

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

MOTIONS COURT SCHEDULE

CR#/Suite#	Complete info @www.washingtoncourts.us/101/Judges COURTHOUSE CLOSED JAN 1, 2026
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: March, May, July, Sept, Nov. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	Effective July 7, 2025, all Family Court motions presented on behalf of parties represented by counsel shall be handled remotely via email, fax or mail to chambers. 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, CR#6/1006	Motions 1st-20th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-15th of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
Neuman, Brandon CR#1/2001	Judge Neuman's last day in the Washington County Courthouse is Friday, Jan. 2, 2026. Please contact Court Administration for Motions & Other Court Information (724) 228-6797.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Aug., Oct., Dec. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery , K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.

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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 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

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

WCR Vol 106 Issues 25,26,27

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

WCR Vol 106 Issues 25,26,27

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

WCR Vol 106 Issues 25,26,27

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

WCR Vol 106 Issues 25,26,27

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

WCR Vol 106 Issues 25.26.27

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

WCR Vol 106 Issues 25.26.27

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

WCR Vol 106 Issues 24.25.26

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 Fall-
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

WCR Vol 106 Issues 23,24,25

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

WCR Vol 106 Issues 23,24,25

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

WCR Vol 106 Issues 23,24,25

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

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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

WCR Vol 106 Issues 23,24,25

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

WCR Vol 106 Issues 23,24,25

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

WCR Vol 106 Issues 23,24,25

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

WCR Vol 106 Issues 23,24,25

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

WCR Vol 106 Issues 23,24,25

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

WCR Vol 106 Issues 23,24,25

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, SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS OR ASSOCIA-
TIONS 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 DE-
CEASED HEIR OF THE ES-
TATE OF HUITT DANVERS,
DECEASED; UNKNOWN
HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
CHAREN CAMPBELL, DE-
CEASED HEIR OF THE ES-
TATE OF HUITT DANVERS,
DECEASED; UNKNOWN
HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
GARRET H. DANVERS, DE-
CEASED HEIR OF THE ES-
TATE OF HUITT DANVERS,
DECEASED**

Defendant(s)

NOTICE

NOTICE TO:

UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL
PERSONS, FIRMS OR ASSOCIA-
TIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM
OR UNDER HUITT DANVERS, DE-
CEASED

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

UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL PER-
SONS, FIRMS OR ASSOCIA-
TIONS CLAIMING RIGHT, TI-
TLE OR INTEREST FROM OR
UNDER CHAREN CAMPBELL,
DECEASED HEIR OF THE ES-
TATE OF HUITT DANVERS, DE-
CEASED

UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL PER-
SONS, FIRMS OR ASSOCIA-
TIONS CLAIMING RIGHT, TI-
TLE OR INTEREST FROM OR
UNDER GARRET H. DANVERS,
DECEASED HEIR OF THE ES-
TATE OF HUITT DANVERS, DE-
CEASED

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 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 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

WCR Vol 106 Issue 25

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

WCR Vol 106 Issue 25

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.

WCR Vol 106 Issue 25

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

WCR Vol 106 Issues 25, 26, 27

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Effective 1/1/2026

Additional Affidavits: **\$20** each

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Approved by the Washington County Bar Association Board of Directors.



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