

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

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**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 . NO MOTIONS 9-30, 10/1
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. MOTIONS 9/11 WILL BE 9:15AM
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.
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

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] It all started when Sam Tunick, described as a 30-year-old barista and musician, with concerns about the environment and police militarization, returned to Hartsfield - Jackson Atlanta International Airport in Georgia on January 24, 2025, after a vacation in the Dominican Republic. U.S. Customs and Border Protection Agents stopped Tunick and insisted that he give them his phone and the password to unlock it. Federal authorities had already put Tunick on a Terrorism Watch List because of his protest efforts against a police training facility planned for the Atlanta area. But agents told Tunick they were investigating child pornography. Tunick's Google pixel phone was running grapheneos, an operating system that allows for an emergency code that can wipe the phone's digital content. Tunick provided agents with a password that destroyed the phone's content when they used it. In November 2025, a grand jury indicted Tunick under a statute that makes it a felony to destroy property to prevent it from being seized. Historically, the statute - 18 U.S.C. Sec. 2332 - requires a physical act of destruction, like smashing a hard drive with a hammer or throwing a laptop into a river. Tunick faces a possible five-year prison sentence. According to U.S. Attorney Theodore S. Hertzberg of the Northern District of Georgia, "obstructing federal law enforcement is a serious matter that has serious repercussions. Individuals who destroy or attempt to destroy property, including data, to prevent lawful search and seizure, should expect to face prosecution and punishment for their actions. According to the Federal Defender Program in Atlanta, there has been no other time that the statute has been used to prosecute a person activating digital security features. [2] The Massachusetts trial court and the Massachusetts Bar Association have teamed up to expand access to mediation in one of their state's busiest trial courts. On August 3, the MBA volunteer mediation pilot program began providing free mediation services in certain cases in the Suffolk County Superior Court in Massachusetts, where at least one party is unable to pay for a private mediator. Motor vehicle tort cases, slip and fall tort cases and certain contract cases could be eligible for mediation under the program. "The trial court is committed to expanding access to justice through innovative partnerships," Massachusetts trial court Chief Justice Heidi E. Brieger said when announcing the program. "We are grateful to the MBA and its volunteer mediators for helping make mediation available to litigants who otherwise might not have access to this valuable resource." The Suffolk County Superior Court's administrative office is administering the initiative, while the Massachusetts Bar Association Dispute Resolution Section Counsel is leading efforts to engage volunteer mediators. Volunteers must complete at least 30 hours of mediation training, maintain professional liability insurance covering mediation services, and have at least five years of civil litigation and personal injury experience. [3] A federal appeals court overturned the permanent injunction against the manufacturer of a dog poop - themed chew toy bearing a likeness to a bottle of whisky, ruling that Jack Daniels did not prove that VIP Products "Bad Spaniels" had caused the liquor maker reputational harm. Other News: Where a contract falls within the ambit of both the Unfair Trade Practices and Consumer Protection Law, 73 P.S. §201-1 et seq. and the Home Improvement Consumer Protection Act, 73 P.S. §517.1 et seq., cancellation of the contract by the consumer need not be in writing. Commonwealth v. Gillece Services, No. 32 WAP 2024 (Pa. April 30, 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 particular point of view.

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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NOTICES TO THE PROFESSION

MEMORIAL MINUTES

November 23, 2026 ~ 3:30pm ~ Courtroom #7

Peter V. Marcoline Jr.

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**.

Position Opening — Assistant Public Defender — Trial Attorney

The Washington County Public Defender's office is seeking to hire a Full-time Assistant Public Defender — Trial Attorney to represent indigent defendants at all criminal proceedings. A Juris Doctor Degree and a license to practice law in PA (member of the PA Bar) are required, as is prior experience as an attorney. A thorough knowledge of the law, the court system and legal proceedings is essential, as is the ability to perform legal research. The incumbent must remain current in the law through continuing education. The incumbent will deal directly with inmates, frequently in the Correctional Facility, and must be aware of the physical risks that may be involved. Computer skills are necessary. Starting Salary \$77,254, benefits available after 90 days.

For more information and to apply: <https://www.washingtoncopa.gov/employment>

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

TODAY! Sep 10 -- WCCF Gives. Donate online from 8am to 8pm at www.wccfgives.org to make a donation to the Washington County Bar Foundation.

Sep 17 -- Read the Constitution! Noon, Courthouse steps. Celebrate Constitution Day by participating in a reading of the Constitution and the Bill of Rights on the steps of the Courthouse. Pre-register to read by contacting the Bar office or just show up and get in line. Observers are welcome, too.

Sep 24 -- YLD Q3 Business Meeting & Happy Hour. Canonsburg Midtown Market, 4-6pm (business meeting at 5:15pm in 1802 Tavern). Agenda: Election of YLD Officers for 2027. If you are interested in serving as an officer, please contact current YLD President Jake Mihalov or the Bar office by Sep 22 (no nominations at the meeting without nominee's consent). Also on the agenda: discussion of candidates for Ceisler Professionalism Award. Free to WCBA YLD members and prospective members; guests of YLD members \$30pp. Register online: <https://lp.constantcontactpages.com/ev/reg/ydyc866>

Sep 25 - WCBA BAR MEETING with lunch, 12pm, Bar office, Nominations Committee to present Slate of Officers and Directors for 2027. Program: Member Roundtable Discussion (no CLE). Other agenda items for consideration must be forwarded to the WCBA President at thomas.steele@peaockkeller.com by Sep 22. Register online: <https://lp.constantcontactpages.com/ev/reg/qgwn44t>

Oct 3 -- "Bourbon, Boots & Bling Comedy Night Fundraiser," Washington Park, Rotary Main Pavilion. Benefits the Washington County Bar Foundation. See last page of this legal journal for details and to register.

Oct 9 -- W&J Pre-Legal CLE: "Data Privacy in the Age of AI," (1s), 3-4pm, W&J Burnett Center, Yost Conference Room. W&J College's W. Ed Sell Legal Lecture. Moderator: Frank C. Botta '81, Esq.; panelists: Craig Chaney '08, Esq., Brad Collins '98, Esq., and Brock McCandless '06, Esq. Register online: <https://lp.constantcontactpages.com/ev/reg/mmybk63>

Oct 13 -- CLE: "Stand Tall for the Rule of Law" 6-8pm, W&J Burnett Center, Yost Conference Room. Documentary screening and discussion about the ongoing war in Ukraine co-hosted by W&J's pre-law and Conflict and Resolution Studies programs. Presenter: Ronald A. Brand, Professor and Academic Director of the Center for International Legal Education (CILE) at the University of Pittsburgh School of Law, who will discuss the film and its subject, the December of 2023 Summit of international law experts in Lviv, Ukraine. Register online at <https://lp.constantcontactpages.com/ev/reg/y7b69g9>

Oct. 16 -- CLE & Bar Meeting: "Elections & Mail-In Ballots", (1s), Doors open at 11:30am for lunch, CLE/Meeting at Noon, Center on Strawberry, 59 E. Strawberry Avenue, Washington (Parking at Citizens Library metered lot). Given the facts and the law: What is the current status of mail-in ballots? Will the litigation outcomes and the regulations be clear in time for the distribution of (and later the counting of) absentee ballots? Presented by former PA Governor **Tom Corbett** and others, this CLE will bring you up to speed on all the latest rulings and rules and will include a discussion of how the midterm elections could be affected. Bar meeting agenda: Election of WCBA 2027 Officers & Directors – other agenda items to be submitted to WCBA President at thomas.steele@peaockkeller.com by Oct. 13. Register online: <https://lp.constantcontactpages.com/ev/reg/7p5xd6f>

Oct 23 -- Family Law Section Q3 Meeting & CLE: "Assessing Parent Risk Linked with Mental Health, Personality Disorders, and IPV (Intimate Partner Violence)" (1s), Noon-1pm, Bar Office. Doors/registration open at 11:30am. Dr. Bruce Chambers, PhD. will address the mental health function of parents as it relates to assessment of parenting capacity or relative parenting fitness and how parental mental health can, or should be, discussed in the context of best interests for the children. Register online: <https://lp.constantcontactpages.com/ev/reg/6wtsfm2>

Oct 29 -- Pro Bono CLE Roundup, (1e) Noon-1pm, 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>

Nov 21 (Sat.) -- Annual Bar Banquet, PA Trolley Museum

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

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.

ORPHANS' COURT NOTICE

NOTICE
OF
JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE
TO September 18, 2026, AUDIT

AUDIT LIST

- 63-2024-01751 Estate: Carol J. Piazza
Accountant: Mitchell Fedell, Deborah Fedell, Co-Executors
Attorney: Craig E. Wynn, Esq.
- 63-2023-01672 Estate: Janet S. Slack
Accountant: Mark Alan Slack, Executor
Attorney: Jeffrey P. Derrico, Esq.
- 63-2023-00704 Estate of Jeffrey P. Baker
Accountant: Farmers and Merchants Trust Company, Administrator
Attorney: Lawrence R. Rife, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SEPTEMBER 18, 2026, AT 9:30 A.M.,
COURTROOM #4 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans' Court Division of the Court of Common
Pleas of Washington County, Pennsylvania

Washington, Pennsylvania
Audit Date: September 18, 2026
Publication Dates: September 3, 2026, September 10, 2026

ESTATE NOTICES**FIRST PUBLICATION****Barger, Barbara K.**

Late of Peters Twp., Washington Co., PA

File No. 63-26-0213

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: Betzi E. Barger c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

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Blyth, James Roger, a/k/a Roger Blyth aka J. Roger Blyth a/k/a JR Blyth

Late of South Strabane Twp., Washington Co., PA

File No. 63-25-1777

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: Amy Mara Blyth Whipkey, 116 DeMar Blvd., Canonsburg, PA 15317

WCR Vol 107 Issues 9,10,11

Conn, Donald B., a/k/a Donald Blake Conn

Late of McMurray, 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: John A. Rodgers, 114 Thomas Rd., McMurray, PA 15317

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 107 Issues 9,10,11

Davis, Ray L.

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-01154

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 Johnston, 268 Chestnut Ridge Rd., Washington, PA 15301

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

WCR Vol 107 Issues 9,10,11

Fuqua, Curtis S.

Late of Washington, Washington Co., PA

File No. 6326-0510

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: Keira Fuqua, 824 Sherman Ave., Waynesburg, PA 15370

WCR Vol 107 Issues 9,10,11

Grazzotto, Christopher N.

Late of Cecil Twp., Washington Co., PA

File No. 63-26-1153

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: Mark G. Grazzotto, 122 Cowden Rd., McDonald, PA 15057

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 107 Issues 9,10,11

Howe, Jr., Thomas P.

Late of McMurray, Washington Co., PA

File No. 63-26-01237

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: Michael Howe, 104 Druid Dr., McMurray, PA 15317

Attorney: Justin Ellis, Esq., Zacharia Brown & Bratkovich, 108 W. McMurray Rd., Canonsburg, PA 15317

WCR Vol 107 Issues 9,10,11

Shaw, Ralph

Late of Washington, Washington Co., PA

File No. 63-26-1040

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: Betty Shaw, 511 Arden Rd., Washington, PA 15301

Attorney: William H. Knestrick, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

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Whalen, Alice Sue, a/k/a Alice S. Whalen a/k/a Alice S. Montgomery a/k/a Alice Montgomery

Late of City of Washington, Washington Co., PA

File No. 63-26-1255

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

Executor: David Bradley Montgomery, 716 North Main St., Washington, PA 15301

WCR Vol 107 Issues 9,10,11

Wicks, Ronald E., a/k/a Ron Wicks

Late of Carroll Twp., Washington Co., PA

File No. 63-26-1275

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: Alisa R. Rucker, P.O. Box 3, Venetia, PA 15367

WCR Vol 107 Issues 9,10,11**Windsheimer, T. Scott**

Late of Burgettstown, Washington Co., PA

File No. 63-26-01069

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: Jerry W. Windsheimer, 20 Windsheimer Lane, Burgettstown, PA 15021

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

WCR Vol 107 Issues 9,10,11**SECOND PUBLICATION****Brownlee, Bryan A., a/k/a Bryan Ashley Brownlee**

Late of Claysville, 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: Gerald D. Brownlee a/k/a Gerald Duane Brownlee, 52 Stone Rd., Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 107 Issues 8,9,10**Fulton, Nancy Elizabeth, a/k/a Nancy E. Fulton**

Late of McMurray, Washington Co., PA

File No. 6326-1193

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: Patricia L. Griffith, 833 Alberta Dr., West Mifflin, PA 15122, Thomas A. Axley a/k/a Thomas Arthur Axley, 103 Hidden Valley Dr., Finleyville, PA 15332

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., Bethel Park, PA 15102

WCR Vol 107 Issues 8,9,10**Kernen, Sr., Louis B., a/k/a Louis Kernen a/k/a Louis B. Kernen**

Late of Venetia, Washington Co., PA

File No. 63-26-1223

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: Kathy Jo Kernan, 117 McCombs Road, Venetia, PA 15367

Attorney: Timothy R. Berggren, Esq, Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 107 Issues 8,9,10

Kouklakis, Jr., Petras, a/k/a Petras Kouklakis a/k/a Petros Kouklakis, Jr. a/k/a Petros Kouklakis

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: Janet M. Kouklakis a/k/a Janet Marie Kouklakis, 538 Gladden Rd., Canonsburg, PA 15317

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

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THIRD PUBLICATION

Cowden, James R.

Late of Scenery Hill, Washington Co., PA

File No. 63-26-01181

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: Annette L. Franel, 47 Brady Rd., Scenery Hill, PA 15360

Attorney: Karen Hassinger, Esq., 55 S. Main St., Floor 2, Washington, PA 15301

WCR Vol 107 Issues 7,8,9

Davis, Herbert L., a/k/a Herbert Davis

Late of Marianna Borough, Washington Co., PA

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

Executrix: Tiffany Pascoe a/k/a Tiffany Marie Pascoe, 403 Roark St., McDonald, PA 15057

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

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Ley, Karl E., a/k/a Karl Edward Ley

Late of Canonsburg, Washington Co., PA

File No. 63-26-01182

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: Roberta Jane Cox, 205 Ironwood Court, Venetia, PA 15367

Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 107 Issues 7,8,9

Mlekush, Louis

Late of Canonsburg, Washington Co., PA

File No. 63-26-1158

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: Karla Fortwangler, 200 Farmington Dr., Venetia, PA 15367

Attorney: Melina I. Georgiades, Esq., 1150 Old Pond Rd., Bridgeville, PA 15017

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Moore, Robert Leonard

Late of Hopewell Twp., Washington Co., PA

File No. 63-26-0211

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: Larry S. Moore, 447 Smithfield Masontown Rd., Smithfield, PA 15478

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

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Pusateri, Michael, a/k/a Michael A. Pusateri

Late of Washington, Washington Co., PA

File No. 63-2026-0986

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: Tara L. Hutchinson a/k/a Tara Lynn Hutchinson c/o

Attorney: Tara L. Hutinson, Esq., Pittsburgh Family Law Services, P.C., 911 Western Ave., Pittsburgh, PA 15233

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Rein, Lowell G.

Late of Canonsburg, Washington Co., PA

File No. 63-26-01142

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: Zachary W. Airhart, 416 Dogwood Lane, McDonald, PA 15057

Attorney: Peter A. Smith, Esq., 103 Scarborough Lane, MCMurray, PA 15317

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Sedlak, Evelyn L.

Late of North Charleroi, Washington Co., PA

File No. 63-26-1080

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

Executor: Carol L. Taylor, 40 Orchard Lane, Monongahela, PA 15063

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Strumsky, Thelma P.,

Late of Burgettstown, Washington Co., PA

File No. 63-26-1030

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 S. Fraticelli, 214 Cobblestone Dr., Burgettstown, PA 15021

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

WCR Vol 107 Issues 7,8,9

Name Change Notice

Change of Name Notice

Notice is hereby given that on the date of September 1, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-08003 by the Petitioner **Dayna Sophia Bobak** for a change of name to **Dayna Sophia Ochs**

The Court has fixed the date of October 28, 2026, and a time of 9:00 am in Courtroom #4 of 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 9

Corporation Notices

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with and accepted by the Department of State of the Commonwealth of Pennsylvania on August 31, 2026, for the purpose of incorporating **BURGETTSTOWN TAKEDOWN CLUB** under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The purpose of the corporation is to provide and promote opportunities for amateur wrestling, athletic development, sportsmanship, education, training, competition, and organizing, participation in and support of community events and related charitable and educational activities.

WCR Vol 107 Issue 9

NOTICE OF VOLUNTARY DISSOLUTION OF THE BUSINESS CORPORATION

Notice is hereby given by **Passalacqua Real Estate, Inc.**, a Pennsylvania Business Corporation that said Corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988 et seq., as amended so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Thomas O. Vreeland, Esquire
Law Offices of Bassi, Vreeland & Associates, P.C.
62 East Wheeling Street
Washington, PA 15301
(724) 228-7000

WCR Vol 107 Issue 9

Real Property Notice

COURT OF COMMON PLEAS
CIVIL DIVISION
No.: CV-2025-02670
Washington COUNTY

Freedom Mortgage Corporation
v.

Sean Southern, in his capacity as Heir of the Estate of Walter K. Southern a/k/a Walter Keith Southern, Deceased,
Jason Southern, in his capacity as Heir of the Estate of Walter K. Southern a/k/a Walter Keith Southern, Deceased
and Unknown Heirs, Successors, Assigns, and all Person, Firms, or Associations Claiming Right, Title or Interest
from or under Walter K. Southern a/k/a Walter Keith Southern, Deceased

Action in Mortgage Foreclosure

To: Sean Southern and Unknown Heirs

You are hereby notified that Plaintiff, Freedom Mortgage Corporation, filed a mortgage foreclosure complaint against you in the above-captioned matter wherein Plaintiff seeks to foreclose on the mortgage on the property at 705 Longvue Drive, Houston, PA 15342 whereupon your property could be sold by the Washington County Sheriff.

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 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
724-225-6710

Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

WCR Vol 107 Issue 9

Termination of Parental Rights Notice

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION
IN RE: NYA HALL a/k/a NYA PAIGE HALL

D.O.B. JULY 7, 2022

FEMALE CHILD OF: INDIA JESSE DORA A/K/A INDIA CRAWFORD
A/K/A INDIA J. CRAWFORD A/K/A INDIA JESSE DO CRAWFORD A/K/A INDIA DORA CRAWFORD
AND ANY UNKNOWN FATHER
NO: 63-26-1152

Take notice that a Petition for Involuntary Termination of Parental Rights of Any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 25, 2026, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Cassidy Champ, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 107 Issue 9

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, OCTOBER 2, 2026**, at 10:00 o'clock A.M. - 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 Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BURGETTSTOWN

COMPUTERSHARE DELAWARE TRUST COMPANY, ET AL

vs

MICHAEL C. SCISCIANI A/K/A MICHAEL SCISCIANI

DOCKET #: 2025-8099

JUDGEMENT: \$47,994.36

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

Address: 68 1/2 CENTER AVENUE, BURGETTSTOWN, PA 15021

Tax #: 070-009-00-00-0020-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 107 Issues 8,9,10

CANONSBURG

FREEDOM MORTGAGE CORPORATION

vs

ALEXANDER W. BOWLAND, In His Capacity as Heir to the Estate of JONATHAN A. BOWLAND A/K/A

JOHN BOWLAND, Deceased, ET AL

DOCKET #: 2025-2283

JUDGEMENT: \$123,037.30

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

Address: 11 1/2 ARCH STREET, CANONSBURG, PA 15317

Tax #: 110-014-00-00-0020-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

CECIL

TRUIST BANK

vs

PAULETTE K. DINARDO, Administratrix of the ESTATE OF CHRISTOPHER M. DINARDO

DOCKET #: 2026-3971

JUDGEMENT: \$169,412.60

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

Address: 43 COPPOLA ROAD, CECIL, PA 15321

Tax #: 140-007-04-02-0037-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 8,9,10**CECIL (CONT'D)**U.S. BANK TRUST NATIONAL ASSOCIATION, Not in its Individual Capacity but Solely as Owner Trustee
for RCF 2 Acquisition Trust

vs

FRANK THOMAS

DOCKET #: 2026-2720

JUDGEMENT: \$166,327.84

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

Address: 105 MAJESTIC DRIVE, CANONSBURG, PA 15317

Tax #: 140-009-14-00-0041-00

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520

WCR Vol 107 Issues 8,9,10**CHARLEROI**

CV3 ALPHA RE, LLC, Solely in Its Capacity as Separate Trustee for CV3 Alpha Trust

vs

D&F CONSTRUCTION AND REMODELING LLC

DOCKET #: 2026-3237

JUDGEMENT: \$99,485.64

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

Address: 527 WASHINGTON AVENUE, CHARLEROI, PA 15022

Tax #: 160-019-00-05-0010-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100

WCR Vol 107 Issues 8,9,10

CROSS CREEK

CITIZENS BANK, N.A.

vs

JAMES LUCAS AND MICHELLE BROWN

DOCKET #: 2025-2738

JUDGEMENT: \$50,978.63

In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township;

Address: 50 BROWNTOWN ROAD, AVELLA, PA 15312

Tax #: 210-011-05-02-0014-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 8,9,10

EAST FINLEY

LAKEVIEW LOAN SERVICING, LLC

vs

RONDA PLYMIRE

DOCKET #: 2026-4333

JUDGEMENT: \$134,409.92

In the Commonwealth of Pennsylvania, Washington County, East Finley Township;

Address: 46 CHAPEL HILL ROAD, CLAYSVILLE, PA 15323

Tax #: 270-004-00-00-0018-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 107 Issues 8,9,10

FALLOWFIELD

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

vs

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FRANK MOLINARO III, In His Capacity as

Heir to the Estate of JANET ZILLIER A/K/A JANET ATKINSON, Deceased, ET AL

DOCKET #: 2025-3523

JUDGEMENT: \$52,247.71

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

Address: 69 MCKINLEY ROAD, CHARLEROI, PA 15022

Tax #: 320-007-05-11-0010-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

HOUSTON

CRAIG J. COZZA

vs

RJ STEELE GROUP LLC, a Pennsylvania Limited Liability Company

DOCKET #: 2026-2239

JUDGEMENT: \$1,380,406.96

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

Address: 121 CHERRY AVENUE, HOUSTON, PA 15342

Tax #: 360-009-00-03-0013-00

Improvements: Residential Dwelling

Attorney: COHEN SEGLIAS PALLAS GREENHALL & FURMAN, P.C., (412) 434-5530

WCR Vol 107 Issues 8,9,10**MONONGAHELA**

COMPUTERSHARE DELAWARE TRUST COMPANY

vs

KERRY H. BURTON

DOCKET #: 2026-2165

JUDGEMENT: \$71,138.95

In the Commonwealth of Pennsylvania, Washington County, City of Monongahela;

Address: 521 PARK AVENUE, MONONGAHELA, PA 15063

Tax #: 420-027-00-00-0002-02

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520

WCR Vol 107 Issues 8,9,10**NORTH STRABANE**

UNION SAVINGS BANK

vs

WATER DAM ROAD ASSOCIATES - I, L.P., ET AL

DOCKET #: 2026-3355

JUDGEMENT: \$2,893,059.36

In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;

Address: 784 WATERDAM ROAD, CANONSBURG, PA 15317

Tax #: 520-003-00-00-0039-05, 520-003-00-00-0040-01, 520-003-00-00-0039-04,
520-003-00-00-0039-00 & 520-003-00-00-0039-06 (5)

Improvements: Residential Dwelling

Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611

WCR Vol 107 Issues 8,9,10

SMITH

NORTHWEST BANK

vs

RUSSELL D. LYNCH, JR., Known Heir of the ESTATE OF RUSSELL D. LYNCH, ET AL

DOCKET #: 2026-1473

JUDGEMENT: \$53,619.03

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

Address: 643 JOFFRE CHERRY VALLEY ROAD, BURGETTSTOWN, PA 15021

Tax #: 570-025-00-00-0018-00

Improvements: Residential Dwelling

Attorney: GRENEN & BIRSIC, P.C., (412) 281-7650

WCR Vol 107 Issues 8,9,10**SPEERS**

ONITY MORTGAGE CORPORATION f/k/a PHH MORTGAGE CORPORATION

vs

LORINDA WINFIELD, Solely in Her Capacity as Executrix to the Estate of AUDREY A. SUTHERLAND,
Deceased

DOCKET #: 2026-2388

JUDGEMENT: \$191,338.75

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

Address: 922 ANNE AVENUE, CHARLEROI, PA 15022

Tax #: 610-021-00-01-0027-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10**WASHINGTON**

U.S. BANK TRUST NATIONAL ASSOCIATION

vs

CS WASHINGTON PROPERTIES LLC

DOCKET #: 2025-8167

JUDGEMENT: \$78,536.47

In the Commonwealth of Pennsylvania, Washington County, City of Washington;

Address: 55 NEW YORK STREET, WASHINGTON, PA 15301

Tax #: 770-042-00-02-0022-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100

WCR Vol 107 Issues 8,9,10

WEST BETHLEHEM

CITIZENS BANK, N.A.

vs

DOMINICK M. SICILIA, JR.

DOCKET #: 2026-2416

JUDGEMENT: \$41,182.06

In the Commonwealth of Pennsylvania, Washington County, West Bethlehem Township;

Address: 46 HEDGE AVENUE, MARIANNA, PA 15345

Tax #: 660-001-00-04-0021-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 8,9,10

BOURBON, BOOTS, & BLING COMEDY NIGHT FUNDRAISER

Sat., Oct. 3, 2026 ~ 6 to 8 o'clock pm ~ Washington Park Main Pavilion



HEADLINER
Ty Mac

Improv Comedy Club, HBO's
Def Comedy Jam, Gig Salad
Entertainer of the Year



Colby Wayne

18-year-old country singer-
songwriter from SWPA known
for his honest lyrics, laid-back
style, & raw, acoustic sound

JOIN US!

BBQ Buffet ★ Cash Bar

Specialty Cocktails & Bourbons
Beer, Wine & Mocktails

Raffles ★ Door Prizes

Wear Western-bling for extra chances!

HEADLINER ★ Ty Mac

OPENER ★ Mike Zydel

EMCEE ★ Steve Polansky

MUSIC ★ Colby Wayne

RSVP BY SEPT 23

Proceeds benefit the charitable giving
and civics education programs of the
**WASHINGTON COUNTY
BAR FOUNDATION**

The official registration and financial information of the
Washington County Bar Foundation, Inc. may be obtained from
the PA Department of State by calling toll-free, within PA,
1-800-732-0999. Registration does not imply endorsement.

Name of Primary Guest _____

St/City/ST/Zip _____

Company/Org. (if sponsor) _____

Email _____

★ \$100/person (open seating) x # _____ = \$ _____

★ \$800/table of 8 (reserved table) = \$ _____

Additional Giving Opportunities

Tiered-Level Signage & Recognition at Event

- ☐ \$3,000 Event Sponsors
2 reserved tables, speaking opportunity
- ☐ \$2,000 Revelry Sponsors
1 reserved table
- ☐ \$500 Headliner Heroes (includes 1 ticket)
- ☐ \$250 Foundation Friends



- ☐ I pledge / donated the total amount due to WCBF on
"WCCF Gives Day" on Sept. 10, 2026 (wccfgives.org).

Donate by credit card: <https://square.link/u/McbGzNVb>

QR Code, or CC# _____ Exp: _____

SecCode: _____ Name on card: _____

RSVP / Checks payable to: Washington County Bar Foundation
119 South College Street, Washington, PA 15301
724-225-6710, foundation@washcobar.org

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. 9

SEPTEMBER 10, 2026

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**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 . NO MOTIONS 9-30, 10/1
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. MOTIONS 9/11 WILL BE 9:15AM
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.
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. wcbawashcobar.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.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] It all started when Sam Tunick, described as a 30-year-old barista and musician, with concerns about the environment and police militarization, returned to Hartsfield - Jackson Atlanta International Airport in Georgia on January 24, 2025, after a vacation in the Dominican Republic. U.S. Customs and Border Protection Agents stopped Tunick and insisted that he give them his phone and the password to unlock it. Federal authorities had already put Tunick on a Terrorism Watch List because of his protest efforts against a police training facility planned for the Atlanta area. But agents told Tunick they were investigating child pornography. Tunick's Google pixel phone was running grapheneos, an operating system that allows for an emergency code that can wipe the phone's digital content. Tunick provided agents with a password that destroyed the phone's content when they used it. In November 2025, a grand jury indicted Tunick under a statute that makes it a felony to destroy property to prevent it from being seized. Historically, the statute - 18 U.S.C. Sec. 2332 - requires a physical act of destruction, like smashing a hard drive with a hammer or throwing a laptop into a river. Tunick faces a possible five-year prison sentence. According to U.S. Attorney Theodore S. Hertzberg of the Northern District of Georgia, "obstructing federal law enforcement is a serious matter that has serious repercussions. Individuals who destroy or attempt to destroy property, including data, to prevent lawful search and seizure, should expect to face prosecution and punishment for their actions. According to the Federal Defender Program in Atlanta, there has been no other time that the statute has been used to prosecute a person activating digital security features. [2] The Massachusetts trial court and the Massachusetts Bar Association have teamed up to expand access to mediation in one of their state's busiest trial courts. On August 3, the MBA volunteer mediation pilot program began providing free mediation services in certain cases in the Suffolk County Superior Court in Massachusetts, where at least one party is unable to pay for a private mediator. Motor vehicle tort cases, slip and fall tort cases and certain contract cases could be eligible for mediation under the program. "The trial court is committed to expanding access to justice through innovative partnerships," Massachusetts trial court Chief Justice Heidi E. Brieger said when announcing the program. "We are grateful to the MBA and its volunteer mediators for helping make mediation available to litigants who otherwise might not have access to this valuable resource." The Suffolk County Superior Court's administrative office is administering the initiative, while the Massachusetts Bar Association Dispute Resolution Section Counsel is leading efforts to engage volunteer mediators. Volunteers must complete at least 30 hours of mediation training, maintain professional liability insurance covering mediation services, and have at least five years of civil litigation and personal injury experience. [3] A federal appeals court overturned the permanent injunction against the manufacturer of a dog poop - themed chew toy bearing a likeness to a bottle of whisky, ruling that Jack Daniels did not prove that VIP Products "Bad Spaniels" had caused the liquor maker reputational harm. Other News: Where a contract falls within the ambit of both the Unfair Trade Practices and Consumer Protection Law, 73 P.S. §201-1 et seq. and the Home Improvement Consumer Protection Act, 73 P.S. §517.1 et seq., cancellation of the contract by the consumer need not be in writing. Commonwealth v. Gillece Services, No. 32 WAP 2024 (Pa. April 30, 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 particular point of view.

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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NOTICES TO THE PROFESSION

MEMORIAL MINUTES

November 23, 2026 ~ 3:30pm ~ Courtroom #7

Peter V. Marcoline Jr.

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**.

Position Opening — Assistant Public Defender — Trial Attorney

The Washington County Public Defender's office is seeking to hire a Full-time Assistant Public Defender — Trial Attorney to represent indigent defendants at all criminal proceedings. A Juris Doctor Degree and a license to practice law in PA (member of the PA Bar) are required, as is prior experience as an attorney. A thorough knowledge of the law, the court system and legal proceedings is essential, as is the ability to perform legal research. The incumbent must remain current in the law through continuing education. The incumbent will deal directly with inmates, frequently in the Correctional Facility, and must be aware of the physical risks that may be involved. Computer skills are necessary. Starting Salary \$77,254, benefits available after 90 days.

For more information and to apply: <https://www.washingtoncopa.gov/employment>

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

TODAY! Sep 10 -- WCCF Gives. Donate online from 8am to 8pm at www.wccfgives.org to make a donation to the Washington County Bar Foundation.

Sep 17 -- Read the Constitution! Noon, Courthouse steps. Celebrate Constitution Day by participating in a reading of the Constitution and the Bill of Rights on the steps of the Courthouse. Pre-register to read by contacting the Bar office or just show up and get in line. Observers are welcome, too.

Sep 24 -- YLD Q3 Business Meeting & Happy Hour. Canonsburg Midtown Market, 4-6pm (business meeting at 5:15pm in 1802 Tavern). Agenda: Election of YLD Officers for 2027. If you are interested in serving as an officer, please contact current YLD President Jake Mihalov or the Bar office by Sep 22 (no nominations at the meeting without nominee's consent). Also on the agenda: discussion of candidates for Ceisler Professionalism Award. Free to WCBA YLD members and prospective members; guests of YLD members \$30pp. Register online: <https://lp.constantcontactpages.com/ev/reg/ydyc866>

Sep 25 - WCBA BAR MEETING with lunch, 12pm, Bar office, Nominations Committee to present Slate of Officers and Directors for 2027. Program: Member Roundtable Discussion (no CLE). Other agenda items for consideration must be forwarded to the WCBA President at thomas.steele@peaockkeller.com by Sep 22. Register online: <https://lp.constantcontactpages.com/ev/reg/qgwn44t>

Oct 3 -- "Bourbon, Boots & Bling Comedy Night Fundraiser," Washington Park, Rotary Main Pavilion. Benefits the Washington County Bar Foundation. See last page of this legal journal for details and to register.

Oct 9 -- W&J Pre-Legal CLE: "Data Privacy in the Age of AI," (1s), 3-4pm, W&J Burnett Center, Yost Conference Room. W&J College's W. Ed Sell Legal Lecture. Moderator: Frank C. Botta '81, Esq.; panelists: Craig Chaney '08, Esq., Brad Collins '98, Esq., and Brock McCandless '06, Esq. Register online: <https://lp.constantcontactpages.com/ev/reg/mmybk63>

Oct 13 -- CLE: "Stand Tall for the Rule of Law" 6-8pm, W&J Burnett Center, Yost Conference Room. Documentary screening and discussion about the ongoing war in Ukraine co-hosted by W&J's pre-law and Conflict and Resolution Studies programs. Presenter: Ronald A. Brand, Professor and Academic Director of the Center for International Legal Education (CILE) at the University of Pittsburgh School of Law, who will discuss the film and its subject, the December of 2023 Summit of international law experts in Lviv, Ukraine. Register online at <https://lp.constantcontactpages.com/ev/reg/y7b69g9>

Oct. 16 -- CLE & Bar Meeting: "Elections & Mail-In Ballots", (1s), Doors open at 11:30am for lunch, CLE/Meeting at Noon, Center on Strawberry, 59 E. Strawberry Avenue, Washington (Parking at Citizens Library metered lot). Given the facts and the law: What is the current status of mail-in ballots? Will the litigation outcomes and the regulations be clear in time for the distribution of (and later the counting of) absentee ballots? Presented by former PA Governor **Tom Corbett** and others, this CLE will bring you up to speed on all the latest rulings and rules and will include a discussion of how the midterm elections could be affected. Bar meeting agenda: Election of WCBA 2027 Officers & Directors – other agenda items to be submitted to WCBA President at thomas.steele@peaockkeller.com by Oct. 13. Register online: <https://lp.constantcontactpages.com/ev/reg/7p5xd6f>

Oct 23 -- Family Law Section Q3 Meeting & CLE: "Assessing Parent Risk Linked with Mental Health, Personality Disorders, and IPV (Intimate Partner Violence)" (1s), Noon-1pm, Bar Office. Doors/registration open at 11:30am. Dr. Bruce Chambers, PhD. will address the mental health function of parents as it relates to assessment of parenting capacity or relative parenting fitness and how parental mental health can, or should be, discussed in the context of best interests for the children. Register online: <https://lp.constantcontactpages.com/ev/reg/6wtsfm2>

Oct 29 -- Pro Bono CLE Roundup, (1e) Noon-1pm, 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>

Nov 21 (Sat.) -- Annual Bar Banquet, PA Trolley Museum

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

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.

ORPHANS' COURT NOTICE**NOTICE
OF
JAMES ROMAN**

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

**ACCOUNTS FILED IN THE REGISTER'S OFFICE
TO September 18, 2026, AUDIT****AUDIT LIST**

- 63-2024-01751 Estate: Carol J. Piazza
Accountant: Mitchell Fedell, Deborah Fedell, Co-Executors
Attorney: Craig E. Wynn, Esq.
- 63-2023-01672 Estate: Janet S. Slack
Accountant: Mark Alan Slack, Executor
Attorney: Jeffrey P. Derrico, Esq.
- 63-2023-00704 Estate of Jeffrey P. Baker
Accountant: Farmers and Merchants Trust Company, Administrator
Attorney: Lawrence R. Rife, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SEPTEMBER 18, 2026, AT 9:30 A.M.,
COURTROOM #4 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans' Court Division of the Court of Common
Pleas of Washington County, Pennsylvania

Washington, Pennsylvania
Audit Date: September 18, 2026
Publication Dates: September 3, 2026, September 10, 2026

ESTATE NOTICES**FIRST PUBLICATION****Barger, Barbara K.**

Late of Peters Twp., Washington Co., PA

File No. 63-26-0213

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: Betzi E. Barger c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Rd., Ste. 210, McMurray, PA 15317

WCR Vol 107 Issues 9,10,11

Blyth, James Roger, a/k/a Roger Blyth aka J. Roger Blyth a/k/a JR Blyth

Late of South Strabane Twp., Washington Co., PA

File No. 63-25-1777

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: Amy Mara Blyth Whipkey, 116 DeMar Blvd., Canonsburg, PA 15317

WCR Vol 107 Issues 9,10,11

Conn, Donald B., a/k/a Donald Blake Conn

Late of McMurray, 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: John A. Rodgers, 114 Thomas Rd., McMurray, PA 15317

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 107 Issues 9,10,11

Davis, Ray L.

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-01154

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 Johnston, 268 Chestnut Ridge Rd., Washington, PA 15301

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

WCR Vol 107 Issues 9,10,11

Fuqua, Curtis S.

Late of Washington, Washington Co., PA

File No. 6326-0510

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: Keira Fuqua, 824 Sherman Ave., Waynesburg, PA 15370

WCR Vol 107 Issues 9,10,11

Grazzotto, Christopher N.

Late of Cecil Twp., Washington Co., PA

File No. 63-26-1153

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: Mark G. Grazzotto, 122 Cowden Rd., McDonald, PA 15057

Attorney: Loretta B. Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 107 Issues 9,10,11

Howe, Jr., Thomas P.

Late of McMurray, Washington Co., PA

File No. 63-26-01237

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: Michael Howe, 104 Druid Dr., McMurray, PA 15317

Attorney: Justin Ellis, Esq., Zacharia Brown & Bratkovich, 108 W. McMurray Rd., Canonsburg, PA 15317

WCR Vol 107 Issues 9,10,11

Shaw, Ralph

Late of Washington, Washington Co., PA

File No. 63-26-1040

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: Betty Shaw, 511 Arden Rd., Washington, PA 15301

Attorney: William H. Knestrick, Esq., Neighborhood Attorneys, LLC, 8 East Pine Ave., Washington, PA 15301

WCR Vol 107 Issues 9,10,11

Whalen, Alice Sue, a/k/a Alice S. Whalen a/k/a Alice S. Montgomery a/k/a Alice Montgomery

Late of City of Washington, Washington Co., PA

File No. 63-26-1255

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

Executor: David Bradley Montgomery, 716 North Main St., Washington, PA 15301

WCR Vol 107 Issues 9,10,11

Wicks, Ronald E., a/k/a Ron Wicks

Late of Carroll Twp., Washington Co., PA

File No. 63-26-1275

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: Alisa R. Rucker, P.O. Box 3, Venetia, PA 15367

WCR Vol 107 Issues 9,10,11**Windsheimer, T. Scott**

Late of Burgettstown, Washington Co., PA

File No. 63-26-01069

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: Jerry W. Windsheimer, 20 Windsheimer Lane, Burgettstown, PA 15021

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

WCR Vol 107 Issues 9,10,11**SECOND PUBLICATION****Brownlee, Bryan A., a/k/a Bryan Ashley Brownlee**

Late of Claysville, 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: Gerald D. Brownlee a/k/a Gerald Duane Brownlee, 52 Stone Rd., Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

WCR Vol 107 Issues 8,9,10**Fulton, Nancy Elizabeth, a/k/a Nancy E. Fulton**

Late of McMurray, Washington Co., PA

File No. 6326-1193

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: Patricia L. Griffith, 833 Alberta Dr., West Mifflin, PA 15122, Thomas A. Axley a/k/a Thomas Arthur Axley, 103 Hidden Valley Dr., Finleyville, PA 15332

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., Bethel Park, PA 15102

WCR Vol 107 Issues 8,9,10**Kernen, Sr., Louis B., a/k/a Louis Kernen a/k/a Louis B. Kernen**

Late of Venetia, Washington Co., PA

File No. 63-26-1223

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: Kathy Jo Kernan, 117 McCombs Road, Venetia, PA 15367

Attorney: Timothy R. Berggren, Esq, Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 107 Issues 8,9,10

Kouklakis, Jr., Petras, a/k/a Petras Kouklakis a/k/a Petros Kouklakis, Jr. a/k/a Petros Kouklakis

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: Janet M. Kouklakis a/k/a Janet Marie Kouklakis, 538 Gladden Rd., Canonsburg, PA 15317

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

WCR Vol 107 Issues 8,9,10

THIRD PUBLICATION

Cowden, James R.

Late of Scenery Hill, Washington Co., PA

File No. 63-26-01181

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: Annette L. Franel, 47 Brady Rd., Scenery Hill, PA 15360

Attorney: Karen Hassinger, Esq., 55 S. Main St., Floor 2, Washington, PA 15301

WCR Vol 107 Issues 7,8,9

Davis, Herbert L., a/k/a Herbert Davis

Late of Marianna Borough, Washington Co., PA

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

Executrix: Tiffany Pascoe a/k/a Tiffany Marie Pascoe, 403 Roark St., McDonald, PA 15057

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

WCR Vol 107 Issues 7,8,9

Ley, Karl E., a/k/a Karl Edward Ley

Late of Canonsburg, Washington Co., PA

File No. 63-26-01182

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: Roberta Jane Cox, 205 Ironwood Court, Venetia, PA 15367

Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 107 Issues 7,8,9

Mlekush, Louis

Late of Canonsburg, Washington Co., PA

File No. 63-26-1158

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: Karla Fortwangler, 200 Farmington Dr., Venetia, PA 15367

Attorney: Melina I. Georgiades, Esq., 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 107 Issues 7,8,9

Moore, Robert Leonard

Late of Hopewell Twp., Washington Co., PA

File No. 63-26-0211

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: Larry S. Moore, 447 Smithfield Masontown Rd., Smithfield, PA 15478

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

WCR Vol 107 Issues 7,8,9

Pusateri, Michael, a/k/a Michael A. Pusateri

Late of Washington, Washington Co., PA

File No. 63-2026-0986

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: Tara L. Hutchinson a/k/a Tara Lynn Hutchinson c/o

Attorney: Tara L. Hutinson, Esq., Pittsburgh Family Law Services, P.C., 911 Western Ave., Pittsburgh, PA 15233

WCR Vol 107 Issues 7,8,9

Rein, Lowell G.

Late of Canonsburg, Washington Co., PA

File No. 63-26-01142

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: Zachary W. Airhart, 416 Dogwood Lane, McDonald, PA 15057

Attorney: Peter A. Smith, Esq., 103 Scarborough Lane, MCMurray, PA 15317

WCR Vol 107 Issues 7,8,9

Sedlak, Evelyn L.

Late of North Charleroi, Washington Co., PA

File No. 63-26-1080

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

Executor: Carol L. Taylor, 40 Orchard Lane, Monongahela, PA 15063

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 107 Issues 7,8,9

Strumsky, Thelma P.,

Late of Burgettstown, Washington Co., PA

File No. 63-26-1030

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 S. Fraticelli, 214 Cobblestone Dr., Burgettstown, PA 15021

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

WCR Vol 107 Issues 7,8,9

Name Change Notice

Change of Name Notice

Notice is hereby given that on the date of September 1, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-08003 by the Petitioner **Dayna Sophia Bobak** for a change of name to **Dayna Sophia Ochs**

The Court has fixed the date of October 28, 2026, and a time of 9:00 am in Courtroom #4 of 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 9

Corporation Notices

NOTICE OF INCORPORATION

Notice is hereby given that Articles of Incorporation were filed with and accepted by the Department of State of the Commonwealth of Pennsylvania on August 31, 2026, for the purpose of incorporating **BURGETTSTOWN TAKEDOWN CLUB** under the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The purpose of the corporation is to provide and promote opportunities for amateur wrestling, athletic development, sportsmanship, education, training, competition, and organizing, participation in and support of community events and related charitable and educational activities.

WCR Vol 107 Issue 9

NOTICE OF VOLUNTARY DISSOLUTION OF THE BUSINESS CORPORATION

Notice is hereby given by **Passalacqua Real Estate, Inc.**, a Pennsylvania Business Corporation that said Corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988 et seq., as amended so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Thomas O. Vreeland, Esquire
Law Offices of Bassi, Vreeland & Associates, P.C.
62 East Wheeling Street
Washington, PA 15301
(724) 228-7000

WCR Vol 107 Issue 9

Real Property Notice

COURT OF COMMON PLEAS
CIVIL DIVISION
No.: CV-2025-02670
Washington COUNTY

Freedom Mortgage Corporation

v.

Sean Southern, in his capacity as Heir of the Estate of Walter K. Southern a/k/a Walter Keith Southern, Deceased,
Jason Southern, in his capacity as Heir of the Estate of Walter K. Southern a/k/a Walter Keith Southern, Deceased
and Unknown Heirs, Successors, Assigns, and all Person, Firms, or Associations Claiming Right, Title or Interest
from or under Walter K. Southern a/k/a Walter Keith Southern, Deceased

Action in Mortgage Foreclosure

To: Sean Southern and Unknown Heirs

You are hereby notified that Plaintiff, Freedom Mortgage Corporation, filed a mortgage foreclosure complaint against you in the above-captioned matter wherein Plaintiff seeks to foreclose on the mortgage on the property at 705 Longvue Drive, Houston, PA 15342 whereupon your property could be sold by the Washington County Sheriff.

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 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
724-225-6710

Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

WCR Vol 107 Issue 9

Termination of Parental Rights Notice

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

ORPHANS' COURT DIVISION
IN RE: NYA HALL a/k/a NYA PAIGE HALL

D.O.B. JULY 7, 2022

FEMALE CHILD OF: INDIA JESSE DORA A/K/A INDIA CRAWFORD
A/K/A INDIA J. CRAWFORD A/K/A INDIA JESSE DO CRAWFORD A/K/A INDIA DORA CRAWFORD
AND ANY UNKNOWN FATHER
NO: 63-26-1152

Take notice that a Petition for Involuntary Termination of Parental Rights of Any Unknown Father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on September 25, 2026, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

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

You have a right to obtain a copy of the Petition for Involuntary Termination of Parental Rights prior to the hearing. To obtain a copy of the petition, contact Washington County Children & Youth Social Services Agency, Legal Department, 95 West Beau Street, suite 300, Washington, PA 15301, Telephone: (724) 228-6884.

Cassidy Champ, Caseworker
Washington County Children & Youth
Social Service Agency
95 West Beau Street, Suite 300
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 107 Issue 9

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, OCTOBER 2, 2026**, at 10:00 o'clock A.M. - 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 Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BURGETTSTOWN

COMPUTERSHARE DELAWARE TRUST COMPANY, ET AL

vs

MICHAEL C. SCISCIANI A/K/A MICHAEL SCISCIANI

DOCKET #: 2025-8099

JUDGEMENT: \$47,994.36

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

Address: 68 1/2 CENTER AVENUE, BURGETTSTOWN, PA 15021

Tax #: 070-009-00-00-0020-00

Improvements: Residential Dwelling

Attorney: HLADIK ONORATO AND FEDERMAN, LLP, (215) 855-9521

WCR Vol 107 Issues 8,9,10

CANONSBURG

FREEDOM MORTGAGE CORPORATION

vs

ALEXANDER W. BOWLAND, In His Capacity as Heir to the Estate of JONATHAN A. BOWLAND A/K/A

JOHN BOWLAND, Deceased, ET AL

DOCKET #: 2025-2283

JUDGEMENT: \$123,037.30

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

Address: 11 1/2 ARCH STREET, CANONSBURG, PA 15317

Tax #: 110-014-00-00-0020-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

CECIL

TRUIST BANK

vs

PAULETTE K. DINARDO, Administratrix of the ESTATE OF CHRISTOPHER M. DINARDO

DOCKET #: 2026-3971

JUDGEMENT: \$169,412.60

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

Address: 43 COPPOLA ROAD, CECIL, PA 15321

Tax #: 140-007-04-02-0037-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 8,9,10**CECIL (CONT'D)**U.S. BANK TRUST NATIONAL ASSOCIATION, Not in its Individual Capacity but Solely as Owner Trustee
for RCF 2 Acquisition Trust

vs

FRANK THOMAS

DOCKET #: 2026-2720

JUDGEMENT: \$166,327.84

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

Address: 105 MAJESTIC DRIVE, CANONSBURG, PA 15317

Tax #: 140-009-14-00-0041-00

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520

WCR Vol 107 Issues 8,9,10**CHARLEROI**

CV3 ALPHA RE, LLC, Solely in Its Capacity as Separate Trustee for CV3 Alpha Trust

vs

D&F CONSTRUCTION AND REMODELING LLC

DOCKET #: 2026-3237

JUDGEMENT: \$99,485.64

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

Address: 527 WASHINGTON AVENUE, CHARLEROI, PA 15022

Tax #: 160-019-00-05-0010-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100

WCR Vol 107 Issues 8,9,10

CROSS CREEK

CITIZENS BANK, N.A.

vs

JAMES LUCAS AND MICHELLE BROWN

DOCKET #: 2025-2738

JUDGEMENT: \$50,978.63

In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township;

Address: 50 BROWNTOWN ROAD, AVELLA, PA 15312

Tax #: 210-011-05-02-0014-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 8,9,10

EAST FINLEY

LAKEVIEW LOAN SERVICING, LLC

vs

RONDA PLYMIRE

DOCKET #: 2026-4333

JUDGEMENT: \$134,409.92

In the Commonwealth of Pennsylvania, Washington County, East Finley Township;

Address: 46 CHAPEL HILL ROAD, CLAYSVILLE, PA 15323

Tax #: 270-004-00-00-0018-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 107 Issues 8,9,10

FALLOWFIELD

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

vs

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FRANK MOLINARO III, In His Capacity as

Heir to the Estate of JANET ZILLIER A/K/A JANET ATKINSON, Deceased, ET AL

DOCKET #: 2025-3523

JUDGEMENT: \$52,247.71

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

Address: 69 MCKINLEY ROAD, CHARLEROI, PA 15022

Tax #: 320-007-05-11-0010-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

HOUSTON

CRAIG J. COZZA

vs

RJ STEELE GROUP LLC, a Pennsylvania Limited Liability Company

DOCKET #: 2026-2239

JUDGEMENT: \$1,380,406.96

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

Address: 121 CHERRY AVENUE, HOUSTON, PA 15342

Tax #: 360-009-00-03-0013-00

Improvements: Residential Dwelling

Attorney: COHEN SEGLIAS PALLAS GREENHALL & FURMAN, P.C., (412) 434-5530

WCR Vol 107 Issues 8,9,10**MONONGAHELA**

COMPUTERSHARE DELAWARE TRUST COMPANY

vs

KERRY H. BURTON

DOCKET #: 2026-2165

JUDGEMENT: \$71,138.95

In the Commonwealth of Pennsylvania, Washington County, City of Monongahela;

Address: 521 PARK AVENUE, MONONGAHELA, PA 15063

Tax #: 420-027-00-00-0002-02

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520

WCR Vol 107 Issues 8,9,10**NORTH STRABANE**

UNION SAVINGS BANK

vs

WATER DAM ROAD ASSOCIATES - I, L.P., ET AL

DOCKET #: 2026-3355

JUDGEMENT: \$2,893,059.36

In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;

Address: 784 WATERDAM ROAD, CANONSBURG, PA 15317

Tax #: 520-003-00-00-0039-05, 520-003-00-00-0040-01, 520-003-00-00-0039-04,
520-003-00-00-0039-00 & 520-003-00-00-0039-06 (5)

Improvements: Residential Dwelling

Attorney: THE MANLEY LAW FIRM LLC, (614) 220-5611

WCR Vol 107 Issues 8,9,10

SMITH

NORTHWEST BANK

vs

RUSSELL D. LYNCH, JR., Known Heir of the ESTATE OF RUSSELL D. LYNCH, ET AL

DOCKET #: 2026-1473

JUDGEMENT: \$53,619.03

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

Address: 643 JOFFRE CHERRY VALLEY ROAD, BURGETTSTOWN, PA 15021

Tax #: 570-025-00-00-0018-00

Improvements: Residential Dwelling

Attorney: GRENEN & BIRSIC, P.C., (412) 281-7650

WCR Vol 107 Issues 8,9,10**SPEERS**

ONITY MORTGAGE CORPORATION f/k/a PHH MORTGAGE CORPORATION

vs

LORINDA WINFIELD, Solely in Her Capacity as Executrix to the Estate of AUDREY A. SUTHERLAND,
Deceased

DOCKET #: 2026-2388

JUDGEMENT: \$191,338.75

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

Address: 922 ANNE AVENUE, CHARLEROI, PA 15022

Tax #: 610-021-00-01-0027-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10**WASHINGTON**

U.S. BANK TRUST NATIONAL ASSOCIATION

vs

CS WASHINGTON PROPERTIES LLC

DOCKET #: 2025-8167

JUDGEMENT: \$78,536.47

In the Commonwealth of Pennsylvania, Washington County, City of Washington;

Address: 55 NEW YORK STREET, WASHINGTON, PA 15301

Tax #: 770-042-00-02-0022-00

Improvements: Residential Dwelling

Attorney: FRIEDMAN VARTOLO LLP, (212) 471-5100

WCR Vol 107 Issues 8,9,10

WEST BETHLEHEM

CITIZENS BANK, N.A.

vs

DOMINICK M. SICILIA, JR.

DOCKET #: 2026-2416

JUDGEMENT: \$41,182.06

In the Commonwealth of Pennsylvania, Washington County, West Bethlehem Township;

Address: 46 HEDGE AVENUE, MARIANNA, PA 15345

Tax #: 660-001-00-04-0021-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY, LLC, (215) 790-1010

WCR Vol 107 Issues 8,9,10

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Wear Western-bling for extra chances!

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OPENER ★ Mike Zydel

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