WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE THE 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. 107 – ISSUE NO. 16 OCTOBER 29, 2026

TABLE OF CONTENTS

Motions Court Schedule 2
Obiter Dictum 3
Notices to the Profession 4
WCBA Bar Calendar 5
2026 Upset-Adjournment Tax Sale 6
Estate Notices 8
Name Change Notice 18
Bankruptcy Notice 18
Real Property Notices 19



SERVING THE LEGAL COMMUNITY
OF WASHINGTON COUNTY, PENNSYLVANIA

	MOTIONS COURT SCHEDULE
CR#/Suite#	**Complete info @ www.washingtoncourts.us/101/Judges**
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.
Lucas, Michael, CR#6/1006	Motions 1st-21st 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 (12pm) the business day prior to the scheduled presentation. Non-Emergency Motions – 10/1-16 or 11/1-20 with Judge Lucas
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. **No motions 11/19/26. 12/3/26 Motions will be held on 12/2/26.** Judge Pettit has recently updated his Standard Operating Procedures. For instructions regarding the presentation of motions and general courtroom procedure go to the Courts website and his page as follows: https://www.washingtoncourts.us/375/Jesse-D-Pettit
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.
Note	*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*

Washington County Reports is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. wcba@washcobar.org.
Washington County Reports does not edit any legal advertisement for substance or content. Legal Notices due by Noon Friday for publication the following Thursday (holidays may alter deadline).
Editor: Frank Arcuri, Esq.; Assistant Editor: Kathy Sabol, WCBA Executive Director.
Washington County Reports USPS 667-460. Subscription Rate $85.00 for 52 Weekly Issues.
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OBITER DICTUM

From the ABA Journal Daily Newsletter: **[1]** The Trump administration can use a wide-ranging government data base that includes Social Security information to help state officials identify non-citizens on their voter lists, according to the Supreme Court. The emergency ruling means the database will be accessible ahead of November's mid-term elections for states that want to use it. But the fight over the procedures and legality will continue in the lower courts. In an unsigned opinion, the majority said the claims made by the voters who challenge the data base use "likely lacked merit." At issue is the inclusion of Social Security date in a system maintained by the Department of Homeland Security called the Systematic Alien Verification for Entitlements (SAVE). The court wrote that, under laws covering the data, "the federal government has an obligation to respond to requests from state and local election officials seeking to verify the citizenship of voters." The court's three liberals dissented, citing the plaintiffs' claims that the data had been shown to have errors and could lead lawful voters to being barred from casting ballots. "The court also focuses only on the harms the Government will purportedly suffer absent a stay, disregarding the harms that the modified SAVE system has caused, and will likely continue to cause, to lawful voters," Justice Ketanji Brown Jackson wrote for the liberals in dissent. "The court thus misuses it's equitable powers." The immediate effect of the ruling may be narrow because states are barred under federal law from purging large numbers of voters from their roles in the ninety days leading up to an election. That means states can take voters off their list only if they have specific information showing a voter as not eligible to vote. **[2]** The Florida Supreme Court has ordered that a state trial court judge receive a public reprimand for suggesting that lawyers who had appeared before him be shot. The Justices unanimously agreed in a September 24th order Florida's Second Judicial Circuit Judge J. Layne Smith be rebuked in front of the state's highest court, though Smith will not receive a suspension or fine. The order came after Smith self-reported losing his temper with counsel in a protracted estate and battery matter. In a 2025 hearing, the Tallahassee, Florida area judge grew angry with the lawyers after they argued over whether a party had been properly served. "I would like to tell the deputy to pull his gun and shoot all three of you as far as my level of frustration right now. I really don't want him to do that," Judge Smith said, in addition to insulting the lawyers, calling them the "Keystone Cops" and the "Apple Dumpling Gang." In addition to turning himself in for violating judicial rules requiring judges to uphold the integrity of the court and be civil, Judge Smith issued an apology and recused himself from matters involving those lawyers. "Although we accept the commission's recommendation, we emphasize that Judge Smith's conduct fell far below the standard of professionalism that Florida Judges owe to those who appear before them," the Florida Supreme Court stated. **Other News**: A case that began in juvenile court when juvenile was nearly 21 years of age based upon conduct when he was 15 years of age but in which juvenile court did not reach the merits, may continue in adult criminal court when the Commonwealth re-files charges there after the juvenile turns 21 years of age. Commonwealth v. Ulysse, 2026 Pa. Super. 92 (May 5, 2026); Conviction for indirect contempt content for violating temporary PFA reversed and sentence vacated when not clear whether protections of temporary order extended to person only identified as filer of the petition on behalf of her child who alleges defendant violated the order by conduct toward her. Commonwealth v. Navarro, 2026 PA Super 152 (July 16, 2026).

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 point of view.

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NOTICES TO THE PROFESSION

NOTICE REGARDING PFA-RELATED MOTIONS

Effective September 23, 2026, all motions regarding PFA cases, including emergency motions, are required to be submitted to the PFA office for scheduling. Please do not send PFA-related motions directly to any judge. All PFA-related motions must be sent to and scheduled by the staff at the PFA office in court administration. Litigants may use the following email address for scheduling. A copy of the motion must accompany the request. PFA-court@washingtoncourts.us. Motions may also be delivered via regular mail or hand delivery, to the following address: PFA Coordinator, Court Administration Office, Washington County Courthouse – Suite 1003, 1 South Main Street, Washington, PA 15301. Court staff will respond and provide the date and time for presentation of the motion. Court staff will notify the moving party of the presentation date and time. The moving party shall be responsible for identifying and notifying all necessary parties of the presentation time and date.

MEMORIAL MINUTES

November 23, 2026 ~ 3:30pm ~ Courtroom #7
Peter V. Marcoline Jr.

January 25, 2027 ~ 3:30pm ~ Courtroom #7
Hon. Joseph P. Moschetta

Kanalis Office RELOCATION -- UPDATED

Per **Amended Administrative Order 2026-3**: MDJ Kanalis's office has been temporarily relocated from 685 National Pike West in Brownsville to 1 South Main Street, Suite 1004, Washington, PA 15301 with hearings to be held in Courtroom 8, due to continuing plumbing emergency and lease termination at the Brownsville property. The telephone number for the office remains 724-632-3143. The hours of operation will resume on Monday, July 20, 2026, as regularly scheduled, 8am to 12pm and 1pm to 3:30pm, Monday through Friday. This will remain the office location until **Friday, October 30, 2026**.

Law Clerk

There is a Law Clerk position available with the Court of Common Pleas of Washington County, Pennsylvania. A law degree from an accredited institution is required, and admission to the Pennsylvania bar is preferred. The applicant must possess the ability to perform extensive legal research and writing, as well as assist the Judge in court proceedings. The salary is $65,849.50, in addition to medical coverage, vacation time, and other benefits. Applicants should respond as soon as possible for consideration. Please send cover letter, resume, unofficial transcript, and writing sample to: Daniel Buzard, Esq., District Court Administrator; Washington County Courthouse, One South Main Street, Suite 1003, Washington, PA 15301

Butler County Family Court Administrator/Director of Domestic Relations

A position within the Butler PA Family Court, Custody Conciliator/Family Court Solicitor, is available, Duties and Responsibilities: Assume responsibilities of the Custody Conciliator as promulgated by law, Supervise custody and protection order sections of Family Court, serve as Family Court Solicitor.

A complete list of duties, responsibilities, application are available at
https://www.butlercountypa.gov/DocumentCenter/View/967/Job-Application-PDF

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

Oct 29 – Pro Bono CLE Roundup, (1e) Noon-1pm, Bar Office (Free Happy Hour at 4pm, Bar Office.) **FREE** for attorneys who are panelists for WCBA's pro bono and low bono (modest means) and Summit Legal Aid's private attorney involvement (PAI) programs. CLE credit (1e) for non-panelist attorneys $35. Register online: https://lp.constantcontactpages.com/ev/reg/v24db76

Oct 30 – SLD Q3 & CLE "Human Trafficking" (1s) Noon-1pm – Meeting: Election of 2007 SLD Officers

Nov 12 – Energy Law CLE "Data Centers" (1s) 7:45am, Range Resources. In cooperation with the Washington County Chamber of Commerce, we are offering CLE credit (1s) for the Nov. 12 "Data Centers" program, being held at 7:45am at Range Resources, 3000 Town Center Blvd., Canonsburg. The presenter, Kate Nolan Bryden, Senior Vice President of Development for Prime Data Centers, will discuss their proposed data center project in Starpointe Business Park. The event is **restricted** to Washington County Chamber of Commerce members. You must register with **BOTH** WCBA **and** the Chamber if you'd like CLE credit and aren't already registered with the Chamber to attend. Register with WCBA for CLE Credit ($35 1s PA CLE credit + optional WV/CLE credit, $25 each state). Register with WCCOC to Attend ($50).

Nov 21 (Sat.) -- Annual Bar Banquet, PA Trolley Museum. **Registration is now open!** Register online: https://lp.constantcontactpages.com/ev/reg/wynbu27. Free to WCBA Members, Guests $125 per person. 6pm Reception, with music by The Shelley Duff Band, trolley ride, and access to the Trolley Display Building. 7pm Dinner & Awards, including the Distinguished Service Award to **The Hon. Damon J. Faldowski** (posthumously).

Nov 23 – Memorial Minute for Peter V. Marcoline, Jr., 3:30pm, Courtroom #7

Dec 4- SLD Winter Gathering: "White Christmas," 7:30pm, Canon Theater, Canonsburg

Jan 22, 2027 -- Annual Winter Bench Bar, Hilton Garden Inn, Southpointe

Jan 25 – Memorial Minute for Hon. Joseph P. Moschetta, 3:30pm, Courtroom #7

Aug 25-Sep 3, 2027 -- CLE Abroad with WCBA in Ireland! This trip with our favorite CLE travel provider has been timed to occur in conjunction with the Pitt vs Wisconsin game on August 28 in Dublin! There are 5-, 7-, or 9- day packages available. Contact WCBA for more information and rates.

2026 Upset-Adjournment Tax Sale

Legal Notice

WASHINGTON COUNTY TAX CLAIM BUREAU
NOTICE OF SALE OF PROPERTIES FOR DELINQUENT TAXES

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR ANY OTHER JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

WARNING

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, OR THE COUNTY LAWYER REFERRAL SERVICE.

Notice is hereby given that the properties described on the sale list will be sold by the Washington County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq) and the amendments and supplements thereto. The sale will be held at Washington County, Crossroads Building, 95 W. Beau St., Ground Floor – G-16, Washington, PA 15301. The sale will commence on **WEDNESDAY, NOVEMBER 18, 2026 AT 10:00 A.M**. prevailing time and will continue until such time that all properties have been exposed for sale by public bidding. **Terms of the Sale:** (1) Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of ***CAVEAT EMPTOR***. In every case, the property is offered for sale by the Bureau without GUARANTEE OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever. (2) New Bidder Registration will take place before the sale on Monday, November 2, Tuesday, November 3, Wednesday, November 4, Thursday, November 5, and Friday, November 6, 2026, 9:00 A.M. to 4:00 P.M., within the Tax Claim Bureau Department. There is no online registration for any tax sale in Washington County. **IF YOU ALREADY REGISTERED FOR THE UPSET SALE ON SEPTEMBER 30, 2026, YOU DO NOT NEED TO REGISTER AGAIN. ALL DISQUALIFIED BIDDERS FROM THE SEPTEMBER 30, 2026 UPSET SALE ARE NOT PERMITTED TO REGISTER FOR THE ADJOURNMENT SALE.** Registration will take place at 95 West Beau St, Suite 525, at which time a $25.00 CASH ONLY deposit will be required to be made by each registering bidder. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration. If you are registering on behalf of a corporation, business entity, LLC, etc., you must provide a valid copy of that said entity's IRS SS-4 Form at the time of registration. You must also provide a list of all individuals and their titles with interest in that said business entity at the time of registration as well as a separate list of all other businesses, LLCs, corporations, enterprises, etc., of which you are a member, officer, partner, and/or any other person with any interest or right. **IF YOU DO NOT HAVE ALL OF YOUR REGISTRATION MATERIALS, YOUR REGISTRATION WILL NOT BE ACCEPTED UNTIL IT IS COMPLETE.** Each registrant will be provided with an auction/bid number between the hours of 9:00 AM and 9:45 AM on the morning of the tax sale, November 18, 2026. The registration form is available for download on the Washington County website (see web link at the bottom of this notice). **Registration concludes as of Friday, November 6, 2026 at 4:00 P.M. - There will be no registration on the day of the sale.** There will be no refunds given of the $25.00 registration fee once it has been paid. (3) Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks to the Treasurer's Office located at 95 West Beau St, Suite 130, Washington, PA 15301. **No personal checks will be accepted as payment.** All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau. **(4)** No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale. No individual may offer any bids neither individually nor as an agent for any other person or entity if he/she has any outstanding code violations in the Commonwealth of Pennsylvania within three years of their bidder application OR if he/she owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located in the Commonwealth of Pennsylvania. Any individual who in contravention of the above shall forfeit any deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens

and shall be subject to further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau on behalf of Washington County and the taxing jurisdictions it serves. **(5)** Other terms to be announced at time of sale. The purchasers shall receive a deed in fee simple for the property sold from the Tax Claim Bureau as trustee grantor.

OWNERS SHALL NOT BE PERMITTED TO REDEEM SAID PROPERTY IF SOLD ON NOVEMBER 18, 2026.

NO PAYMENTS WILL BE ACCEPTED AFTER THE SALE OF SAID PROPERTY

CAUTION: Recent U.S. and Pennsylvania Supreme Court cases indicate that any mortgages, judgments or other liens of record against the property you purchase may not be divested by this sale. The Tax Claim Bureau suggests that you do a title search before bidding on any properties.

We will periodically update the listing of the individual properties still being exposed for sale. The listing can be viewed on the Washington County website by visiting https://www.washingtoncopa.gov/tax-revenue/claims-adjournment-sale to *Departments *Tax Revenue *Claims *Adjournment Sale

Raffaele Casale, Director

ESTATE NOTICES

FIRST PUBLICATION

Atchison, Isabelle Zuleika, a/k/a Isabelle Z. Atchison

Late of Avella, Washington Co., PA

File No. 63-26-0102

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: Justin B. Cumer a/k/a Justine Bryant Cumer, 509 Pleasant Valley Rd., Washington, PA 15301

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

WCR Vol 107 Issues 16,17,18

Cox, David Michael, a/k/a David M. Cox

Late of Canonsburg, Washington Co., PA

File No. 63-26-1512

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: Joelle Linda Mileto, 155 Marra Ave., Washington, PA 15301

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

WCR Vol 107 Issues 16,17,18

Fay, Michael A., a/k/a Michael Allen Fay

Late of McMurray, Washington Co., PA

File No. 63-26-1502

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

Executor: Gary R. Luchini a/k/a Gary Robert Luchini, 832 Northridge Dr., Pittsburgh, PA 15216

Attorney: Charles A. Merchant, Esq., 300 Mt. Lebanon Blvd., Ste. 220-A, Pittsburgh, PA 15234

WCR Vol 107 Issues 16,17,18

Goblesky, Joseph M.

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

Administratrix: Linda S. Goblesky c/o

Attorney: Lukas B. Gatten, Esq., Logan & Gatten Law Offices, 54 N. Richhill St., Waynesburg, PA 15370

WCR Vol 107 Issues 16,17,18

Gutierrez, Dennis A.

Late of Donora, Washington Co., PA

File No. 63-26-01095

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: Kathryn M. Gutierrez, 1400 Palmer Park Rd., Donora, PA 15033

Attorney: Kerry A. Fraas, Esq., 1420 Fallen Timber Rd., Ste. 100, Elizabeth, PA 15037

WCR Vol 107 Issues 16,17,18

Herceg, Mae

Late of West Alexander, Washington Co., PA

File No. 63-26-1513

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: Bonnie K. Clark, a/k/a Bonnie Kay Clark, 1265 Toll Gate Rd., West Alexander, PA 15376

Attorney: L. Dawn Haber, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 6600, Washington, PA 15301

WCR Vol 107 Issues 16,17,18

Klezia III, George Charles, a/k/a George C. Klezia

Late of Houston, Washington Co., PA

File No. 63-26-1318

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: Frank William Klezia, 120 Fannie St., McDonald, PA 15057

WCR Vol 107 Issues 16,17,18

Necciai, Shirley, a/k/a Shirley Elizabeth Necciai

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

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

WCR Vol 107 Issues 16,17,18

Pankiewicz, Linda Susan

Late of Monongahela, Washington Co., PA

File No. 63-26-1430

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

Co-Executors: Kevin P. Lusk, 386 Birchfield Dr., Statham, GA 30666; Kyle P. Lusk, 525 Ridgecrest Road NE, Atlanta, GA 30307

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

WCR Vol 107 Issues 16,17,18

Pitner, Craig

Late of McDonald, Washington Co., PA

File No. 63-26-00905

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: Branden A. Fulciniti c/o

Attorney: Michaela R. Smith, Esq., Jones, Gregg, Creehan & Gerace, LLP, 20 Stanwix St., Ste. 1100, Pittsburgh, PA 15222

WCR Vol 107 Issues 16,17,18

Sienkiel, Linda

Late of Canton Twp., Washington Co., PA

File No. 63-26-1336

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: Crystal Sienkiel c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 16,17,18

Sliwinski, Virginia L., a/k/a Virginia Sliwinski

Late of McMurray, Washington Co., PA

File No. 63-2026-1505

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: Tamara Tylenda, 110 Creekwood Dr., Venetia, PA 15367

WCR Vol 107 Issues 16,17,18

Tkalcevic, John

Late of Page, AZ

File No. 63-26-1353

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: Connie Tkalcevic, P.O. Box 693, Page, AZ 86040

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

WCR Vol 107 Issues 16,17,18

SECOND PUBLICATION

Battistone, Joseph A.

Late of Borough 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: Matthew A. Battistone, 6816 Ridge Ave., Finleyville, PA 15332

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

WCR Vol 107 Issues 15,16,17

DeFurio, Barbara Orlosky, a/k/a Barbara A. DeFurio

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: Michael J. Orlosky a/k/a Michael Joseph Orlosky, 1462 Laurel Dr., Sewickley, PA 15143

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

WCR Vol 107 Issues 15,16,17

Garber Sr., James Albert, a/k/a James Albert Garber a/k/a James A Garber a/k/a Jamesd Garber

Late of City of Washington, Washington Co., PA

File No. 63-26-1488

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: Timothy D. Garber, 2740 Jefferson Ave., Washington, PA 15301

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

WCR Vol 107 Issues 14,15,16

Getzik, Patricia, a/k/a Patricia B. Getzik

Late of Borough 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: Chris Vermilya a/k/a Christopher W. Vermilya, 120 Hutchinson Ave., Canonsburg, PA 15317

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

WCR Vol 107 Issues 15,16,17

Haney, Gilbert J., a/k/a Gilbert James Haney

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

Executrix: Paula D. Clark, 472 Haney Rd., Washington, PA 15301

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

WCR Vol 107 Issues 15,16,17

Kabay, Carol Matthews, a/k/a Carol M. Kabay, a/k/a Carol Kabay

Late of Washington, Washington Co., PA

File No. 63-26-1469

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: Jacob S. Pollock, 4800 Mill Park Dr., Glen Allen, VA 23060

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

WCR Vol 107 Issues 15,16,17

Mansfield, Sr., William R., a/k/a William Robert Mansfield, Sr. a/k/a William R. Mansfield

Late of Morris Twp., Washington Co., PA

File No. 63-26-1419

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 R. Mansfield, Jr., 154 Covered Bridge Rd., Prosperity, PA 15329

Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

WCR Vol 107 Issues 15,16,17

McPeake, David A.

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-1491

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: Pamela M. Poremski, 124 Water View Dr., Hawley, PA 18428

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

WCR Vol 107 Issues 15,16,17

Pierce, Madeline B., a/k/a Madeline Blanche Pierce

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

Administratrix: Janet M. Pierce, 616 Hancock St., Monongahela, PA 15063

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

WCR Vol 107 Issues 15,16,17

Pokorny, Sharon J., a/k/a Sherry Pokorny

Late of Venetia, 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: Rudolph M. Pokorny, 104 Brooke Dr., Venetia, PA 15367

WCR Vol 107 Issues 15,16,17

Ruse, Kerry G.

Late of Carroll 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: Christopher W. Ruse, 119 Elmwood Dr., Glenshaw, PA 15116

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

WCR Vol 107 Issues 15,16,17

Staton, Vicki L.

Late of Amwell Twp., Washington Co., PA

File No. 63-25-1205

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: Barbara E. Waddington, 242 Waynesburg Rd., Washington, PA 15301

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

WCR Vol 107 Issues 15,16,17

Sterling, III, Thomas W., a/k/a Thomas William Sterling

Late of Canonsburg, Washington Co., PA

File No. 63-26-0829

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

Administrator CTA: Tristan K. Luengen c/o

Attorney: Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143

WCR Vol 107 Issues 15,16,17

Tatar, Marcia L.

Late of Union Twp., Washington Co., PA

File No. 63-26-1028

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: Jesscia M. Tatar c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

Taylor, Ann Marie, a/k/a Ann Taylor

Late of Avella, Independence 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: Gary Lee Taylor c/o

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

WCR Vol 107 Issues 15,16,17

Terrett, Linda

Late of Bentleyville, Washington Co., PA

File No. 63-26-1464

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: Kimberly D. Tiano, 252 California Drive, Coal Center, PA 15423

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

WCR Vol 107 Issues 15,16,17

Urcho, Louis J., a/k/a John Urcho

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

Executor: Louis W. Urcho, 101 Gibson Rd., Bentleyville, PA 15314

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

WCR Vol 107 Issues 15,16,17

White, Carol Jane, a/k/a Carol J. White

Late of Union, Washington Co., PA

File No. 63-26-1071

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: Philip Carl White c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

Wise, Herbert John, a/k/a Herbert J. Wise a/k/a Herbert Wise

Late of Washington, Washington Co., PA

File No. 63-26-1403

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: Beverly J. Rosselle c/o

Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 2400 Ansys Dr., Ste. 102, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

THIRD PUBLICATION

Antionette, Jr., George W., a/k/a George W. Antionette

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

Administrator: Elizabeth Antionette, 322 Hawthorne St., Canonsburg, PA 15317

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 107 Issues 14,15,16

Beatty, Paula Jean, a/k/a Paula J. Beatty

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

Co-Executors: Chance M. Beatty, 2978 S. Bridge Rd., Washington, PA 15301, Levi R. Beatty, 1 Beatty Ln., Washington, PA 15301

Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P.O. Box 144, 111 Fallowfield Ave., Charleroi PA 15022

WCR Vol 107 Issues 14,15,16

Claire, Kathleen T., a/k/a Kathleen Teresa Claire

Late of Canonsburg, Washington Co., PA

File No. 63-26-0966

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 Wilson a/k/a Thomas Raymond Wilson, 121 Marquis Dr., Eighty Four, PA 15330

Attorney: Michele P. Conti, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

WCR Vol 107 Issues 14,15,16

Closser, William K., a/k/a William Kennedy Closser

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

Administratrix: Jessica L. Closser, 37 Harris Farm Court, Thomasville, NC 27360

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

WCR Vol 107 Issues 14,15,16

Farrand, Jean E., a/k/a Jean A. Farrand

Late of McMurray, Washington Co., PA

File No. 63-2026-1454

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

Executor: Peter N. Farrand and Michael T. Farrand, 280 North Sherwood Court, Souderton, PA 18964

Attorney: Bruce L. Castor, III., Esq., Thomas A. Will and Assoc., 6000 Town Center Blvd., Ste. 106, Canonsburg, PA 15317

WCR Vol 107 Issues 14,15,16

Jenny, Ryan, a/k/a Ryan John Jenny

Late of Houston Borough, Washington Co., PA

File No. 63-2026-1442

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: Kate McKinley a/k/a Kathleen Sue McKinley, 810 Applewood Lane, Herminie, PA 15637

Attorney: Lois M. Vitti, Esq., 663 Fifth St., Oakmont, PA 15139

WCR Vol 107 Issues 14,15,16

Kahl, Thomas Edward, a/k/a Thomas E. Kahl

Late of Monongahela, Washington Co., PA

File No. 63-26-1460

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: Grace Elizabeth Kahl, a/k/a Grace Elizabeth Hill-Kahl, 129 Tower Street, Monongahela, PA 15063

Attorney: Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 107 Issues 14,15,16

Lutz, III, George John, a/k/a George J. Lutz, III, a/k/a George J. Lutz, Jr.

Late of Eighty-Four, Washington Co., PA

File No. 63-26-01449

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: Jennifer L. Schiebel, 491 Clearfield Road, Cabot, PA 16023

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

WCR Vol 107 Issues 14,15,16

Mincin, Judith Ann

Late of Canonsburg, Washington Co., PA

File No. 63-25-1511

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

Executor: James M. Jefferson, 107 Queens Way, Canonsburg, PA 15317

Attorney: John Halley, Esq., 9380 McKnight Rd., Ste. 106, Pittsburgh, PA 15237

WCR Vol 107 Issues 14,15,16

O'Brien, Dawn M.

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-0116

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: Patricia O'Brien Roche and Melinda A. Mercer a/k/a Melinda Anne Mercer c/o

Attorney: Amanda E. Palbus, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086

WCR Vol 107 Issues 14,15,16

Penvose, Kimberly Jo

Late of S. 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: Gene Penvose (a/k/a Gene R. Penvose) c/o

Attorney: Kristen L. Behrens, Esq.,, Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Phila., PA 19103

WCR Vol 107 Issues 14,15,16

Phillips, Robert Craig, a/k/a Robert C. Phillips

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: Craig Lindley a/k/a Craig Phillips c/o

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

WCR Vol 107 Issues 14,15,16

Poznick, Ronnie F., a/k/a Ronald F. Poznick

Late of Washington, Washington Co., PA

File No. 63-25-0121

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: Linda A. Poznick, 598 Maryland Ave., Washington, PA 15301

Attorney: Emmanuel S. Anthou, Esq., Anthou Legal Services, LLC, 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 107 Issues 14,15,16

Ranko, Mary L., a/k/a Mary Lee Ranko

Late of Washington Co., PA

File No. 63-26-1404

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 L. Swart, 304 E. McMurray Road, McMurray, PA 15317

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

WCR Vol 107 Issues 14,15,16

Rockwell, Racquelle F.

Late of Scenery Hill, Washington Co., PA

File No. 63-26-1320

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: Gabriella M. Rockwell, 2403 East National Pike, Scenery Hill, PA 15360

Attorney: Todd A. Fuller, Esq, Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 107 Issues 14,15,16

Westfall, Ronald, a/k/a Ronald R. Westfall a/k/a Ronald Rankin Westfall

Late of City of Washington, Washington Co., PA

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

Administratrix: Tonya Phillips a/k/a Tonya R. Phillips, 1004 McGovern Rd., Houston, PA 15342

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

WCR Vol 107 Issues 14,15,16

Wright, Bonnie Virginia

Late of Brownsville, Washington Co., PA

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

Executrix: Jennifer Lynn Bielawski, 328 Knob Rd., Brownsville, PA 15417

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

WCR Vol 107 Issues 14,15,16

NAME CHANGE NOTICE

Notice is hereby given that on the date of October 16, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-9733 by the petitioner, **Lara Jean Huber** for a change of name to Lara Jean Senunes.

The court has fixed the date of December 16, 2026, and time of 9:00 a.m. in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 107 Issue 16

BANKRUPTCY SALE

INFO FOR NOTICE OF SALE

U.S. Bankruptcy Court-Western District of PA - In re: Frank M. Puskarich, No. 24-21001-JCM – Chapter 11: Notice is hereby given that the Debtor intends to sell a house and lot located at 156 Gateshead Drive, McMurray, PA 15317 free and divested of liens to Galiszewski/Brown for $426,000. Hearing to be held at 1:30 P.M. on November 18, 2026 in Courtroom C, 54th Floor US Steel Tower,600 Grant Street, Pittsburgh, PA 15219 before John C. Melaragno, Bankruptcy Judge at which time any objections to the sale will be heard and any higher/better offers will be considered. Any bidders must have hand money of $5,000. in cash or certified funds. Any objections to the sale must be filed on or before November 10, 2026.

Additional information including pictures of the property can be obtained at the Bankruptcy Court's Electronic Access to Sales Information (EASI) on the court's website. Michael J. Henny, Esquire, 436 Seventh Ave., Ste. 322A, Pittsburgh, PA 15219, 412-261-2640; m.henny@hennylaw.com

WCR Vol 107 Issue 16

REAL PROPERTY NOTICES

STERN & EISENBERG, PC
1581 MAIN ST., STE 200
THE SHOPS AT VALLEY SQUARE
WARRINGTON, PA 18976
(215) 572-8111
FACSIMILE: (215) 572-5025
(COUNSEL FOR PLAINTIFF)

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY
CIVIL ACTION – LAW

Amended Mortgage Foreclosure Complaint

U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST
Plaintiff
v.
Ashley Murphy, solely in her capacity as known heir of Kye S. Cramer a/k/a Kye Cramer, deceased, Jason Cramer, solely in his capacity as known heir of Kye S. Cramer a/k/a Kye Cramer, deceased, Robert Cramer, solely in his capacity as known heir of Kye S. Cramer a/k/a Kye Cramer, deceased, Tae Jin Jeong, solely in his capacity as known heir of Kye S. Cramer a/k/a Kye Cramer, deceased defendant(s)

Civil Action Number: CV-2025-08865

TO: Robert Cramer, solely in his capacity as known heir of Kye S. Cramer a/k/a Kye Cramer, deceased

You have been sued in mortgage foreclosure on premises: 211 Mcshane Ave Canonsburg, PA 15317, based on defaults since November 1,2024. You owe $6,800.54 plus interest.

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

YOU SHOULD TAKE THIS PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Washington County Bar Association
Lawyer Referral and Information Service
(Asociacion de Licenciados
Servicio de Referencia e Informacion Legal)
Washington County Bar Association
Lawyer Referral Service
119 South College Street
Washington, PA 15301
(724) 225-6710

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION
No.: CV-2026-02514

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC Plaintiff
v.
JASON A. BERTOCCI, KNOWN HEIR OF PAULETTE A. BERTOCCI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PAULETTE A. BERTOCCI, DECEASED Defendant(s)

NOTICE

NOTICE TO:
Unknown Heirs, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title, or Interest from or under Paulette A. Bertocci, deceased

You are hereby notified on that on April 3, 2026, Plaintiff, ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC filed a Complaint against you in the Court of Common Pleas of WASHINGTON County, Pennsylvania, Docket No. CV-2026-02514, wherein Plaintiff seeks to enforce its rights under its loan documents.

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

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

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

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

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

BROCK & SCOTT, PLLC
Attorney for Plaintiff
(844) 856-6646
WCR Vol 107 Issue 16

In the Court of Common Pleas of Washington County, Pennsylvania.

Betzi E. Barger a/k/a Betzi Ellen Barger, Executrix of the Estate of Barbara K. Barger, Deceased.
Plaintiff,

vs.

John R. Panepinto, Joseph Panepinto and Unknown Heirs, successors, assigns and all persons, firms or associations claiming right, title or interest from or under John J. Panepinto
Defendants.

Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc., 663 Fifth Street, Oakmont, PA 15139.
(412) 281-1725.

COMPLAINT IN QUIET TITLE
CASE NO. CV-26-06924

You have been named as Defendants in a civil action instituted by Betzi E. Barger, a/k/a Betzi Ellen Barger Executrix of the Estate of Barbara K. Barger, Deceased. against you in this Court.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

YOU HAVE BEEN SUED in court. IF YOU WISH TO DEFEND If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and judgment may be entered against you without further notice for the relief requested by the Plaintiff. You may lose money or property or other rights important to you. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.
IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FOR OR NO FEE.

If you do not know a lawyer, contact:
Lawyer Referral Service
119 South College Street
Washington, PA 15301
724.225.6710

If you cannot afford a lawyer, contact:
Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724.225.6170


LAW OFFICE OF
AMY J. COCO
ATTORNEY FOR THE LEGAL PROFESSION
Representing lawyers, judges, law students, and law firms across Pennsylvania for more than three decades.
Practice Areas
Attorney discipline defense
Legal ethics counseling
Fee disputes
Judicial conduct defense
IOLTA and escrow guidance
Bar admission matters
429 Fourth Avenue, Suite 300 · Pittsburgh, PA 15219
412.763.1349 · amy.coco@acocolaw.com · acocolaw.com