

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 & Bar Office CLOSED Monday, Jan. 19, in observance of Martin Luther King Jr. Day.
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.
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] A Texas judge has been suspended after being indicted on misdemeanor charges of official oppression stemming from a dispute with a delivery driver. The Texas State Commission on Judicial Conduct suspended Judge William Ross Mitchell of Uvalde County, Texas, without pay in a November 11, 2025 order. Judge Mitchell was accused in the indictment of subjecting the driver to unlawful “arrest, detention or seizure” while acting under the color of his office as a county judge. The incident happened in March, 2025 at the courthouse. According to the second amended compliant filed in the U.S. District Court for the Western District of Texas, the UPS driver, Tyler M. Cox, had permission to leave packages in the 1st floor hallway because of elevator maintenance. Despite his “lawful presence,” Mitchell “publicly humiliated him, shouting derogatory remarks and violently seizing his delivery dolly, scattering packages and committing assault.” When Cox offered to relocate the packages, Mitchell ordered a deputy to arrest and handcuff him, and the deputy obliged. Cox was handcuffed “excessively tightly,” causing injury per the amended complaint. He was detained for more than five minutes, during which Mitchell demanded that Cox tell him his name and seized his cell phone. Mitchell also defamed Cox when he told the Uvalde Leader-News that Cox called the judge “an a-hole”. Uvalde County refused to release surveillance video, controlled by Mitchell, following the incident. [2] Santa Claus came in the form of a drone over a South Carolina prison yard and dropped off a special gift to some inmates. But alas, a guard intercepted a care package that included steak, crab legs and marijuana. There was even some Old Bay seasoning and a couple of cartons of cigarettes. The drone dropped the package into the Lee Correctional Institution Prison in Bishopville, South Carolina. The drone was seized and prison officials are investigating. According to the prison spokesperson, “I’m guessing the inmates who were expecting the package are crabby.” Other News: Court errs by denying protection from abuse petition on basis that petitioner has failed to establish fear of defendant because she reconciled with him following past instances of abuse. *Medina v. Green*, 2025 PA Super 250 (Nov. 10, 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.

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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NOTICES TO THE PROFESSION

Civil Motions Court 2026

Please refer to the Court's Administrative Order dated November 12, 2025, and the Administrative Regulations contained therein, at Section II, on pages 5-6, for the listing of the civil Judge of Term for all civil motions. The Administrative Regulations are posted on the Court's website. Any questions should be directed to the office of court administration. The Administrative Regulations are posted on the Court's website:

<https://www.washingtoncourts.us/225/Local-Rules-Forms>

All civil motions should be presented before Judge Lucas, unless he has recused himself from the case, or it is an emergency motion during the last week of the month.

For January 2026, Judge Lucas presides over civil motions court up through and including January 21.

Position Opening—Attorney Children & Youth

The Washington County Children & Youth Department is seeking applications for the position of Attorney. The successful candidate will join a team of attorneys responsible to advise and represent the department in all legal matters and proceedings. Duties include consultation, witness preparation, and representation at pretrial conferences, hearings, trials and appellate proceedings. The starting annual salary for the position is \$78,506.60 and the position also receives a generous benefits package, including family health insurance, retirement contribution, and wellness benefits/activities for both employees and their families. A Juris Doctorate from an accredited college or university, admission to the Pennsylvania Bar and prior legal experience, including 2 to 3 years of litigation experience, are required. Prior experience with child welfare law issues is preferred.

Applications will be accepted until **Friday, January 16, 2026.**

Apply online at www.washingtoncopa.gov or complete an application, available in the Washington County Human Resources Department, and submit to the following address: County of Washington, Human Resources Department, Attn: Attorney, 95 West Beau Street, Suite 400, Washington, PA 15301. Please contact the Washington County Human Resources Department with questions at 724-229-5930.

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 Calendar

BLUE indicates a clickable registration or information link

Jan 23 -- Deadline for receipt of at least 1/2 of WCBA 2026 dues!

All WCBA Members were emailed a blank dues form (or download another one [HERE](#)). Please mark your dues category, any section memberships, and a voluntary donation. You can send a check or pay online -- if you pay online, please be sure to ALSO email the form to us so that we can match up your sections, donation, etc. with the online payment. Are you in an optional-dues or dues-waived category? Still email the completed form to us to confirm your membership. Dues waivers for medical or other circumstances should be sent to the WCBA President c/o the Bar office; requests are confidential and considered by the Board of Directors as they are received. If you have any questions, please be sure to contact the Bar office.

Jan 23 -- WINTER BENCH BAR, Hilton Garden Inn, Southpointe. Attend WCBA's biggest event of the year! A total of 19 seminars are on the schedule, with something for everyone! Highlights will be the Inaugural William D. Phillips Symposium at lunch and a CLE at the end of the day that will delve into our region's unique history. All in one day in one place you get 7 CLE credits (PA, WV, and OH), hot breakfast, lunch, afternoon snackaganza, and happy hour with open bar and all for bargain price of \$345. Can't attend in person that day? There will be one CLE each timeslot you can zoom at the same cost. Thank you to our early sponsors Washington County Community Foundation (registration sponsor), Achieva Family Trust (plenary sponsor), Wellness Warrior Group (seminar sponsor), and Phillips Froetschel and Washington Financial Bank (beverage sponsors); and exhibitors AJ Technology Group, Community Bank, Domestic Violence Services of SWPA, Keystone Engineering Consultants, PBA, Schwab, Thomson Reuters, Washington Family Wealth, Washington Hospital Foundation, and Wes-Banco Trust & Investment Services.

Jan 24 -- America250PA Kickoff in Washington County! This event will be held from 1:30-3:30pm at the Washington County Courthouse. It is free to attend, but registration is requested. Register [HERE](#).

**Feb 7, 14, 21 & March 14 -- H.S. Mock Trial Competitions --
Volunteers Needed! We need scoring jurors, bailiffs, and judges!**

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

EARLYBIRD and LOYAL discount codes are active and open until February 1, 2026.

Washington County Bar Association – Winter Bench Bar

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

REGISTRANT (please print): _____

PASCID#:

(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)

Bridge the Gap =

\$

WCBA Mbr \$345 =

\$

< 5 yrs in practice \$305 =
& Full-Time NPO/Govt/Ed Attys

Attys not WCBA \$545 =

A la Carte =

Per credit CLE fees

Audit / Non-Atty fee

Lunch fee (if no CLE)

Happy Hour Only / Guest fee

Add'l WV/OH CLE fee

\$ _____

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) = \$ _____ =

\$ _____

TOTAL DUE =

\$ _____

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!

+\$50 late fee 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/ma5bQTsl>

or Check # _____

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



ESTATE NOTICES

FIRST PUBLICATION

Brooks, Beatrice Geraldine
a/k/a Beatrice G. Brooks
Late of Washington
Washington Co., PA
File No. 63-20-0534

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: Edward G. Brooks, 531 Linwood Ave., Washington, PA 15301

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

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Green, Joseph E.
a/k/a Joseph Edward Green
Late of Washington
Washington Co., PA
File No. 63-25-1810

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: Jamie Green aka Jamie L. Green c/o Attorney: Karen Hennon McConnell, Esq., Cafardi Ferguson + Wyrick, 2605 Nicholson Rd., Suite 2201, Sewickley, PA 15143

WCR Vol 106 Issues 27,28,29

Humbert, John David
Late of Donora Boro
Washington Co., PA

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

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

Administrator: Randy Humbert (a/k/a Randy Thomas Humbert)
c/o Attorney: Bess M. Collier, Esq., Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046

WCR Vol 106 Issues 27,28,29

Longenette, Margaret Eileen
Late of New Eagle
Washington Co., PA

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

Executrix: Kathryn G. Fischer, 6058 State Route 88, Finleyville, PA 15332

Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 27,28,29

Null, John R.
a/k/a John R. Null, Jr.
Late of McMurray, Peters Township
Washington Co., PA
File No. 63-25-1790

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: Tracy Huddart Null, 104 Brandywine Dr., McMurray, PA 15317

Attorney: Maggie Gompers Havelka, Esq., Business & Succession Planning Advisors, LLC, One PPG Place, Suite 1710, Pittsburgh, PA 15222

WCR Vol 106 Issues 27,28,29

Pacilla, Rose M.
a/k/a Rose Marie Pacilla
Late of Washington
Washington Co., PA

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

Executor: Mark A. Pacilla, 165 LeMoyne Ave., Washington, PA 15301

Attorney: Matthew J. Madvay, Esq., 60 East Beau St., Washington, PA 15301

WCR Vol 106 Issues 27,28,29

Ruffennach, Ralph L.
Late of Canonsburg
Washington Co., PA
File No. 63-25-1860

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: Marilyn Raimondi, 4 Lexington Court, Canonsburg PA 15317

Attorney: R. Damien Schorr, Esq., 1015 Irwin Dr., Pittsburgh, PA 15236

WCR Vol 106 Issues 27,28,29

Scott, Patricia Jean
a/k/a Patricia J. Scott
Late of Robinson Township
Washington Co., PA
File No. 63-25-01847

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: Lawrence Kenneth Scott, Jr., 211 Brook St., McDonald, PA 15057

Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301

WCR Vol 106 Issues 27,28,29

Vescio, Rosemary

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 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: Jan Slaiman, 119 Sara Tioga Dr., Clinton, PA 15026

WCR Vol 106 Issues 27,28,29

Ward, Douglas J.

Late of Washington
Washington Co., PA

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

Administrator: Gary W. Ward, 15 Redwing Dr., Washington, PA 15301

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

WCR Vol 106 Issues 27,28,29

**SECOND
PUBLICATION**

Galvin, Thomas John

a/k/a Fr. Thomas John Galvin
Late of Canonsburg
Washington Co., PA
File No. 63-25-1801

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

Administrator: James Galvin c/o Attorney: William R. Pelger, Esq., 2108 West St., Munhall, PA 15120

WCR Vol 106 Issues 26,27,28

Kilmer, Val

Late of Donegal Twp.
Washington Co., PA
File No. 63-25-1797

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

Administrator & Attorney: Charles J. Avalli, 301 Grant St., Fl. 38, Pittsburgh, PA 15219

WCR Vol 106 Issues 26,27,28

Manni, C. Joseph

a/k/a Carmelo Joseph Manni
Late of McMurray
Washington Co., PA
File No. 63-25-1622

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 Taylor c/o Attorney: Michael K. Parrish, Esq., GRB Law, 2100 Georgetown Dr., Suite 300, Sewickley, PA 15143

WCR Vol 106 Issues 26,27,28

Ueberschaer, Dolores Marie

a/k/a Dolores Marie Ueberschaer, Nee Pugh
Late of Peter Township
Washington Co., PA
File No. 63-25-1829

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: Barbara Joyce Burke, Nee Pugh a/k/a Barbara P. Burke, 207 Roscommon Place, McMurray, PA 15317

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

WCR Vol 106 Issues 26,27,28

**THIRD
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executor: 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

WCR Vol 106 Issues 25,26,27

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

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REAL PROPERTY NOTICES

NOTICE OF COMPLAINT IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION NO. CV-2025-07008

Eugene F. Partin, Jr. and Rebecca Sue Partin, Plaintiffs
v.
NCHI Holdings, LLC, Lightning Creek Holdings, LP, et al, Defendant.

To: The unknown heirs or assigns of Mary R. Patterson

You are hereby notified that on October 30, 2025, Eugene F. Partin, Jr. and Rebecca Sue Partin initiated a civil action by filing a Complaint for Quiet Title and for Declaratory Judgment against numerous defendants, seeking, among other claims for relief, to quiet title to one hundred percent (100%) ownership in the oil and gas underlying oil and gas underlying 50 acres, more or less, of tract of land situate in Cecil Township, Washington County, Pennsylvania, as further identified by Tax Parcel I.D. No. 140-002-00-0021-09 and a declaratory judgment confirming the same.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS 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 EN-

TERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY 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 OR KNOW A LAWYER, THEN YOU SHOULD 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 RATE OR NO FEE.

Lawyer Referral Service
119 South College Street
Washington, PA 15301
(724) 225-6710

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

WCR Vol 106 Issue 27

IN THE COURT OF
COMMON PLEAS
Washington COUNTY

CIVIL ACTION - LAW
ACTION OF MORTGAGE
FORECLOSURE

Term No. CV-2025-06950

NOTICE OF ACTION IN
MORTGAGE FORECLOSURE

**PENNYMAC LOAN SERVICES,
LLC**

Plaintiff

vs.

JOANNA MONGELLUZZO

Mortgagor and Real Owner
Defendant

JOANNA MONGELLUZZO,
MORTAGOR AND REAL OWNER,
DEFENDANT whose last
known address is 1469 Henderson
Avenue Washington, PA 15301.
THIS FIRM IS A DEBT COLLEC-
TOR AND WE ARE ATTEMPT-
ING TO COLLECT A DEBT
OWED TO OUR CLIENT. ANY
INFORMATION OBTAINED
FROM YOU WILL BE USED FOR
THE PURPOSE OF COLLECT-
ING THE DEBT.

You are hereby notified that Plaintiff PENNYMAC LOAN SERVICES, LLC, has filed a Mortgage Foreclosure Complaint endorsed with a notice to defend against you in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. CV-2025-06950 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 1469 Henderson Avenue Washington, PA 15301 whereupon your property will be sold by the Sheriff of Washington.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 claim 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 PA-
PER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT AF-
FORD ONE, GO TO OR TELE-
PHONE THE OFFICE SET
FORTH BELOW. THIS OFFICE
CAN PROVIDE YOU WITH IN-
FORMATION ABOUT HIRING A
LAWYER.

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

**SOUTHWESTERN PA LEGAL
AID SOCIETY**
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

**WASHINGTON COUNTY BAR
ASSOCIATION**
119 South College Street
Washington, PA 15301
724-225-6710

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence
Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

WCR Vol 106 Issue 27

CORPORATION NOTICES

FICTITIOUS NAME REGISTRATION

NOTICE is hereby given pursuant to the provisions of the Fictitious Names Act that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, on November 1, 2022, for the conduct of a business in Washington County, Pennsylvania.

The assumed or fictitious name,
style or designation:

KAITLIN BURGE DESIGNS

The address of the principal place of
business:

331 North St., McDonald, PA
15057-1159.

The name(s) and/or address(es) of
all people owning or interested in
said business:

Kaitlin E. Burge, 331 North St.,
McDonald, PA 15057-1159.

WCR Vol 106 Issue 27

Clear Solar Corporation, a foreign
business corporation incorporated
under the laws of the State of Dela-
ware, has registered to do business
in the Commonwealth of Pennsyl-
vania under the provisions of the
Pennsylvania Business Corporation
Law of 1988.

The address of its registered office
in Pennsylvania is:

861 E. McMurray Road, Vene-
tia, PA 15367

WCR Vol 106 Issue 27

ARTICLES OF INCORPORATION

Strassburger McKenna Gutnick &
Gefsky, Nathan M. Sainovich, Esq.,
444 Liberty Ave., Suite 2200, Pitts-
burgh, PA 15222. Notice is hereby
given that Articles of Incorporation
for **Cecil Township Volunteer
Fire Department Incorporated**, a
Pennsylvania Non-Profit Corpora-
tion (the “Corporation”) were filed
under the provisions of the Non-
profit Corporation Law of 1988
with the Department of State of the
Commonwealth of Pennsylvania on
the 5th day of January, 2026.

WCR Vol 106 Issue 27

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, Canca;

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

AS CORRECTED

CECIL (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, Cecil Township;

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 26, 27, 28

CHARLEROI

**PENNSYLVANIA HOUSING
FINANCE AGENCY**

vs

**SANDRA L. STATION
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

AS CORRECTED

DONEGAL

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, Donegal Township;

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 26, 27, 28

EAST BETHLEHEM

PENNYMAC 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

<u>FALLOWFIELD</u>	<u>MONONGAHELA</u>	<u>MONONGAHELA (Cont'd)</u>
<p>MIDFIRST BANK vs ALEX J. PORODA, III AKA ALEX PORODA, III; JENNIFER L. PORODA, AKA JENNIFER PORODA</p> <p>DOCKET #: 2024-5596 JUDGEMENT: \$65,607.19</p> <p>In the Commonwealth of Pennsylvania, Washington County, <u>Fallowfield Township</u>;</p> <p>Address: 88 WALNUT RIDGE ROAD, CHARLEROI, PA 15022 Tax #: 320-006-02-03-0006-00</p> <p>Improvements: Residential Dwelling</p> <p>Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611</p> <p><u>WCR Vol 106 Issues 25, 26, 27</u></p>	<p>THOR REAL ESTATE, LLC AND LAURAL HOMES, LLC vs HUGH JAGGER</p> <p>DOCKET #: 2025-571 JUDGEMENT: \$31,438.63</p> <p>In the Commonwealth of Pennsylvania, Washington County, <u>City of Monongahela</u>;</p> <p>Address: 115 CHESS STREET, MONONGAHELA, PA 15063 Tax #: 430-004-00-01-0003-00</p> <p>Improvements: Residential Dwelling</p> <p>Attorney: ANDREW M. MENCHYK JR., 724-285-1717</p> <p><u>WCR Vol 106 Issues 25, 26, 27</u></p>	<p>CSMC 2021-RPL9 TRUST vs JAMES BRIAN FAUST; JANET M. DISIMO</p> <p>DOCKET #: 2025-2667 JUDGEMENT: \$112,879.51</p> <p>In the Commonwealth of Pennsylvania, Washington County, <u>City of Monongahela</u>;</p> <p>Address: 810 HOWARD STREET, MONONGAHELA, PA 15063 Tax #: 440-016-00-01-0013-00</p> <p>Improvements: Residential Dwelling</p> <p>Attorney: RAS CITRON LLC, (855) 225-6906</p> <p><u>WCR Vol 106 Issues 25, 26, 27</u></p>
<p>FALLOWFIELD (Cont'd)</p> <p>CITIZENS BANK, N.A. f/k/a RBS CITIZENS NA vs PAMELA PESCA f/k/a PAMELA A. DEMATTY</p> <p>DOCKET #: 2024-8182 JUDGEMENT: \$102,222.70</p> <p>In the Commonwealth of Pennsylvania, Washington County, <u>Fallowfield Township</u>;</p> <p>Address: 1000 and 1010 RYAN AVENUE, NORTH CHARLEROI, PA 15022 Tax #: 500-012-00-00-0001-00 & 320-008-00-00-0001-00 (2)</p> <p>Improvements: Residential Dwelling</p> <p>Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010</p> <p><u>WCR Vol 106 Issues 25, 26, 27</u></p>	<p>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. vs KATE M. RUNAC</p> <p>DOCKET #: 2025-2773 JUDGEMENT: \$62,228.41</p> <p>In the Commonwealth of Pennsylvania, Washington County, <u>City of Monongahela</u>;</p> <p>Address: 902 SHERIDAN STREET, MONONGAHELA, PA 15063 Tax #: 440-023-00-00-0002-00</p> <p>Improvements: Residential Dwelling</p> <p>Attorney: BROCK & SCOTT, PLLC, (844) 856-6646</p> <p><u>WCR Vol 106 Issues 25, 26, 27</u></p>	<p>NORTH BETHLEHEM</p> <p>ARC HOME LLC vs KEITH E. PATTISON AND HEATHER L. PATTISON</p> <p>DOCKET #: 2025-50 JUDGEMENT: \$284,989.16</p> <p>In the Commonwealth of Pennsylvania, Washington County, <u>North Bethlehem Township</u>;</p> <p>Address: 571 LITTLE DANIELS RUN ROAD, SCENERY HILL, PA 15360 Tax #: 490-009-00-00-0012-00</p> <p>Improvements: Residential Dwelling</p> <p>Attorney: RAS CITRON LLC, (855) 225-6906</p> <p><u>WCR Vol 106 Issues 25, 26, 27</u></p>

NORTH STRABANE

US BANK TRUST NATIONAL ASSOCIATION, ET AL
vs
CHRISTINE ZIMAK
AKA CHRISTINE R. ZIMAK
FFKA 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

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

Washington County Bar Association / Washington County Reports (“Publisher”)
Legal Notice Rates & Publishing Policies
Effective 1/1/2026

Additional Affidavits: **\$20** each

Standard Flat-Rate Notices:

- Estate Notices: **\$175** (includes set-up fee, three insertions, one affidavit)
- Corporation Notices: **\$125** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate) – notice types include Fictitious Name, Dissolution, Certificates of Organization
- Name Change Notices: **\$115** (includes up to 20 lines, set-up fee, one insertion, one affidavit; additional lines at Per Line Rate)
- County Sheriff’s Office Sheriff’s Sales: **\$425** per sale/property (includes setup fee, up to three insertions, one affidavit). No header fee. No index fee. No discount/refund if sale cancelled after first insertion. Errors not the fault of the Publisher that require a sale to be re-published after or during the initial three-week publication period will incur a cost of \$165 for the first insertion and \$125 for each additional insertion.

Per Line Rate notices: **\$4.50/line/column/insertion**, \$40 set-up fee, including first Affidavit.

Effective 11/7/25: Line rate calculated as follows: 10-point font (Times New Roman), approximately 57 lines per column, three columns per page.

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PUBLISHING POLICIES:

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- Publisher has the right to decline to publish any material.
- Publisher does not edit for content or substance and is not responsible for errors made by the advertiser.
- Price deviations in exceptional circumstances regarding individual notices are at the discretion of WCBA administrative staff in consultation with the legal journal editor and/or the Publisher’s authorized designee.
- Placement and categorization of items submitted for publication: A.) Items which may have legal ramifications, such as those having publication deadlines, or which may be required to be published by law, statute, rule or Court Order, are considered a “legal notice,” which must be paid in advance (unless pre-payment is waived by publisher) by the advertising party, and for which advertiser will receive an Affidavit. B.) Items of general information or relevance to the profession or Bar Association that are not required by law, statute, rule, or Court Order to be published may be inserted in the format selected by, and at the sole discretion of, the Publisher. These notices will not receive an Affidavit and are generally published at no charge but may be published as a paid display ad if advertiser chooses to do so. C.) Communications from the Court pertaining to the profession generally, as opposed to required publication notices, may be published at the discretion of Publisher as a “Notice to the Profession,” which will generally be deemed to be a public service at no charge.

Approved by the Washington County Bar Association Board of Directors.



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