

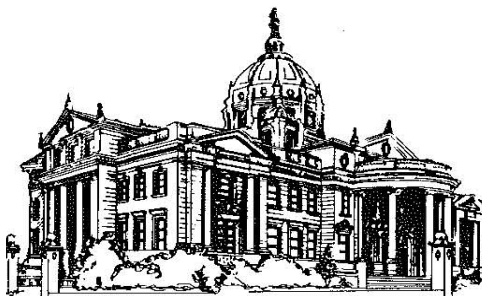
WASHINGTON COUNTY REPORTS

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

Vol. 106 No. 46 – MAY 28, 2026

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

MOTIONS COURT SCHEDULE

CR#/Suite#	<p>Complete info @ www.washingtoncourts.us/101/Judges</p> <p>Courthouse & Bar Office CLOSED Friday, June 19 in observance of Juneteenth.</p>
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs at 9:15a.m. in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month. NO MOTIONS WEEK OF MAY 25
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at 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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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A beekeeper has been sentenced to six months in jail after using honeybees as a weapon against deputies in an eviction which occurred in the fall of 2022. Three and one-half years ago, a sheriff's deputy stood at the open double doors of a mansion in Long Meadow, Massachusetts, about to execute an eviction order, when a SUV with a trailer carrying crates of beehives pulled into the semi-circular driveway. Rebecca Woods, the driver, wearing a beekeeper suit, started releasing the bees to enjoy the "lovely flowering landscape" at the home of her friend, a man who "was almost eighty years old" and was a cancer patient, according to the New York Times. A video posted by MassLive.com shows a Hampden County, Massachusetts, deputy saying, "Hey, hey, hey, she has a truck full of bees," and another responding "what?" A tussle ensued and Woods were thrown to the ground by two deputies. When some deputies stated that they were allergic to bees, according to the Sheriff's Office, she replied, "You're allergic? Good!" Several officers were stung on their heads and faces - with one requiring treatment at a hospital. Woods, now 59, recently admitted in a District Court in Springfield, Massachusetts, that she had released the bees to save the man from eviction. Though the jury acquitted her of seven felonies, Woods was found guilty on four misdemeanor counts of assault and battery and two counts of reckless assault. She was sentenced to six months in the county jail. According to the New York Times, her friend ultimately lost his home and thousands of bees died in the encounter. [2] The U.S. Supreme Court recently weakened a key provision of the landmark Voting Rights Act, a ruling that limits the consideration of race in drawing voting maps that could usher in Republican gains in the House. The decision is expected to touch off a scramble by Republicans to re-draw majority-minority districts, especially in the south. New districts could shift the balance of power in Congress by imperiling the re-election prospects of some black Democrats, possibly as soon as this year's November midterms in some instances. Minority representatives in state legislature and local offices could also be redistricted out. The Court's conservative majority found Louisiana unlawfully discriminated by race when it created a second majority-black congressional district to comply with the act. But the Court did not strike down the provision, known as Section II, as unconstitutional, as many voting rights advocates had feared. But still, the Court's liberal justices and voting rights experts said it was effectively gutted. In an ideologically divided 6-3 ruling, the conservative justices created a higher bar for the law's powerful provision that allows states to use race to draw maps that help minority communities to elect a candidate of their choice. Section II, as it is known, is aimed at combating discriminatory gerrymandering that weakens the power of Black, Latino, Native American and Asian voters. Justice Samuel A. Alito, Jr., writing the opinion for the majority, held that going forward, plaintiffs would have to show that a state intentionally discriminated against a minority group in drawing a map, rather than simply showing that the minority group did not have the opportunity to elect a candidate of their choice when certain circumstances are met. According to Justice Alito, "Section II of the Voting Rights Act... was designed to enforce the Constitution - not collide with it. Unfortunately, lower courts have sometimes applied this Court's [Section] II precedence in a way that forces states to engage in the very race-based discrimination that the Constitution forbids." The decision came over the sharp objections of the three liberal justices.

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.

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WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

June 16 — Visit by Thomas Jefferson, 6-8:30pm, Rossin Center Ballroom, W&J College.

Celebrate Law Day and America 250 with the third U.S. President Thomas Jefferson. Guests will partake in a “Jeffersonian Dinner” a tradition that began at Monticello, Jefferson’s home, in the 1700s. Dinner guests will be asked to discuss a particular themed topic while breaking bread and building upon common ground instead of focusing on political divides. After dinner, Jefferson will share his leadership insights and lessons from his 40 world-changing years in politics, providing an opportunity to better understand America’s formation 250 years ago as well as today’s political landscape. He will entertain questions toward the end and pose afterwards for photos with attendees.

Due to the generosity of donors to this event in support of the Washington County Bar Foundation, **the Jeffersonian Dinner is free, registration is required, and limited to 100 guests.** Raffle tickets to dine with President Jefferson at his dinner table will be available at an as yet-undetermined-cost, with winners to be drawn in advance of the dinner. The post-dinner presentation by Jefferson will take place from 7:15pm-8:30pm; one substantive CLE credit is available for attorneys for an additional \$25.

Net proceeds from the Jeffersonian Dinner and presentation benefit the Washington County Bar Foundation, which provides law-related and civics education programs to advance the understanding of the rule of law.

Contact the Bar office at 724-225-6710 or wcba@washcobar.org to register.

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

August 14-16 -- Summer Bench Bar, Oglebay Resort, Wheeling.

September 3 — SHRED DAY, 3pm-5pm, Citizens’ Library parking lot, with a food truck tailgate party

Nov 21 -- Annual Bar Banquet, Pennsylvania Trolley Museum



Thomas Jefferson as portrayed by Steve Edenbo.

NEED LIVE CLE CREDITS?

Watch “live online” CLEs

at the Washington County Bar Association office.

Contact us at wcba@washcobar.org or 724-225-6710 to make an appointment. Only \$50 per credit hour

ESTATE NOTICES

FIRST PUBLICATION

Berry, William Russell

a/k/a William R. Berry
Late of Marianna
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: Melissa I. Berry,
201 Demar Blvd., Canonsburg,
PA 15317

Attorney: Angela D. Kusturiss,
Esq., Kusturiss Law Firm, 12 North
Jefferson Avenue, Canonsburg, PA
15317

WCR Vol 106 Issues 46,47,48

Corey, Frances L.

Late of Claysville
Washington Co., PA
File No. 63-2026-0685

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: Ellen Schmidt a/k/a Ellen
R. Schmidt c/o

Attorney: Anne Friday Beck, Beck
Boyd LLC, 1725 Washington Road,
Suite 206, Pittsburgh, PA 15241

WCR Vol 106 Issues 46,47,48

Dent, Charlotte Kathryn

a/k/a Charlotte K. Dent
a/k/a Charlotte Dent
Late of North Strabane Township
Washington Co., PA
File No. 63-26-0728

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

Executor: Kirk A. Heatwole,
358 Hamilton Place, Hackensack,
NJ 07601

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

WCR Vol 106 Issues 46,47,48

Dungee, Gerald David

Late of Washington City
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: Wendy M. Peterson,
P.O. Box 15, Old Zionsville, PA
18068

Attorney: David E. Schwager, Esq.,
183 Market St., #100, Kingston, PA
18704-5444

WCR Vol 106 Issues 46,47,48

Fages, Timothy Matthew

Late of McDonald
Washington Co., PA
File No. 63-26-0722

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: Renee Brackman, 38
Bridge Road, Oakdale, PA 15071

Attorney: E. Robert Pecori, III,
Esq., 7051 Steubenville Pike, Suite

7, Oakdale, PA 15071

WCR Vol 106 Issues 46,47,48

Fulop, Daniel L.

Late of Brownsville
Washington Co., PA

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

Administrator: Alexander D.
Shashura, 68 Buckingham Road,
Fredericktown, PA 15333

Attorney: Marjorie A. Marotta,
Esq., Brzustowicz & Marotta, P.C.,
4160 Washington Road, Suite 208,
McMurray, PA 15317

WCR Vol 106 Issues 46,47,48

Golembiewski, John L.

Late of Peters Township
Washington Co., PA
File No. 63-26-0688

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: Lynne Bateson, 500 Lo-
gan Street, Carnegie, PA 15106

Attorney: Shannon L. Crew, Esq.,
Houston Harbaugh, Three Gateway
Center, 401 Liberty Avenue, 22nd
Flr, Pittsburgh, PA 15222-1005

WCR Vol 106 Issues 46,47,48

Haberman, Thomas R.

a/k/a Thomas Haberman
Late of Cecil Township
Washington Co., PA
File No. 63-26-0622

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

Executor: Kalna L. Bobyne, 19 Highland Dr., McDonald, PA 15057
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Suite 101, McDonald, PA 15057

WCR Vol 106 Issues 46.47.48

Hillebrand, Donald L.

a/k/a Donald Lee Hillebrand
Late of Canonsburg
Washington Co., PA
File No. 63-26-0660

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

Executor: Timothy M. Hillebrand
c/o Attorney: Gabrielle N. Morella, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237

WCR Vol 106 Issues 46.47.48

Kotermanski, Irene H.

a/k/a Irene Kotermanski
Late of Strabane
Washington Co., PA
File No. 63-26-0618

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 Michael Lesko a/k/a Robert M. Lesko, 600 Longvue Drive, Houston, PA 15342
Attorney: Christine Brown Murphy, Esq., Zacharia Brown Law Offices,

108 West McMurray Road, McMurray, PA 15317

WCR Vol 106 Issues 46.47.48

Kozak, Nancy J.

a/k/a Nancy Jane Kozak
Late of North Strabane Township
Washington Co., PA
File No. 63-22-1658

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: Debbie Ann Chappo
a/k/a Debbie A. Chappo, 145 Linden Road, Canonsburg, PA 15317
Attorney: James P. Liekar, Esq., 38 West Pike Street, Canonsburg, PA 15317

WCR Vol 106 Issues 46.47.48

Luttner, Floyd

a/k/a Don Luttner
Late of McMurray
Washington Co., PA
File No. 63-26-0676

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 D. Luttner,
112 McClintock Drive, McMurray, PA 15317

WCR Vol 106 Issues 46.47.48

McClure, Martha L.

Late of Washington
Washington Co., PA
File No. 63-26-0719

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

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

Executor: John A. Lukacs, III, 454 Chapel Road, Aliquippa, PA 15001
Attorney: David F. Pollock, Esq., 54 S. Washington Street, Waynesburg, PA 15370

WCR Vol 106 Issues 46.47.48

Nichols, Jr., Henry W.

Late of Washington
Washington Co., PA
File No. 63-26-0602

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: Terri N. Pagliuca a/k/a Terri Lynn Bruckner, 38 Jones Street, Canonsburg, PA 15317
Attorney: Clark Mitchell, Jr., Mitchell Law Group, LLC, 17 South College Street, Washington, PA 15301

WCR Vol 106 Issues 46.47.48

Openbrier, Jeffrey M.

Late of Midway Borough
Washington Co., PA
File No. 63-26-00726

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

Administrator: Jeffrey M. Openbrier II, 205 Fox Creek Road, Venetia, PA 15367

WCR Vol 106 Issues 46.47.48

Petruzzi, Jeannine L.

Late of Canonsburg
Washington Co., PA

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

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

Administratrix: Elyse L. Petruzzi
c/o Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 North Jefferson Avenue, Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

Spinner, Catherine

a/k/a Catherine Regina Spinner
Late of Canonsburg
Washington Co., PA

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

Executor: Rose Ann Masters,
73 Crackerjack Road, Monongahela, PA 15063
Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Avenue, Charleroi, PA 15022

WCR Vol 106 Issues 46,47,48

Trocano, Robert Richard

Late of Peters Township
Washington Co., PA
File No. 63-26-0693

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 Richard Trocano Jr. a/k/a Robert R. Trocano Jr., 45 Tannehill Dr., Washington, PA 15301

Attorney: Angela R. Winslow, Esq., Winslow Law Group, 4600 J. Barry Court, Suite 330, Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

Voigt, Donald Arno

a/k/a Donald A. Voigt
Late of Donegal
Washington Co., PA
File No. 63-25-1660

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 A. Voigt a/k/a Daniel Arno Voigt c/o
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 3244 Washington Road, Suite 210, McMurray, PA 15317

WCR Vol 106 Issues 46,47,48

Wingrove, David Ray

a/k/a David R. Wingrove
Late of City of Washington
Washington Co., PA
File No. 2026-00467

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 A. Padilla,
516 Franklin Farms Rd., Washington, PA 15301
Attorney: Kenneth M. Baldonieri, Esq., Akman & Associates, LLC, 345 Southpointe Blvd., #100, Canonsburg, PA 15317

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**TRUST
NOTICES**

Trust Notice

Judy P. DeBerardinis Trust Notice is hereby given that Judy P. DeBerardinis and Ronald R. DeBerardinis is the Successor Trustee of the above named Trust. All persons indebted to Judy P. DeBerardinis are requested to make payment and all those having claims against Judy P. DeBerardinis are directed to present the same to Ryan W. DeBerardinis, Successor Trustee, c/o James P. Shields, Esquire, The Elder Law Offices of Shields and Boris, 1150 Old Pond Road, Bridgeville, PA 15017

Trustee: Ryan W. DeBerardinis,
6892 Wall Road, Monongahela, PA 15063

Or to: James P. Shields, Esquire,
1150 Old Pond Road, Bridgeville, PA 15017

WCR Vol 106 Issues 46,47,48

Trust Administration Notice

The Nancy J. Kozak
Revocable Living Trust
Late of North Strabane
Washington County, Pennsylvania

Notice is given that Debbie Ann Chappo, Successor Trustee of the Nancy J. Kozak Revocable Living Trust dated March 22, 2011. Notice is hereby given to those indebted thereto to make immediate payment and to those having claims or demands to present them for settlement without delay.

Debbie Ann Chappo,
Successor Trustee
145 Linden Road
Canonsburg, PA 15317

James P. Liekar, Esquire
38 West Pike Street
Canonsburg, PA 15317

WCR Vol 106 Issues 46,47,48

SECOND PUBLICATION

Gebhardt, John Edward

a/k/a John E. Gebhardt
a/k/a John Gebhardt
Late of Washington
Washington Co., PA
File No. 63-26-0496

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: Georgianna Tarr
Gebhardt a/k/a Georgianna T.
Gebhardt, 455 Old Hickory Ridge
Road, Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian
Law Firm, 71 North Main Street,
Washington, PA 15301

WCR Vol 106 Issues 45,46,47

Georgetti, Ruth Evelyn

Late of Avella
Washington Co., PA
File No. 63-26-00158

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: Jody Georgetti, 961 Sugar
Run Road, Avella, PA 15312
Attorney: Thomas A. Will, Esq.,
Thomas A. Will & Associates, 6000
Town Center Boulevard, Suite 106,
Canonsburg, PA 15317

WCR Vol 106 Issues 45,46,47

Graham, Suzanna Lee

Late of Canonsburg
Washington Co., PA
File No. 63-26-0666

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

Administrator: Brett Robertson, 108
Whispering Heights Lane, Venetia,
PA 15367

Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 108 West
McMurray Road, Canonsburg, PA
15317

WCR Vol 106 Issues 45,46,47

Lane, Edward

Late of Washington
Washington Co., PA
File No. 63-26-0655

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: Wendy Lane, 5828 Glen
Ora Drive, Bethel Park, PA 15102

WCR Vol 106 Issues 45,46,47

Michetti, David J.

Late of Bridgeville
Washington Co., PA
File No. 63-26-0665

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: Samantha Sekanick,
522 Fruitwood Drive, Bethel Park,
PA 15102

Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 108 West
McMurray Road, Canonsburg, PA
15317

WCR Vol 106 Issues 45,46,47

Philipkosky, Walter

a/k/a Walter R. Philipkosky
Late of Coal Center
Washington Co., PA
File No. 63-26-0545

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 Philipkosky,
104 Thomason Point, Greenwood,
SC 29649

Attorney: Dennis M. Makel, Esq.,
Makel & Associates, LLC, 98 East
Maiden Street, Washington, PA
15301

WCR Vol 106 Issues 45,46,47

Sanders, Ethel M.

a/k/a Ethel Maxine Sanders
a/k/a Maxine Sanders
Late of North Charleroi Borough
Washington Co., PA

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

Executrix: Lois Jean Mahn,
507 6th Street, Charleroi PA 15022
Attorney: Richard C. Mudrick, Esq.,
300 Fallowfield Avenue, Charleroi,
PA 15022

WCR Vol 106 Issues 45,46,47

Wilson, Sandra K.

Late of McDonald
Washington Co., PA
File No. 63-26-0474

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: Dawn M. Swayne,
9348 Noblestown Road, McDonald,
PA 15126

Attorney: Lawrence E. Bolind, Jr.,
Esq., 238 Main Street, Imperial, PA
15126

WCR Vol 106 Issues 45,46,47

THIRD PUBLICATION

Agnew, Christie

a/k/a Hazel Christie Agnew
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: David W. Hasson,
517 Franklin Terrace, Washington,
PA 15301

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

WCR Vol 106 Issues 44,45,46

Bruno, Joseph A.

Late of Speers Borough
Washington Co., PA

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

Executrix: Denise M. Bruno,
131 Taylor Run Road, Monongahela,
PA 15063

Attorney: Richard C. Mudrick, Esq.,
300 Fallowfield Ave., Charleroi, PA
15022

WCR Vol 106 Issues 44, 45,46

Bucchianeri, Ruth E.

Late of Township of Carroll
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: Bernard A. Bucchianeri,
770 Dry Run Road, Monongahela,
PA 15063

Attorney: Jeffrey T. Olup, Esq.,
223 Second Street, Monongahela,
PA 15063

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Burdette, John M.

a/k/a Jack Burdette
Late of McMurray
Washington Co., PA
File No. 63-26-0315

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: Steven F. Burdette,
115 Scenery Circle, McMurray,
PA 15317

Attorney: Samuel J. Goncz, Esq.,
625 Liberty Ave., Pittsburgh, PA
15222

WCR Vol 106 Issues 44, 45,46

Moffit, Florence M.

a/k/a Florence Moffit
Late of Washington
Washington Co., PA
File No. 63-26-641

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: Janice Farkas,
56 Country Club Rd., Washington,
PA 15301

Attorney: Stephen J. Taczak, Esq.,
12 N. Jefferson Avenue, Can-
onsburg, PA 15317

WCR Vol 106 Issues 44, 45,46

Nicholls, Colleen B.

Late of North Franklin Township
Washington Co., PA

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

Executor: Samuel Glen Nicholls
III, 1204 Hughes Avenue, Martins
Ferry, OH 43935

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

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REAL PROPERTY NOTICES

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION

IN RE: CONDEMNATION BY THE PENNSYLVANIA TURNPIKE COMMISSION OF ANY AND ALL RIGHTS, TITLE AND INTERESTS ARISING FROM ANY AND ALL OIL AND GAS LEASES AND ASSIGNMENTS THEREOF OF, IN 18.253 ACRES OF PROPERTY LOCATED IN THE TOWNSHIP OF CECIL, COUNTY OF WASHINGTON, COMMONWEALTH OF PENNSYLVANIA, FOR THE CONSTRUCTION OF THE SOUTHERN BELTWAY, U.S. ROUTE 22 TO I-79 PROJECT (P/O TAX PARCEL NO. 140-012-00-00-0094 -00)

TO: JAMES PATES, his heirs successors in interest and assigns as their interests may appear; WILLIAM L. POTTS, his heirs successors in interest and assigns as their interests may appear.

ALL THAT CERTAIN piece of land located in the Township of Cecil, County of Washington, Commonwealth of Pennsylvania identified on the "Property Exhibit, Situate in Cecil Township, Washington County, Pennsylvania, Prepared for the Pennsylvania Turnpike Commission by Monaloh Basin Engineers dated October 25, 2023" being Exhibit "B" attached to the Declaration of Taking.

NOTICE TO CONDEMNEDS

IN ACCORDANCE WITH SECTION 305 OF THE EMINENT DOMAIN CODE, CODIFIED AT 26 Pa.C.S. §305, THE PENNSYLVANIA TURNPIKE COMMISSION HEREBY GIVES NOTICE THAT:

1. The Pennsylvania Turnpike Commission filed a Declaration of Taking on April 22, 2026 in the Court of Common Pleas of Washington County, Pennsylvania at No. CV-2026-03224. This was filed pursuant to the requirements of the Commonwealth of Pennsylvania Eminent Domain Code as amended by 2006, May 4, P.L. 112, No. 34, §1, effective in 120 days [Sept. 1, 2006].

2. The Condemnor is the Pennsylvania Turnpike Commission, an instrumentality of the Commonwealth of Pennsylvania, with its principal office at Exit 247 of the Pennsylvania Turnpike system located in Lower Swatara Township, Dauphin County, Pennsylvania. Its post office address is P.O. Box 67676, Harrisburg, Pennsylvania, 17106-7676.

3. The Pennsylvania Turnpike Commission is authorized and empowered by Section of the Act of July 18, 2007, P.L. 169, No. 44, as amended, to acquire by condemnation any lands, rights, easements, franchises and other property deemed necessary or convenient for the construction or efficient operation of the Turnpike.

4. Condemnor is the fee simple owner of Lot No. 2 in the Morgan Road Subdivision Plan as recorded in the Washington County Recorder of Deeds at Instrument No. 201805484 (the "Property"), which is known and identified as Washington County Tax Parcel ID No. 140-012-00-00-0094-00 by virtue of the following:

a. Deed from W. Boyd Culp dated and recorded February 17, 2010 in the Washington County Recorder of Deeds Office at Instrument No. 201005749;

b. Deed from Kevin S. Kubrik dated and recorded December 29, 2009 in the Washington County Recorder of Deeds Office at Instrument No. 200943114;

c. Deed from Shawn Landy and Sandra Landy, husband and wife, dated May 5, 2010 and recorded May 6, 2010 in the Washington County Recorder of Deeds Office at Instrument No. 20104691;

d. Deed from Randy R. Hindman and Tracy L. Hindman, husband and wife, dated September 11, 2009 and recorded September 16, 2009 in the Washington County Recorder of Deeds Office at Instrument No. 200932113;

e. Deed from Helen K. Kirkpatrick, a widow, dated and recorded December 1, 2009 in the Washington County Recorder of Deeds Office at Instrument No. 200940367;

f. Deed from John Karney and Marlene Karney, husband and wife, dated and recorded January 14, 2010 in the Washington County Recorder of Deeds Office at Instrument No. 201001511;

g. Deed from Oakbrook Muse Partners, L.P. dated July 1, 2010 and recorded July 6, 2010 in the Washington County Recorder of Deeds Office at Instrument No. 21021554;

h. Deed from Steve Borda, a widower, dated May 5, 2010 and recorded May 6, 2010 in the Washington County Recorder of Deeds Office at Instrument No. 201014671; and

i. Deed from Arthur C. Schwotzer and Eric H. Schwotzer dated July 19, 2011 and July 20, 2011 in the Washington County Recorder of Deeds Office at Instrument No. 201118425.

5. By a Resolution adopted April 7, 2026 Condemnor authorized the filing of a Declaration of Taking. A copy of said Resolution is attached hereto and made a part hereof as Exhibit "A". The record thereof may be examined at the Pennsylvania Turnpike Commission's Central Office at Exit 247 of

the Pennsylvania Turnpike.

6. The purpose of the condemnation is to extinguish any and all rights, title and leasehold interests arising from or related to any and all oil and gas leases and/or assignments thereof or all or any part of the Property (the "Leasehold Interests").

7. The Leasehold Interests herein condemned are situated in the Township of Cecil, Washington County and consist of 18.253 acres. A plan of the property condemned sufficient for its identification and entitled "Property Exhibit, Situate in Cecil Township, Washington County, Pennsylvania, Prepared for the Pennsylvania Turnpike Commission by Monaloh Basin Engineers dated October 25, 2023" is set forth in Exhibit "B", attached hereto and made a part hereof. Plans showing the property condemned are, on the same day as this Declaration, being filed with the Washington County Prothonotary and recorded with the Washington County Recorder of Deeds in accordance with Section 304 of the Eminent Domain Code of 2006.

8. The nature of the title hereby condemned is any and all rights, title and leasehold interest arising from any and all oil and gas leases and/or assignments thereof.

9. A plan showing the condemned property may be inspected at Southern Beltway Maintenance Shed at 200 South Fayette Way, McDonald, PA 15057 during regular business hours.

10. The Condemnor files with this Declaration of Taking its Open-End Bond without surety pursuant to Section 303(a) of the Eminent Domain Code of 2006. Just Compensation is made or secured by the filing of said Bond, attached hereto and made a part hereof as Exhibit "C".

11. If you wish to challenge the

power or right of the Condemnor, the Pennsylvania Turnpike Commission, to appropriate the condemned property, the sufficiency of the security, the procedure followed by the Condemnor, or the Declaration of Taking, you are required to file preliminary objections with the Court of Common Pleas of Washington County, Pennsylvania, within thirty (30) days after publication of this Notice.

PENNSYLVANIA TURNPIKE COMMISSION

Date: May 20, 2026
 By: /s/ Robert J. Wratcher
 Robert J. Wratcher, Esquire
 Wratcher Law LLC
 One Monroeville Center
 3824 Northern Pike, Suite 925
 Monroeville, PA 15146
 (412) 904-1875;
 rwratcher@wratcherlaw.com
WCR Vol 106 Issue 46



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

ROCKET MORTGAGE, LLC
 F/K/A QUICKEN LOANS,
 LLC Plaintiff
 v.
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HUITT DANVERS, DECEASED; PATRICK H. DANVERS IN HIS APACITY AS HEIR TO THE ESTATE OF GARRET H. DANVERS DECEASED HEIR OF THE ESTATE OF HUITT DANVERS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHAREN

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

NOTICE TO:

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

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 256 MCCOMBS RD, Venetia, PA 15367
 Being in TOWNSHIP OF PETERS, County of WASHINGTON, Commonwealth of Pennsylvania, 540005000004403 aka 540-005-00-00-0044-03

Improvements consist of residential

property.

Sold as the property of Huitt Danvers

Your house (real estate) at 256 MCCOMBS RD, Venetia, PA 15367 is scheduled to be sold at the Sheriff's Sale on August 7, 2026 at 10:00 AM, at the [HTTPS:// WASHINGTON.PA.REALFORECLOSE.CO M, *, * *](https://WASHINGTON.PA.REALFORECLOSE.COM), to enforce the Court Judgment of \$160,903.96 obtained by, ROCKET MORTGAGE, LLC F/K/ A QUICKEN LOANS, LLC (the mortgage), against the above premises.

LAWYER REFERRAL SERVICE, 119 SOUTH COLLEGE STREET, WASHINGTON, PA 15301 TELEPHONE: (724) 225-6710

SUMMIT LEGAL AID 10 WEST CHERRY AVENUE WASHINGTON, PA 15301 TELEPHONE: (724) 225-6170

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

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PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS COURT

TO: Russell Puel, Eugene Puel, Allen Puel, Irene Puel and Susan Puel

NOTICE IS HEREBY GIVEN that on April 7, 2026, a First and Final Account and a Petition for Adjudication/Statement of Proposed Distribution were filed at the Estate of Ruth Puel. You are hereby put on notice to file a written response and appear in Audit Court at 9:30am on either July 17, 2026, September 18,

2026, or November 20, 2026, the date that immediately follows full and complete publication over three consecutive weeks in two periodicals of general circulation. If you fail to respond and appear, the distribution requests may be granted, and certain rights may be waived.

Attorneys for this Account and Petition are Michelle A. Ross, Esq., of Leech Tishman Fuscaldo & Lampl, LLC 525 Wm. Penn Place, 28th Fl. Pittsburgh PA 15219.

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TPR NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION IN RE: ANTHONY WILLIAM LIPPENCOTT JR AKA ANTHONY LIPPENCOTT (DOB 12/22/11)

CHILD OF KELLY LIPPENCOTT AND AN UNKNOWN FATHER NO: 63-24-0893

IN RE: ANTHONY WILLIAM LIPPENCOTT JR AKA ANTHONY LIPPENCOTT (DOB 12/22/11), MARYAH LOUISE LIPPENCOTT AKA MARYAH LIPPENCOTT (DOB 8/17/05), IVY JANE LIPPENCOTT AKA IVY LIPPENCOTT (DOB 2/6/18). AIDEN ANTHONY LIPPENCOTT AKA AIDEN LIPPECOTT (DOB 1/1/13)

CHILDREN OF KELLY LIPPENCOTT AND ANTHONY LIPPENCOTT SR. NO. 63-24-0890 NO. 63-24-0891 NO. 63-24-0892

Take notice that a Petition for Involuntary Termination of Parental

Rights of Kelly Lippencott, mother and any unknown father of the minor child, Anthony William Lippencott Jr. aka Anthony Lippencott, Jr. and Petitions for the Involuntary Termination of Parental rights of Kelly Lippencott, mother and Anthony Lippencott, Sr., father, to the minor children, Anthony William Lippencott Jr aka Anthony Lippencott, Maryah Louise Lippencott aka Maryah Lippencott Ivy Jane Lippencott aka Ivy Lippencott and Aiden Anthony Lippencott AKA Aiden Lippencott will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his or her parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on June 12, 2026 at 9:30 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal a/k/a Southwestern PA Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Nina Packrall, Caseworker Washington County Children & Youth Social Service Agency 95 West Beau Street, Ste. 300 Washington, PA 15301 Telephone: (724) 228-6884

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Harold Migias, JD
Senior Vice President
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