

# WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. Established March 31, 1920 as the **Official Legal Periodical** for Washington County, Pennsylvania. Owned & Published since January 1, 1958 by the **Washington County Bar Association**, 119 S. College St., Washington, PA 15301

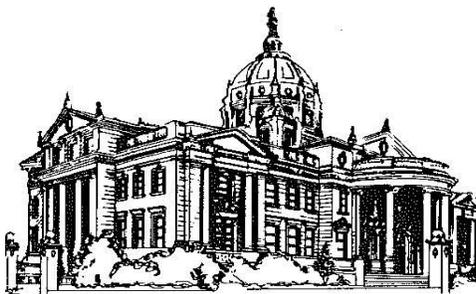
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**Vol. 106 No. 29 – JANUARY 29, 2026**

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

## MOTIONS COURT SCHEDULE

	<b>Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b>
CR#/Suite#	Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Effective March 1, motions will be held on Wed, and Thurs., at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Feb., Apr., Jun., Aug., Oct., Dec.. For complete Standard Operating Procedures: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. <b>Civil Judge of the Term, 22nd to end of the month.</b>
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Jan., Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a>
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: <a href="https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge">https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge</a> .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1]An Idaho lawyer, who had been fighting with his homeowner’s association over his “elaborate holiday displays,” said he is using the money that he received during mediation for even more Christmas cheer for his home. Jeremy Morris, also known as the “Christmas Lawyer,” said this year’s decorations will feature camels, choirs, fourteen Christmas trees and an indoor winter wonderland. Morris’ extensive Christmas celebrations began in 2014 when hundreds of families showed up to his house to celebrate Christmas and raise money for children with cancer. When he moved to the family’s “dream house” just outside of the city of Hayden, Idaho, the following year, he called the president of the HOA to tell him about his planned display for the following Christmas. At that point, one HOA board member questioned whether neighborhood atheists might be offended by the display and whether “riff-raff” might be drawn to the neighborhood. When Morris started decorating the house with about 700,000 lights, the HOA lawyer sent a letter to remove them. This began a protracted legal battle between Morris and the HOA that resulted in a \$75,000 jury verdict for Morris and landed briefly in the U.S. Supreme Court before heading to mediation. Morris said the settlement was more than the jury verdict. Morris told Fox News that he was using the settlement money to buy “a lot of Christmas lights.” Morris further stated that while his family still owned the home in Idaho, they have since moved “east due to death threats.” [2] According to Forbes, an attorney licensed in Utah and New York is suing the IRS, seeking to force the agency to recognize her dog as a dependent for tax purposes. Lawyer Amanda Reynolds filed her lawsuit in the Eastern District of New York, together with Finnegan May Reynolds - her 8-year-old golden retriever - saying the dog is entirely dependent on her for food, shelter, medical care, training, transportation and daily living. Finnegan has no independent income, resides exclusively with her and has annual expenses exceeding \$5,000.00, meaning that the pooch satisfies the elements of dependency from the IRS. According to Forbes, Magistrate Judge James M. Wicks, though, has granted a motion to stay discovery pending the anticipated motion to dismiss from the IRS.

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

### WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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

**Contact WCBA for information  
724-225-6710, [wcbawashcobar.org](mailto:wcbawashcobar.org)**

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

**Feb 2 -- New LRS System Launch! FREE CLE! Renewing & New Panelists **must** complete the 2026 Panel Application!** You are encouraged to have any administrative/office/finance staff who might operate the system for your office to also watch the training program (we can share the link to the recorded video if they are unable to watch either of the live training programs; CLE not applicable if we share the link). The "soft launch" for LRS attorney/staff users and Bar staff will be on Feb. 2, with the system to go fully operational on Feb. 10, when online self-referrals from clients will be activated.

**Feb 9 -- CLE: "LRS & Ethical Considerations" (1e).** 12pm-1pm, via zoom.  
FREE for WCBA Lawyer Referral Service attorney panelists (current and new)!

**Feb 11 -- CLE: "LRS & Ethical Considerations" (1e).** 3pm-4pm, via zoom.  
FREE for WCBA Lawyer Referral Service attorney panelists (current and new)!

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

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

**ESTATE NOTICES****FIRST PUBLICATION****Adams, Kathleen M.**

Late of Bentleyville  
Washington Co., PA

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

Administratrix: Renee D. Adams,  
34 Ankrom Rd., Eighty Four, PA  
15330

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

WCR Vol 106 Issues 29,30,31

**Beppler, Bruce C.**

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

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

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

WCR Vol 106 Issues 29,30,31

**Briselli, Loraine Nira**

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

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to 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: Marilyn Homolak, 5901  
Parkview Lane, Fairview Park, OH  
44126

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

WCR Vol 106 Issues 29,30,31

**Brownlee, Mildred Elizabeth**

a/k/a Mildred J. Brownlee  
Late of Washington  
Washington Co., PA

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

Executor: Daniel Wayne Brownlee  
aka Daniel W. Brownlee, 671 S.  
Palm St., Washington, PA 15301

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

WCR Vol 106 Issues 29,30,31

**Burgess, Rose Ann**

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

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

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

Pittsburgh, PA 15220

WCR Vol 106 Issues 29,30,31

**Cimino, Timothy Stephen**

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

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

Administratrix: Jennifer M. Lytton,  
999 Old Brick Rd., West Alexander,  
PA 15376

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

WCR Vol 106 Issues 29,30,31

**Frye, Anna Mary**

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

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

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

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

WCR Vol 106 Issues 29,30,31

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

Late of Hickory  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Dece-

dent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administratrix or attorney, and all persons indebted to the decedent to make payment to the Administratrix without delay.

Administratrix: Denise Marie Karns  
c/o

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

WCR Vol 106 Issues 29,30,31

**Kern, Gloria E.**

a/k/a Gloria Kern

Late of North Strabane Township  
Washington Co., PA

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

Executrix: Jamie L. Gregorczyk c/o  
Attorney: Frank C. Roney, Jr., Esq.,  
The Roney Law Office, 228 South  
Main St., Washington, PA 15301

WCR Vol 106 Issues 29,30,31

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

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

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

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

WCR Vol 106 Issues 29,30,31

**McElhany, Margaret L.**

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

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

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

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

WCR Vol 106 Issues 29,30,31

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

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

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

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

WCR Vol 106 Issues 29,30,31

**Swart, Janice L.**

a/k/a Janice Elaine Swart  
Late of Washington  
Washington Co., PA

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

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

Executor: Scott Horne aka Scott  
William Horne, 9 Little Pond Rd.,  
Manalapan, FL 33462

Attorney: Thomas O. Vreeland,  
Esq., Bassi, Vreeland & Associates,  
P.C., 62 E. Wheeling Street, Wash-  
ington, PA 15301

WCR Vol 106 Issues 29,30,31

**Tallerico, Frank**

Late of North Strabane Twp.  
Washington Co., PA

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

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

WCR Vol 106 Issues 29,30,31

**Vesio, Dominick**

Late of Carroll Township  
Washington Co., PA

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

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

WCR Vol 106 Issues 29,30,31

## **SECOND PUBLICATION**

### **Alderson, Jr., Arthur S.**

a/k/a Arthur S. Alderson  
a/k/a Arthur Alderson, Jr.  
a/k/a Arthur Alderson  
Late of Mt. Pleasant  
Washington Co., PA  
File No. 63-26-0017

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: Lynn A. Fox, 104 Frazier Rd., Butler, PA 16002  
Attorney: Andrew P. Acosta, Esq., Moore Becker Smarto & Acosta, P.C., 121 West Second Street, Greensburg, PA 15601

WCR Vol 104 Issues 28,29,30

### **Cavanaugh, William P.**

a/k/a William Patrick Cavanaugh  
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: Kevin John Cavanaugh, 47 1/2 Laurel Avenue, P.O. Box 153, Washington, PA 15301  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

WCR Vol 104 Issues 28,29,30

### **DeDonato, Mary**

Late of Peters Township  
Washington Co., PA  
File No. 63-26-0020

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: Rosalba Hughey, 232 Mica Ct., Bethel Park, PA 15102  
Attorney: Megan E. Loftis, Esq., 1650 Broadway Avenue, Pittsburgh, PA 15216

WCR Vol 104 Issues 28,29,30

### **Demi, Theoma E.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0024

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: Marjorie M. McCormick, 693 Pleasant Valley Road, Washington, PA 15301  
Attorney: Emily L. Davidson, Sutter Williams, LLC, 850 Ridge Avenue, Suite 300, Pittsburgh, PA 15212

WCR Vol 104 Issues 28,29,30

### **Gaso, Kathleen R.**

Late of Somerset 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Kristen D. Sproat, 288 Boyd Road, Prosperity, PA 15329  
Attorney: Phillip C. Hook, Esq., 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

WCR Vol 106 Issues 28,29,30

### **Hirschfield, Ronald Joseph**

Late of Washington  
Washington Co., PA  
File No. 63-25-0993

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: Susan Marie Hirschfield, 26 Remington Dr., Washington, PA 15301

Attorney: Brocton G. Skeen, Esq., The Skeen Firm, PLLC, 2200 Garden Drive, Suite 200B, Seven Fields, PA 16046

WCR Vol 106 Issues 28,29,30

### **Jampedro, Bradley J.**

Late of Charleroi  
Washington Co., PA  
File No. 63-25-1323

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: Ryan Rubachko, 8241 N Central Ave., Unit 36, Phoenix, AZ 85020

Attorney: Brocton G. Skeen, Esq., The Skeen Firm, PLLC, 2200 Garden Dr., Suite 200B, Seven Fields, PA 16046

WCR Vol 106 Issues 28,29,30

### **Kulik, John A.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0026

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: Summerly Kulik,  
40 Samuel Drive, Washington, PA  
15301

WCR Vol 104 Issues

**Macik, Patricia L.**

a/k/a Pat Macik  
Late of Canton Township  
Washington Co., PA  
File No. 63-25-1441

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: George E. Macik, Jr.,  
1035 Buena Vista St., Washington,  
PA 15301

WCR Vol 104 Issues 28,29,30

**Rock, Ruth Ann**

Late of Meadowlands,  
Chartiers Twp.  
Washington Co., PA  
File No. 63-26-00029

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 Stevenson, 236  
Walnut St., Houston, PA 15342

WCR Vol 104 Issues 28,29,30

**Tender, Thomas J.**

a/k/a Thomas Joseph Tender  
a/k/a Thomas Tender  
Late of Washington  
Washington Co., PA  
File No. 63-25-1746

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: Deanna M. Tender,  
1140 Ridge Road, Burgettstown,  
PA 15021

Attorney: E.J. Julian, Esq., Julian  
Law Firm, 71 N. Main St., Wash-  
ington, PA 15301

WCR Vol 104 Issues 28,29,30

**Todd, Sandra H.**

Late of Monongahela  
Washington Co., PA  
File No. 63-26-0049

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: Thomas G. Todd, 1291  
Arona Rd., Irwin, PA 15642  
Attorney: Peter D. Lyle, Esq., Mo-  
rascyzk & Polochak, 81 Dutilh Rd.,  
Suite 200, Cranberry Twp., PA  
16066

WCR Vol 106 Issues 28,29,30

**Trapuzzano, Annabelle**

Late of Washington  
Washington Co., PA  
File No. 63-25-1875

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 & Attorney: Jacob S.  
Polochak, Esq., Morascyzk &  
Polochak, 81 Dutilh Road, Suite  
200, Cranberry Township, PA  
16066

WCR Vol 106 Issues 28,29,30

**Woldum, Thomas C.**

Late of Bloomington MN  
Washington Co., PA  
File No. 63-25-1849

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: Thomas P. Woldum,  
5144 Park Ave., Minneapolis, MN  
55417

Attorney: Peter D. Lyle, Esq.,  
Morascyzk & Polochak, 81 Dutilh  
Road, Suite 200, Cranberry Twp.,  
PA 16066

WCR Vol 106 Issues 28,29,30

**THIRD**  
**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

WCR Vol 106 Issues 27,28,29

**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 LeMoyné 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., McDon-  
ald, 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

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**CORPORATION NOTICE**

JESSICA A. ELLEL, ESQUIRE, HOUSTON HARBAUGH, P.C., 401 Liberty Avenue, 22nd Floor, Three Gateway Center, Pittsburgh, Pennsylvania 15222:

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on December 17, 2025, for a nonprofit corporation which was organized under the Nonprofit Corporation Law of 1988, as amended, for charitable purposes. The name of the corporation is: **HAPCHUK PRIVATE FOUNDATION**

WCR Vol 106 Issue 29

**REAL ESTATE NOTICE**

**CIVIL ACTION  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY, PA  
CIVIL ACTION-LAW  
NO. CV-2025-06069  
NOTICE OF ACTION IN MORTGAGE FORECLOSURE**

WELLS FARGO BANK, N.A., Plaintiff  
v.  
HELEN M. PARKER, IN HER CAPACITY AS HEIR OF JANICE M. BRISCOE; WILLIAM W. SMITH, JR., IN HIS CAPACITY AS HEIR OF JANICE M. BRISCOE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR

INTEREST FROM OR UNDER JANICE M. BRISCOE, Defendants  
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANICE M. BRISCOE Defendant(s), 69 STONECHURCH RD GASTONVILLE, PA 15336

**COMPLAINT IN MORTGAGE FORECLOSURE**

You are hereby notified that Plaintiff, WELLS FARGO BANK, N.A., 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-2025-06069, seeking to foreclose the mortgage secured on your property located, 69 STONECHURCH RD GASTONVILLE, PA 15336.

**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  
Troy Freedman, Esq. ID No. 85165  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

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

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

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

**AS CORRECTED****CALIFORNIA**

**UMB BANK, National  
Association  
vs  
JENNIFER M. HARRIS**

**DOCKET #: 2024-3861  
JUDGEMENT: \$240,252.46**

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

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**

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

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



*The Puppy Love*   
*Dinner Dance* 

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

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

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

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

APPROVED BY CHIEF CLERK  
FOR POSTING

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

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*Lisa Conklin*

**Howard Hanna**  
Real Estate Services

OFFICE: 724-228-9700  
MOBILE: 412-217-1177  
LISACONKLIN@HOWARDHANNA.COM

SCAN ME! >>>

WCR 14/27

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Senior Vice President  
Trust and Investment Services  
Office: 724.909.7055

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Geer McAllister Best Coco Lloyd Whalen



Holly Whalen 0 Amy Coco 0 Bethann Lloyd

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