

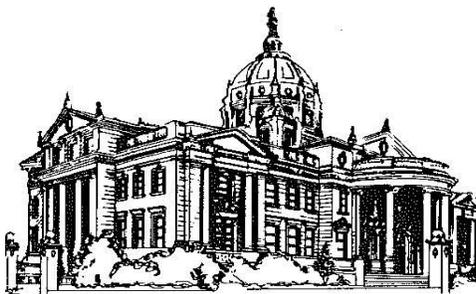
WASHINGTON COUNTY REPORTS

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

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

MOTIONS COURT SCHEDULE

	Complete info @ www.washingtoncourts.us/101/Judges
CR#/Suite#	Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m. Effective March 1, motions will be held on Wed, and Thurs., at 9:15a.m. Motions in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Feb., Apr., Jun., Aug., Oct., Dec.. For complete Standard Operating Procedures: 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.
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#5/1004	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Jan., Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at 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] The Pennsylvania Supreme Court recently ruled that police investigating a rape did not need a warrant to obtain a person’s Google searches. Police trying to find a rapist asked Google to produce a list showing anyone who had searched for the victim’s address in the week before the rape and a home invasion happened. Google informed police that someone at an IP address tied to the home of the defendant in the case, John Edward Kurtz, had looked up the victim’s address a few hours before the crime happened. In its December 16th opinion, the Pennsylvania Supreme Court upheld the warrantless search based upon the premise that internet users conducting searches have no reasonable right to privacy because “it is common knowledge that websites, internet-based applications and internet service providers collect and then sell user data.” [2] In 2021, a Mississippi jury found Jeffrey Clyde Pitts guilty of sexually abusing his four-year-old daughter. When the girl testified against her father in court, a screen was placed between her and Pitts to protect her from trauma. According to state officials, the screen helped her provide critical testimony, but it may have been improper in light of the constitutional right for criminal defendants to face their accusers, according to a recent Supreme Court decision. The 6th Amendment right of defendants to face their accusers has often clashed with the need to protect child sexual abuse victims from trauma when they testify. In 1990, the Supreme Court held that placing a screen between a child victim and a defendant can be constitutional - but only if the circumstances justify a special finding that the screen is necessary, but “before invoking this procedure, a court must proceed with care,” as per the recent unsigned order of the justices. The Mississippi courts did not specifically consider whether the screen was needed in this case, the high court said in ordering the State Supreme Court to examine whether the error should result in a new trial for Pitts. In February 2021, a Rankin County jury found Pitts guilty of sexual battery for which he was sentenced to 30 years in prison. But Pitts argued the trial court made no findings that the screen was needed. Instead, Pitts said, prosecutors invoked the Mississippi law that gives child witnesses the absolute right to a screen that allows them to testify without seeing the defendant. That, according to Pitts, violated his constitutional rights thus necessitating a new trial.

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

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

<p>President: Thomas A. Steele Pres.-Elect: Brett A. Clancy Vice-President: John E. Egers Treasurer: Tamora L. Reese Secretary: John P. Friedmann</p> <p>Immediate Past-Pres.: Deana M. Stephens Bar Foundation Ch: MariAnn Hathaway</p>	<p>David B. Bassi (2026) David J. Finder (2026) Michael R. Proctor (2027) Lindsey Lizik (2027) Minna Jayakumar Allison (2028) Rose Semple (2028) Jake Mihalov, YLD Pres. Michael Fisher, YLD Pres.-elect Hon. Katherine Emery, SLD President Joseph A. Macerelli, SLD Pres.-elect</p>
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NOTICES TO THE PROFESSION**Position Opening—Attorney Children & Youth**

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

Applications will be accepted until **Friday, January 23, 2026**.

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

Position Opening—Judicial Law Clerk to the Honorable Valarie Costanzo, President Judge

PURPOSE: To assist a Judge with research, writing, scheduling, and organization necessary to maintain and dispose of cases that are presented to the Courts for resolution.

BACKGROUND/SKILLS REQUIRED: A Juris Doctor degree from an American Bar Association-accredited law school is required. Must be able to perform legal research and write summaries and conclusions. Computer skills are necessary. Physical considerations. This position requires the ability to communicate effectively in person, by telephone and in writing. The individual must use a computer and, therefore, must possess finger dexterity and be able to interpret a computer monitor. Must be able to access file drawers; therefore, some bending, reaching and stooping may be necessary. Must be able to read legal research materials. The individual works in an office environment. Researches legal topics and drafts opinions and orders, as well as correspondence. Attends Court proceedings, including hearings, trials, routine motions, and pleas, as requested by the Judge. Organizes, schedules, and maintains the case list and briefing and argument schedules. Communicates with the public and attorneys, by telephone or in person. Attends conferences with the Judge, attorney and litigants. Attends educational sessions for civil, criminal, family court, orphans court updates. Performs all other duties and or special projects as assigned and on an as needed basis.

TO APPLY: Please submit a cover letter, resume, and writing sample to President Judge Valarie Costanzo. Do not submit an online application. Applications will be accepted by e-mail at jennifer.houpt@washingtoncourts.us or by mail at 1 South Main Street, Suite 1001, Washington PA 15301

Washington County Bar Association Calendar

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

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

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

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

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

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

Washington County Bar Association – Winter Bench Bar

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

REGISTRANT (please print): _____

PASCID#: _____

(Offerings may change due to registration #s, tech issues & other unavoidable factors) Indicate course & zoom or in-person attendance

	SEMINARS (topics/speakers/zoom subject to change).	REGISTER by 1/9/26	Time	In-person	Zoom
BG	"Bridge the Gap" – Amy Coco, moderator. Required by PA Supreme Court for newly-admitted attorneys prior to 1 st CLE compliance deadline (registration open only to newly-admitted attys).	4e	8a-12p		n/a
1a	Energy Law: "Old Leases: Validity & Termination" P Atencio	1s	8a		n/a
1b	"SCOTUS Case Law Update" C Woods	1s	attend		n/a
1c	"2026 in the Civil Division 'All is Well'" J Takah, Judge Lucas	1s	1 of 3		
2a	"Partition Actions" F Kosir	1s	9:15a		n/a
2b	"Occupational Fraud: Profile of a Fraudster" J Petrancosta, G Landgraf	1s	attend		
2c	"Autism: Clients & the Courtroom" J Torisky	1s	1 of 3		n/a
3a	"Access to Justice: Elder Law Services" Judge Lucas; K Gustine, K Hinkel, J Hale, M Mikluscak	1e	10:30a		
3b	"Beyond High Conflict: ACEs & Generational Trauma" Dr D Gilman	1s	attend		n/a
3c	"Criminal Law Update" J Mihalov, J Friedmann; Judges Costanzo, McDonald, Pettit	1s	1 of 3		n/a
4	★ Lunch, "State of the Judiciary," & Plenary CLE ★ CLE (12:15p): Inaugural William D. Phillips Symposium: "Balancing Advocacy & Ethics" PA Supreme Court Justice C Donohue; Judge Faldowski; Judge Gilman; J Gismondi; L Phillips, Mod.	1e	11:30a-1:15p		
5a	"Stress Management in the Legal Profession" C Sauers, S Brookman	1e	1:30p		n/a
5b	"e-Discovery" J Unice	1s	attend		n/a
5c	"Family Law Update" L Lyons, D Wolf, B Clancy, Judge DiSalle; K Bojarski, mod.	1s	1 of 3		
6a	"Benefits of Charitable Giving in Estate, Tax, & Financial Planning" A Walz, J Piszczor	1s	2:45p		n/a
6b	"Applied AI in the Practice of Law" M Gray	1e	attend		
6c	"DBoard Updates & Ethics Issues" R James	1e	1 of 3		n/a
7	"The Whiskey Rebellion: A Distilled History of an American Crisis" Brady Crytzer, author & historian (Wall St Journal's 2023 list of "Ten Books to Read," book signing to follow program)	1s	4p		
8	Happy Hour ~ in-person event limited to paid WBB/CLE registrants; others/guests \$40pp.*		5-6:30p		n/a

BRIDGE THE GAP (BTG): Practicing <12 months = \$50, >12 mos. = \$100
Lunch/Happy Hr included; no audit/CLE fees on morning CLEs (mark attendance above)

Bridge the Gap = \$ _____

SPECIAL PRICE ALL DAY WBB →

Same price in-person or zoom; mix & match any/all 7 CLE credits at the same price
In-person ALL DAY WBB incl 7 CLE credits, breakfast, lunch, snacks, & happy hour

WCBA Mbr \$345 =
< 5 yrs in practice \$305 =
& Full-Time NPO/Govt/Ed Attys
Attys not WCBA \$545 =

A LA CARTE Registration / WCBA Mbrs: # _____ credit (7 max) x \$60/credit = \$ _____ =
Mbrs <5 yrs in practice, FT NPO/Govt/Ed: # _____ credit (7 max) x \$50/credit = \$ _____ =
Attys NOT WCBA Mbrs: # _____ credit (7 max) x \$95/credit = \$ _____ =
Audit (no CLE credit) & Non-Attys: # _____ seminar (7 max) x \$35/seminar = \$ _____ =
 Lunch ONLY \$25pp (no CLE); Happy Hr ONLY & HH Guests \$40pp = \$ _____ =
 OH WV = \$75 each state (flat fee covers any/all seminars) = \$ _____ =

A la Carte =
Per credit CLE fees
Audit / Non-Atty fee
Lunch fee (if no CLE)
Happy Hour Only / Guest fee
Add'l WV/OH CLE fee
\$ _____

Pay to "Washington County Bar Association" 119 S College St, Washington PA 15301
Ph 724.225.6710. Fax 724.225.8345. Email wcba@washcobar.org. No refunds after 1/9/26!

TOTAL DUE = \$ _____

+\$50 late fee after 1/9/26

Pay by Credit Card Online (Calculate amount due [+ 3% cc fee]), user QR code or pay w/ link: <https://square.link/u/ma5bQTsl>

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



ESTATE NOTICES

FIRST PUBLICATION

Alderson, Jr., Arthur S.

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

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

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

WCR Vol 104 Issues 28,29,30

Cavanaugh, William P.

a/k/a William Patrick Cavanaugh
Late of Washington
Washington Co., PA

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

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

WCR Vol 104 Issues 28,29,30

DeDonato, Mary

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

The Register of Wills has granted

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

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

WCR Vol 104 Issues 28,29,30

Demi, Theoma E.

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

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

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

WCR Vol 104 Issues 28,29,30

Gaso, Kathleen R.

Late of Somerset Twp.
Washington Co., PA

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

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

WCR Vol 106 Issues 28,29,30

Hirschfield, Ronald Joseph

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

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

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

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

WCR Vol 106 Issues 28,29,30

Jampedro, Bradley J.

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

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

Administrator: Ryan Rubachko, 8241 N Central Ave., Unit 36, Phoenix, AZ 85020
Attorney: Brocton G. Skeen, Esq., The Skeen Firm, PLLC, 2200 Garden Dr., Suite 200B, Seven Fields, PA 16046

WCR Vol 106 Issues 28,29,30

Kulik, John A.

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

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

the decedent to make payment to the Administrator without delay.

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

WCR Vol 104 Issues

Macik, Patricia L.

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

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

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

WCR Vol 104 Issues 28,29,30

Rock, Ruth Ann

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

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

Executor: Mary Ann Stevenson, 236
Walnut St., Houston, PA 15342

WCR Vol 104 Issues 28,29,30

Tender, Thomas J.

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

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to re-

quest all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

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

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

WCR Vol 104 Issues 28,29,30

Todd, Sandra H.

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

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

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

WCR Vol 106 Issues 28,29,30

Trapuzzano, Annabelle

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

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

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

WCR Vol 106 Issues 28,29,30

Woldum, Thomas C.

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

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

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

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

WCR Vol 106 Issues 28,29,30

**SECOND
PUBLICATION**

Brooks, Beatrice Geraldine

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

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

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

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

WCR Vol 106 Issues 27,28,29

Green, Joseph E.

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

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

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

WCR Vol 106 Issues 27,28,29

Humbert, John David

Late of Donora Boro
Washington Co., PA

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

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

WCR Vol 106 Issues 27,28,29

Longenette, Margaret Eileen

Late of New Eagle
Washington Co., PA

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

Executrix: Kathryn G. Fischer, 6058 State Route 88, Finleyville, PA 15332
Attorney: Herman J. Bigi, Esq., Bigi & Walsh, 337 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 27,28,29

Null, John R.

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

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

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

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

WCR Vol 106 Issues 27,28,29

Pacilla, Rose M.

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

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

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

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

WCR Vol 106 Issues 27,28,29

Ruffennach, Ralph L.

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

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

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

Executor: Marilyn Raimondi, 4 Lexington Court, Canonsburg PA 15317

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

WCR Vol 106 Issues 27,28,29

Scott, Patricia Jean

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

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

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

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

WCR Vol 106 Issues 27,28,29

Vescio, Rosemary

Late of Canton Twp.
Washington Co., PA

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

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

WCR Vol 106 Issues 27,28,29

Ward, Douglas J.

Late of Washington
Washington Co., PA

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

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

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

WCR Vol 106 Issues 27,28,29

THIRD **PUBLICATION**

Galvin, Thomas John

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

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

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

WCR Vol 106 Issues 26,27,28

Kilmer, Val

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

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

Administrator & Attorney: Charles

J. Avalli, 301 Grant St., Fl. 38,
Pittsburgh, PA 15219

WCR Vol 106 Issues 26,27,28

Manni, C. Joseph

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

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

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

WCR Vol 106 Issues 26,27,28

Ueberschaer, Dolores Marie

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

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

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

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

WCR Vol 106 Issues 26,27,28

CORPORATION NOTICE

NOTICE IS HEREBY GIVEN that Articles of Incorporation-Non-Profit were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 8th day of January, 2026 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the Business Corporation Law of the Commonwealth of Pennsylvania approved, December 21, 1988, Act 177.

The name of the Corporation is
**KINGS RUN HOMEOWNERS'
ASSOCIATION, INC.**

Leslie Peters, Esquire
Bowles Rice, LLP
1800 Main Street, Suite 200
Canonsburg, PA 15317

WCR Vol 106 Issue 28

NAME CHANGE NOTICE

NOTICE IS HEREBY GIVEN that on the date of 12-15-2025, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-6547 by the Petitioner **Jillian Star Bashline** for a change of name to Valarie Star Curtis.

The court has fixed the date of 2-6-2026 and time of 9:15 am in Courtroom #6 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 106 Issue 28

INCORPORATION NOTICE

MISCELLANEOUS NOTICE

M&M TOWING, LLC, Plaintiff
v.
MARISSA TROUTMAN, Defendant

Docket #: 2025-7908

NOTICE is hereby given that a Petition for Rule to Show Cause has been filed by M&M Towing, LLC against Marissa Troutman in the Court of Common Pleas of Washington County, Pennsylvania. A hearing is scheduled for February 9, 2026, at 9:00 a.m. in Courtroom No. 6.

YOU HAVE BEEN SUED IN COURT. IF YOU WISH TO DEFEND AGAINST THE CLAIMS SET FORTH IN THE FOLLOWING PAGES, YOU MUST TAKE ACTION WITHIN TWENTY (20) DAYS AFTER THIS COMPLAINT AND NOTICE ARE SERVED BY ENTERING A WRITTEN APPEARANCE PERSONALLY, OR BY AN ATTORNEY, AND FILING IN WRITING WITH THE COURT YOUR DEFENSES OR OBJECTIONS TO THE CLAIMS SET FORTH AGAINST YOU. YOU ARE WARNED THAT IF YOU FAIL TO DO SO, THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU BY THE COURT WITHOUT FURTHER NOTICE FOR ANY MONEY CLAIMED IN THE COMPLAINT OR FOR ANY CLAIM OR RELIEF REQUESTED BY THE DEFENDANT. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE OR KNOW A LAWYER, THEN YOU SHOULD GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL

HELP.

If you cannot afford an attorney: If you can afford an attorney:

SUMMIT LEGAL AID
10 West Cherry Avenue
Washington, PA 15301
Phone: (724) 225-6170

LAWYER REFERRAL SERVICE
119 South College Street
Washington, PA 15301
Phone: (724) 225-6710

Stephen J. Taczak, Esquire
Taczak Law Office
12 N. Jefferson Avenue
Canonsburg, PA 15317
724-884-0008

WCR Vol 106 Issue 28

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

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

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

AS CORRECTED

AS CORRECTED

AS CORRECTED

CECIL (Cont'd)

DONEGAL

CALIFORNIA

U.S. BANK NATIONAL ASSOCIATION, ET AL

VILLAGE CAPITAL & INVESTMENT, LLC

UMB BANK, National Association

vs

vs

vs

CAROLYN M. WASUCHNO, BARBARA A. BOLLA, MELISSA M. GASIOR & JENNIFER L. WILLIAMS

BRIAN K. DURBIN, solely in his capacity as known heir of CATHERINE DURBIN, Deceased, ET AL

JENNIFER M. HARRIS

**DOCKET #: 2025-1988
JUDGEMENT: \$62,318.70**

**DOCKET #: 2025-1764
JUDGEMENT: \$61,170.46**

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

In the Commonwealth of Pennsylvania, Washington County, Cecil Township;

In the Commonwealth of Pennsylvania, Washington County, Donegal Township;

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

Address: 140 LOCUST STREET, MUSE, PA 15350
Tax #: 140-009-02-03-0035-00

Address: 1013 MAPLE AVENUE, WEST ALEXANDER, PA 15376
Tax #: 230-027-00-00-0012-00

Address: 218 ELLSWORTH STREET, CALIFORNIA, PA 15419
Tax #: 080-020-00-02-0010-00

Improvements: Residential Dwelling

Improvements: Residential Dwelling

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO ARGENTIERI COUNSELORS AT LAW LLC, (856) 384-1515

Attorney: STERN & EISENBERG PC, (215) 572-8111

Attorney: ROMANO GARUBO ARGENTIERI COUNSELORS AT LAW LLC, (856) 384-1515

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WCR Vol 106 Issues 26, 27,28

WCR Vol 106 Issues 28,29,30

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

Additional Affidavits: **\$20** each

Standard Flat-Rate Notices:

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

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

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

Per line notices cancellations: If after first insertion, refund 50% of original invoice less \$40 set-up fee; if after second insertion, refund 34% of original invoice less \$40 set-up fee. If canceled after line-rate for sale has already determined, full amount of original invoice less \$40 set-up fee (full refund if line-rate not yet calculated).

Advertiser-generated Inserts: **\$1,700** flat rate for advertiser-generated inserts that do not conform to publication size and are published as an insert; in addition, the Legal Notice (“header”) included with the insert must be published separately in the journal's main section at an additional cost, calculated based on the Per Line Rate established above.

Digital/Email Subscription rate: \$85 [included in dues for WCBA members].

Single-issue copies: **\$5** (+postage, if mailed).

PUBLISHING POLICIES:

- All legal notices must be pre-paid unless approved by publisher. An account past due more than 60 days or in excess of \$500 is not eligible for a discretionary waiver of pre-payment until that account is paid in full.
- Publisher has the right to decline to publish any material.
- Publisher does not edit for content or substance and is not responsible for errors made by the advertiser.
- Price deviations in exceptional circumstances regarding individual notices are at the discretion of WCBA administrative staff in consultation with the legal journal editor and/or the Publisher’s authorized designee.
- Placement and categorization of items submitted for publication: A.) Items which may have legal ramifications, such as those having publication deadlines, or which may be required to be published by law, statute, rule or Court Order, are considered a “legal notice,” which must be paid in advance (unless pre-payment is waived by publisher) by the advertising party, and for which advertiser will receive an Affidavit. B.) Items of general information or relevance to the profession or Bar Association that are not required by law, statute, rule, or Court Order to be published may be inserted in the format selected by, and at the sole discretion of, the Publisher. These notices will not receive an Affidavit and are generally published at no charge but may be published as a paid display ad if advertiser chooses to do so. C.) Communications from the Court pertaining to the profession generally, as opposed to required publication notices, may be published at the discretion of Publisher as a “Notice to the Profession,” which will generally be deemed to be a public service at no charge.

Approved by the Washington County Bar Association Board of Directors.

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INSIST UPON OUR EXPERIENCED TEAM

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