET MORTGAGE, LLC  
F/K/A QUICKEN LOANS, LLC  
F/K/A QUICKEN LOANS INC.  
vs  
KATE M. RUNAC**

**DOCKET #: 2025-2773  
JUDGEMENT: \$62,228.41**

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

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

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646  
WCR Vol 106 Issues 25, 26, 27

**MONONGAHELA (Cont'd)**

**CSMC 2021-RPL9 TRUST  
vs  
JAMES BRIAN FAUST;  
JANET M. DISIMO**

**DOCKET #: 2025-2667  
JUDGEMENT: \$112,879.51**

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

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

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,  
(855) 225-6906  
WCR Vol 106 Issues 25, 26, 27

**NORTH BETHLEHEM**

**ARC HOME LLC  
vs  
KEITH E. PATTISON AND  
HEATHER L. PATTISON**

**DOCKET #: 2025-50  
JUDGEMENT: \$284,989.16**

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

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

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,  
(855) 225-6906  
WCR Vol 106 Issues 25, 26, 27

**NORTH STRABANE**

**US BANK TRUST NATIONAL  
ASSOCIATION, ET AL  
vs  
CHRISTINE ZIMAK  
AKA CHRISTINE R. ZIMAK  
FKA CHRISTINE R.  
ORNDOFF, ET AL**

**DOCKET #: 2025-6000  
JUDGEMENT: \$11,669.56**

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

Address: 228 PHEASANT COVE,  
CANONSBURG, PA 15317  
Tax #: 520-001-07-01-0046-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP,  
P.C., (215) 627-1322  
WCR Vol 106 Issues 25, 26, 27

**NORTH STRABANE (Cont'd)**

**FREEDOM MORTGAGE  
CORPORATION  
vs  
MELISSA L. KNIGHT  
A/K/A MELISSA L. LUSI**

**DOCKET #: 2025-3784  
JUDGEMENT: \$83,206.61**

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

Address: 96 LINDEN ROAD,  
CANONSBURG, PA 15317  
Tax #: 520-014-00-00-0045-00

Improvements: Residential Dwelling

Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646  
WCR Vol 106 Issues 25, 26, 27

**SOMERSET**

**NATIONSTAR MORTGAGE,  
LLC**  
vs  
**CAROLYN M. KISNER**

**DOCKET #: 2025-1761**  
**JUDGEMENT: \$21,816.68**

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

Address: 16 LEWIS ROAD,  
EIGHTY FOUR, PA 15330  
Tax #: 580-001-01-03-0011-00

Improvements: Residential Dwelling

Attorney: LEOPOLD & ASSOCIATES PLLC, (914) 219-5787  
\_\_\_\_\_  
WCR Vol 106 Issues 25, 26, 27

**SOUTH FRANKLIN**

**KEYBANK, NA s/b/a**  
**FIRST NIAGARA BANK, NA**  
vs  
**DORIS JEAN CROMPTON**  
**AND DAVID B. CROMPTON**

**DOCKET #: 2025-5328**  
**JUDGEMENT: \$59,358.18**

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

Address: 171 MOUNTS ROAD,  
WASHINGTON, PA 15301  
Tax #: 590-013-01-06-0021-00

Improvements: Residential Dwelling

Attorney: MANLEY DEAS  
KOCHALSKI LLC, (614) 220-5611  
\_\_\_\_\_  
WCR Vol 106 Issues 25, 26, 27

**SOUTH FRANKLIN (Cont'd)**

**CITIZENS BANK, N.A.**  
**S/B/M TO CITIZENS BANK**  
**OF PENNSYLVANIA**  
vs  
**KATHLEEN HARRIS**

**DOCKET #: 2025-1540**  
**JUDGEMENT: \$34,800.89**

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

Address: 925 SOUTH BRIDGE ROAD, PROSPERITY, PA 15329  
Tax #: 590-006-00-00-0011-04

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690  
\_\_\_\_\_  
WCR Vol 106 Issues 25, 26, 27

**SOUTH STRABANE**

**GOLDEN ROAD INVESTMENT TRUST 1**  
vs  
**24 VINCE & ASSOCIATES INC**

**DOCKET #: 2025-5941**  
**JUDGEMENT: \$148,585.15**

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

Address: 913 LOCUST AVENUE,  
WASHINGTON, PA 15301  
Tax #: 600-003-04-01-0005-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100  
\_\_\_\_\_  
WCR Vol 106 Issues 25, 26, 27

**SOUTH STRABANE (Cont'd)**

**PENNSYLVANIA HOUSING FINANCE AGENCY**  
vs  
**JUSTIN JOHN VINSKI,**  
Administrator of the Estate of  
**JOHN A. VINSKI, JR., Deceased**

**DOCKET #: 2025-3741**  
**JUDGEMENT: \$124,667.92**

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

Address: 960 NEVADA STREET,  
WASHINGTON, PA 15301  
Tax #: 600-004-11-03-0006-01 &  
600-004-11-03-0006-00 (2)

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER, (717) 234-4178  
\_\_\_\_\_  
WCR Vol 106 Issues 25, 26, 27

**SPEERS**

**PENNYMAC LOAN SERVICES LLC**

vs  
**CHRISTOPHER A. HUPCHICK**  
a/k/a **CHRISTOPHER HUPCHICK & SHERRY M. HUPCHICK**  
a/k/a **SHERRY HUPCHICK**

**DOCKET #: 2019-5003**  
**JUDGEMENT: \$110,062.18**

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

Address: 212 SCOTT STREET,  
CHARLEROI, PA 15022  
Tax #: 610-017-00-01-0019-00

Improvements: Residential Dwelling

Attorney: POWERS KIRN, LLC, (215) 942-2090  
\_\_\_\_\_  
WCR Vol 106 Issues 25, 26, 27

**WASHINGTON**

**U.S. BANK TRUST NATIONAL ASSOCIATION, as Trustee of LB-DWELLING SERIES V TRUST**

vs

**MATTHEW PRICE  
A/K/A MATTHEW LAWRENCE PRICE, KNOWN HEIR OF PATRICIA D. PRICE, DECEASED, ET AL**

**DOCKET #: 2024-1677**

**JUDGEMENT: \$46,497.07**

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

Address: 495 FAYETTE STREET, WASHINGTON, PA 15301  
Tax #: 780-003-00-01-0001-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**WASHINGTON (Cont'd)**

**WILMINGTON SAVINGS FUND SOCIETY, FSB, ET AL  
vs  
FALL EDGE ENTERPRISE LLC**

**DOCKET #: 2025-3781  
JUDGEMENT: \$146,274.79**

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

Address: 263 DONNAN AVENUE, WASHINGTON, PA 15301  
Tax #: 720-009-00-01-0004-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**WASHINGTON (Cont'd)**

**UMB BANK, National Association**

vs

**JENNIFER M. HARRIS**

**DOCKET #: 2024-3861**

**JUDGEMENT: \$240,252.46**

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

Address: 218 ELLSWORTH STREET, CALIFORNIA, PA 15419

Tax #: 080-020-00-02-0010-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO ARGENTIERI COUNSELORS AT LAW LLC, (856) 384-1515

WCR Vol 106 Issues 25, 26, 27

**WASHINGTON (Cont'd)**

**U.S. BANK NATIONAL ASSOCIATION, ET AL  
vs**

**CAROLYN M. WASUCHNO, BARBARA A. BOLLA, MELISSA M. GASIOR & JENNIFER L. WILLIAMS**

**DOCKET #: 2025-1988**

**JUDGEMENT: \$62,318.70**

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

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

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO ARGENTIERI COUNSELORS AT LAW LLC, (856) 384-1515

WCR Vol 106 Issues 25, 26, 27

**WEST ALEXANDER**

**VILLAGE CAPITAL & INVESTMENT, LLC**

vs

**BRIAN K. DURBIN, solely in his capacity as known heir of CATHERINE DURBIN, Deceased, ET AL**

**DOCKET #: 2025-1764**

**JUDGEMENT: \$61,170.46**

In the Commonwealth of Pennsylvania, Washington County, Borough of West Alexander;

Address: 1013 MAPLE AVENUE, WEST ALEXANDER, PA 15376  
Tax #: 230-027-00-00-0012-00

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 25, 26, 27

**WEST BROWNSVILLE**

**PLANET HOME LENDING, LLC**

vs

**PHILIP PAUL THOMAS**

**DOCKET #: 2024-8689**

**JUDGEMENT: \$93,801.49**

In the Commonwealth of Pennsylvania, Washington County, West Brownsville Borough;

Address: 615 WOODLAWN AVENUE, BROWNSVILLE, PA 15417  
Tax #: 670-011-00-01-0004-00

Improvements: Residential Dwelling

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

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Holly Whalen 0 Amy Coco 0 Bethann Lloyd

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