

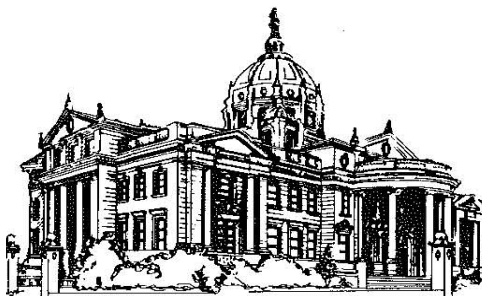
WASHINGTON COUNTY REPORTS

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

Vol. 106 No. 39 – APRIL 9, 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
	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 Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A federal jury in Arizona awarded \$8.5 million to a woman who claimed she was raped by her Uber driver. The verdict comes in the first federal bellwether trial in a multi-district litigation against Uber Technologies, Inc. over claims of sexual assault. The plaintiff, Jaylynn Dean, alleged that her Uber driver raped her in November 15, 2023, while she was on a trip in Tempe, Arizona. Uber’s attorneys said that Hassan Turay, the driver, was a U.S. citizen who passed multiple background checks and was aware of Uber’s rules on social misconduct. He had received a five-star rating from riders. An Uber spokesperson wrote in an email statement that “The jury rejected claims that Uber was negligent and our safety systems were defective. They were awarded an amount far below what was sought and declined to award punitive damages altogether. This verdict affirms that Uber acted responsibly and has invested meaningfully in rider safety. We will continue to put safety at the heart of everything we do.” There are about 2,000 lawsuits in federal courts pending against Uber over allegations that drivers sexually assaulted passengers. [2] The Idaho Supreme Court has affirmed a District Court’s ruling to dismiss liability claims against the resort owner whose grandson killed and then ate a groundskeeper on their property. The victim’s family filed a lawsuit against Mary Russell and the Antelope Mountain Resort in connection with the 2021 killing of David Flaget by her grandson, James Russell. James Russell had a history of severe mental illness and violence before Mary Russell let him move to her 57-acre park property in Clarkfork, Idaho, where Flaget worked. James Russell thought that Flaget was a trespasser on September 2021 morning and murdered him. After eating parts of the corpse, He stuffed the rest of Flaget’s remains in Flaget’s truck. James Russell was charged with first-degree murder and cannibalism, eventually agreeing to life in prison in exchange for a second-degree murder plea. The civil suit filed on behalf of Flaget’s estate charged the Russell family and the Antelope Mountain Resort with wrongful death, emotional distress and mishandling of a body. The Russell’s defeated those claims in the trial court, and the decision was upheld by the Idaho Supreme Court. The Justices also ordered Flaget’s family to pay a portion of attorney’s fees for pursuing a frivolous appeal.

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

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WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

[April 17 -- CLE \(1s\) "Clean Slate: Limited Access, Expungement, and Pardons of Criminal Records."](#) Noon-1pm, via zoom — FREE CLE for attorney volunteers for the April 24 Expungement/Clean Slate Clinic. Learn about the law on and difference between limited access and expungement of criminal records, and the Board of Pardons application process and current status. For expungement and limited access petitions, learn about the Commonwealth's bases for objecting and how you might respond. CLE credit (1s) = \$35 for attorneys not volunteering at the clinic.

[April 20 -- CLE \(1e\): "Pros, Cons, and Ethics of Artificial Intelligence in Family Law."](#) Noon-1pm, Courthouse Jury Lounge. Hosted by the WCBA Family Law Division. Presenter, Steven Bradley. **NOTE: The first 25 WCBA members to register will receive a \$10 discount courtesy of Our Family Wizard.** PA (1e) CLE credit = \$35; non-members \$70.

[April 24 — Expungement Clinic / Clean Slate Day](#), 10am-3pm, Attorney volunteers needed! If you volunteer from 10am-3pm, you will earn 1 FREE Pro Bono CLE Credit (plus the additional credit on April 17). Clinic will be held in The Landmark Building, 75 E. Maiden St., Washington.

[April 24 -- WCBA Senior Lawyer's Division CLE & Happy Hour](#), 2:30-5:30pm, The Meeting House, 182 S. Main Street, Washington (CLE, 2:30-4:30pm, Happy Hour, 4:30-5:30pm). **CLE (2s):** "U.S. vs. Tiede: the Intersection of Civil Rights and Military Occupation Courts." Interested in Cold War history and international law? This case was the basis for the movie Judgment in Berlin, starring Martin Sheen and Sean Penn. This CLE will include a showing of the movie, and discussion led by WCBA member Mike Lazaroff, USAF retired, who served in Berlin and attended the trial.

May 7 -- CLE: "Advocacy, Awareness & Action," via zoom, 12pm-1pm, presented by Todd Pappasergi, a "Law School for NonProfits" program held in conjunction with the Washington County Community Foundation. Registration not yet open.

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

August 14-16 -- Summer Bench Bar, Oglebay Resort, Wheeling (confirmed!).

Nov 21 -- Annual Bar Banquet, Pennsylvania Trolley Museum

NEED LIVE CLE CREDITS?

Watch "live online" CLEs

at the Washington County Bar Association office.
Contact us at wcbawashcobar.org or 724-225-6710
to make an appointment. Only \$50 per credit hour

ESTATE NOTICES

FIRST PUBLICATION

Abraham, Norma Jean

a/k/a Norma J. Abraham
Late of Blaine Township
Washington Co., PA
File No. 63-26-0443

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

Co-Executrices: Carol Ann Marion, 141 Green Meadow Court, Washington, PA 15301;
Sandra Jean Cerciello, 65 Reed Road, Avella, PA 15312,
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller, Allison, 6 South Main Street, Suite 614, Washington, PA 15301

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Chopp, John E.

a/k/a John Edward Chopp
Late of Lawrence
Washington Co., PA
File No. 63-26-1596

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. Chopp, 25 Binotto St., Lawrence, PA 15055
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 W. McMurray Road, Canonsburg, PA 15317

WCR Vol 106 Issues 39,40,41

Kudas, Thomas

a/k/a Tom Kudas
Late of Richeyville
Washington Co., PA
File No. 63-26-0225

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

Executor: James Martin, Jr., 11 Grant St., P.O. Box 55, Cokeburg, PA 15234
Attorney: Clark A. Mitchell, Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

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Lambert, Mark Alan

Late of Peters Township
Washington Co., PA

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

Administrator: Kathi A. Lambert, 994 Venetia Road, Finleyville, PA 15332

WCR Vol 106 Issues 39,40,41

Lesinski, Spencer

Late of Greene County, PA
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.

Administratrix: Kimberley Lesinski, 140 Buchannon Street, Mount Morris, PA 15349

Attorney: Joseph D. Silvaggio, Esq., 5500 Corporate Drive, Suite 150, Pittsburgh, PA 15237

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Lis, Regis J.

a/k/a Regis Julius Lis
Late of Chartiers Township
Washington Co., PA

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

Administratrix: Gail Lynn Lis, 120 Adlin Avenue, Houston, PA 15342
Attorney: Cary D. Jones, Esq., Mariner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

WCR Vol 106 Issues 39,40,41

Pietracatello, Jr., Stephen Anthony

a/k/a Stephen A. Pietracatello, Jr.
Late of Houston
Washington Co., PA
File No. 63-26-0428

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: Theresa E. Stein, 469 Hickory Lane, Houston, PA 15342
Attorney: Amanda E. Palbus, Esq., 17025 Perry Highway, Warrendale, PA 15086

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Uhal, Mary Ann

Late of Charleroi
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: John Paulick, 1272
Madison Drive, Elizabeth, PA
15037

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

WCR Vol 106 Issues 39,40,41

Zavislak, John A.

Late of Washington
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest 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: Mark A. Zavislak
aka Mark Allan Zavislak, 99 Young
Road, Eighty Four, PA 15330;
John J. Zavislak aka John Jeffrey
Zavislak, 348 Woodridge Drive,
Washington, PA 15301
Attorney: David B. Bassi, Esq.,
Bassi, Vreeland & Assoc., P.C.,
P.O. Box 144, 111 Fallowfield
Ave., Charleroi, PA 15022

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**SECOND
PUBLICATION**

Corrin, Ruth Adele

Late of Charleroi Borough
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest all persons having claims
against the decedent to make known
the same to the Executrix or attor-
ney, and all persons indebted to the
decedent to make payment to the
Executrix without delay.

Executrix: Adele L. Selinger, 329
Tionesta Drive, New Kensington,
PA 15068
Attorney: Richard C. Mudrick, Esq.,
300 Fallowfield Ave., Charleroi, PA
15022

WCR Vol 106 Issues 38,39,40

Daudet, Donald D.

a/k/a Donald David Daudet
Late of Avella
Washington Co., PA
File No. 63-26-0374

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest all persons having claims
against the decedent to make known
the same to the Executor or attor-
ney, and all persons indebted to the
decedent to make payment to the
Executor without delay.

Executor: Timothy A. Daudet c/o
Attorney: Carolyn A.W. Whitworth,
Esq., Eckert Semans Cherin & Mel-
lott, LLC, US Steel Tower, 600
Grant St., 44th Floor, Pittsburgh,
PA 15219

WCR Vol 106 Issues 38,39,40

DeMay, Grace Y.

a/k/a Grace DeMay
Late of South Strabane
Washington Co., PA
File No. 63-26-0383

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest all persons having claims
against the decedent to make known
the same to the Executrix or attor-
ney, and all persons indebted to the
decedent to make payment to the
Executrix without delay.

Executrix: Sheryl L. Leckie,
148 Eastpointe Drive, Washington,
PA 15301

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

WCR Vol 106 Issues 38,39,40

Denbow, David Joseph

a/k/a David J. Denbow
Late of Washington
Washington Co., PA
File No. 63-25-1874

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. Notice is hereby given to re-
quest all persons having claims
against the decedent to make known

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

Executor: David Scott Denbow c/o
Attorney: Amanda R. March, Esq.,
Jones, Gregg, Creehan & Gerace,
LLP, 20 Stanwix Street, Suite 1100,
Pittsburgh, PA 15222

WCR Vol 106 Issues 38,39,40

Desiderio, Beverly Irene Alice

Late of Washington
Washington Co., PA
File No. 63-26-0430

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. 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: Michael Joseph
Desiderio III aka Michael J.
Desiderio III c/o
Attorney: Alex Ostojich, Esq., Four
Gateway Center, Suite 2200, 444
Liberty Ave., Pittsburgh, PA 15222

WCR Vol 106 Issues

Franell, Sr., Norman John

Late of N. Bethlehem Twp.
Washington Co., PA

The Register of Wills has granted
Letters on the Estate of the Dece-
dent. 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: Norman J. Franell,
Jr. a/k/a Norman John Franell c/o
Attorney: Kristen L. Behrens, Esq.,
Dilworth Paxson LLP, 1650 Market
St., #1200, Phila., PA 19103

WCR Vol 106 Issues 38,39,40

Gasmire, Donna W.

Late of Canonsburg
Washington Co., PA
File No. 63-26-0373

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

Administrators: Thomas A. Gasmire, 348 Johnson Rd., Canonsburg, PA 15317; Alice J. Scott, 2749 Cherokee Lane, Winston-Salem, NC 27103; Amy J. Bayer, 3741 Mountview Rd., Columbus, OH 43220, Attorney: Clark A. Mitchell, Jr., Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

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Hall, Brenda K.

a/k/a Brenda Hall
Late of Washington, Chartiers Township
Washington Co., PA
File No. 63-26-0192

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.

Executrix: Michelle L. Warchol, 638 Old Hickory Ridge Road, Washington, PA 15301

WCR Vol 106 Issues 38,39,40

Hinerman, David L.

Late of Canton Township
Washington Co., PA
File No. 63-25-0987

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: Keith Norbert Pentland

a/k/a Keith N. Pentland,
797 Weirich Avenue, Washington,
PA 15301

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

WCR Vol 106 Issues 38,39,40

Mellars, Charles K.

Late of Washington
Washington Co., PA
File No. 63-26-0365

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: Sherry Lee Stein, 271 Stultz Road, Fairfield, PA 17320
Attorney: Clark A. Mitchell, Esq., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 106 Issues 38,39,40

Pesto, Linda A.

a/k/a Ermalinda A. Pesto
Late of North Strabane Twp.
Washington Co., PA

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

Executor: Mr. Alexander C. Pesto
a/k/a Mr. Alexander Pesto, 2098 West Pike Street, Houston, PA 15342

Attorney: Wilson Law Office, 189 Hackney Station Road, Amity, PA 15311

WCR Vol 106 Issues 38,39,40

Sayers, Lillian Mae

Late of Finleyville
Washington Co., PA
File No. 63-26-0138

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: Rebecca L. Sayers, 3413 Forest Road, Bethel Park, PA 15102

Attorney: Deborah L. Lesko, Esq., 373 Vanadium Road, Pittsburgh, PA 15243

WCR Vol 106 Issues 38,39,40

Sculuca, Darren C.

Late of City of Washington
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.
Administrator: Diane R. Ward, 116 Sedeca Drive, Canonsburg, PA 15317

WCR Vol 106 Issues 38,39,40

Velisaris, George J.

a/k/a George Velisaris
Late of Borough of Canonsburg
Washington Co., PA

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

Executors: Becky Loutsion, 308 Hutchinson Avenue, Canonsburg, PA 15317; Georgeann Collins, 90 South Spring Road, Canonsburg, PA 15317, Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 South Main Street, Suite 600, Washington, PA 15301

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THIRD **PUBLICATION**

Barli, Linda Lee
Late of Dunlevy
Washington Co., PA
File No. 63-26-0286

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 R. Barli, 105 Indian Rock Road, Brownsville, PA 15417
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

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Beck, James Peter
a/k/a James P. Beck
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: Terry A. Beck c/o
Attorney: Frank C. Roney, Jr., Esq.,
The Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 106 Issues 37,38,39

Bice, Arretta M.
Late of Charleroi
Washington Co., PA
File No. 63-26-0264

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 F. Bails, 247 N. Jefferson Ave., Canonsburg, PA 15317

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

WCR Vol 106 Issues 37,38,39

Bongiorni, James A.
Late of Burgettstown
Washington Co., PA
File No. 63-26-0333

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: Sandra Bongiorni,
24 Highland Ave., Burgettstown,
PA 15021

Attorney: John M. Smith, Esq.,
Smith Butz, LLC, 88 Center Church Road, McMurray, PA 15317

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Brown, Jr., Lawrence D.
a/k/a Lawrence Brown, Jr.
Late of Dunlevy
Washington Co., PA
File No. 63-26-0224

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: Shirley A. Brown, PO Box 723, Fredericktown, PA 15333
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 37,38,39

Bruce, Jr., James M.
Late of Burgettstown
Washington Co., PA

File No. 63-26-0387

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

Administrator: Linda S. Bruce,
64 Harmon Creek Road,
Burgettstown, PA 15021
Attorney: Thomas A. Will, Esq.,
Thomas A. Will & Associates,
6000 Town Center Blvd., Suite 106,
Canonsburg, PA 15317

WCR Vol 106 Issues 37,38,39

Constantine, Beverly J.
a/k/a Beverly Joyce Constantine
Late of California
Washington Co., PA
File No. 63-26-0291

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: Danielle L. Knox, 202 Skyline Dr., California, PA 15419
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 37,38,39

Fleming, Kathy M.
Late of Fredericktown
Washington Co., PA
File No. 63-26-0222

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: Lisa A. Lere, 15 Jefferson St., Fredericktown, PA 15333
Attorney: Lisa J. Buday, Esq., P.O.

Box 488, California, PA 15419

WCR Vol 106 Issues 37,38,39

Hamilton, Donald Alan

a/k/a Donald A. Hamilton
Late of Meadow Lands
Washington Co., PA
File No. 63-26-0326

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

Executors: Timothy David Hamilton & Ian Alan Hamilton, 475 Ewing St., P.O. Box 293, Meadowlands, PA 15347

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Johns, Barbara A.

a/k/a Barbara Ann Johns
Late of McMurray
Washington Co., PA
File No. 63-26-0306

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: Martin Gerald Johns, Jr. aka Martin G. Johns, II, 3310 S. Parkside Dr., New Castle, PA 16105; Julia Ann Johns aka Julia A. Johns, 113 Golf View Dr., McMurray, PA 15317,
Attorney: Christine Brown Murphy, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, McMurray, PA 15317

WCR Vol 106 Issues 37,38,39

Landon, Keely Renee

Late of Finleyville
Washington Co., PA
File No. 63-26-0274

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: Laury L. Scheidhauer, 1113 Tyhurst Lane, South Park, PA 15129

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

WCR Vol 106 Issues 37,38,39

Lukich, Harry K.

a/k/a Harry Kenneth Lukich
Late of South Strabane Township
Washington Co., PA
File No. 63-26-00341

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 Lukich, 263 Isabella Circle, Bellefonte, PA 16823
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301

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Malesky, Gloria J.

a/k/a Gloria Jean Malesky
Late of McDonald
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: Alayna M. Astuto Rode aka Alayna Marie Rode, 540 Burnside Road, McDonald, PA 15057
Attorney: Jeffrey P. Derrico, Esq.,

Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

WCR Vol 106 Issues 37,38,39

McBride, Sr., Harry J.

a/k/a Harry James McBride, Sr.
a/k/a Harry J. McBride
a/k/a Harry McBride
a/k/a Harry James McBride
Late of South Strabane Township
Washington Co., PA
File No. 63-26-0364

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: Harry J. McBride, Jr., 192 Moffat Ave., Washington, PA 15301; Deborah L. Yeager, 15180 Bennetts Valley Highway, P.O. Box 82, Penfield, PA 15849
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington, PA 15301

WCR Vol 106 Issues 37,38,39

Pepenella, Marlene E.

a/k/a Marlene Elaine Pepenella
Late of McMurray
Washington Co., PA
File No. 6325-1664

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: Diane E. Pepenella, 636 E. McMurray Road, Canonsburg, PA 15317
Attorney: George C. Entenmann, Esq., 300 Mt. Lebanon Blvd., Suite 212, Mt. Lebanon, PA 15234

WCR Vol 106 Issues 37,38,39

Rommes, Andrew H.

Late of Bulger
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: Amy R. Smith, 8 Simpson Road, Bulger, PA 15019

WCR Vol 106 Issues 37,38,39

Schneider, John F.

Late of Finleyville
Washington Co., PA
File No. 63-26-0280

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 J. Schneider,
9 Monarch Lane, Mechanicsburg,
PA 17050

Attorney: Andrew M. Kuzma, Esq.,
Kuzma Law Group, 4848 Clairton
Boulevard, Pittsburgh, PA 15236

WCR Vol 106 Issues 37,38,39

Schurr, Diana R.

Late of Canton Township
Washington Co., PA

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

Executor: Randall J. Schurr, 232
Bench Avenue, Washington, PA
15301

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

PA 15301

WCR Vol 106 Issues 37,38,39

Tychinski, Bernard J.

a/k/a Bernard Tychinski
Late of North Franklin Township
Washington Co., PA
File No. 63-26-0337

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: Kathleen L. Tychinski,
445 S. Palm Street, Wash-
ington, PA 15301

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

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CORPORATION NOTICES

FOREIGN INCORPORATION REGISTRATION STATEMENT NOTICE

Notice is hereby given that a foreign registration statement was electronically filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on March 27, 2026, by **A.D. Baker Homes, Inc.**, a foreign for-profit corporation formed under the laws of the State of West Virginia, with its principal office located at 171 Valley Boulevard, Wheeling, West Virginia, 26003, for authority to do business in Pennsylvania under 15 Pa. C.S. 412, as well as the Pennsylvania Foreign Business Corporation Laws of Pennsylvania. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 87 Green Crescent Drive, Washington, Pennsylvania, 15301.

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FOREIGN INCORPORATION REGISTRATION STATEMENT NOTICE

Notice is hereby given that a foreign registration statement was electronically filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on March 27, 2026, by **A.D. Baker Restoration & Remodel, Inc.**, a foreign for-profit corporation formed under the laws of the State of Ohio, with its principal office located at 165 East Main Street, St. Clairsville, Ohio, 43950, for authority to do business in Pennsylvania under 15 Pa. C.S. 412, as well as the Pennsylvania Foreign Business Corporation Laws of Pennsylvania. The registered office in Pennsylvania shall be deemed for venue and official publication purposes to be located at 87 Green Crescent Drive, Washington, Pennsylvania, 15301.

WCR Vol 106 Issue 39

REAL PROPERTY NOTICE

IN THE COURT OF COMMON
PLEAS, WASHINGTON
COUNTY, PENNSYLVANIA
CIVIL DIVISION NO: 2025-5377

MAGNOLIA LAKE PROPERTIES,
LLC AND CHRISTOPHER M.
SWEARMAN, Plaintiff,

vs.

DENNIS DALE NIEDERRITER,
SR., DONNA NIEDERRITER
(NE'E) SABATASSE), TODD A.
NIEDERRITER, LISA
DELLENBAUGH, AND ALL
OTHER PERSONS OR ENTITIES
CLAIMING ANY RIGHT, TITLE,
OR INTEREST IN 1120
STEUBENVILLE PIKE,
BURGETTSTOWN, PA 15021,

NOTICE TO DEFEND

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 by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money or relief claimed in the Complaint or for any other claim or relief requested by the Plaintiff in the Complaint. 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 OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

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

LAWYER REFERRAL SERVICE
THE WASHINGTON COUNTY
BAR ASSOCIATION
19 SOUTH COLLEGE STREET
WASHINGTON, PA 15301
(724) 225-6710

SUMMIT LEGAL AID
19 CHERRY STREET
WASHINGTON, PA 15301
(724) 225-6170

**TURTURICE &
ASSOCIATES, LLC**
Lane M. Turturice, Esq.
70 E. Wheeling Street
Washington, PA 15301
Ph: 724-470-9640
Fax: 724-470-9639

WCR Vol 106 Issue 39

BANKRUPTCY SALE NOTICE

**Bankruptcy Sale
May 4, 2026**

In re: REBECCA A. BRYAN

Case No: 25-20549-GLT
Property to be Sold:
288 Frances Lane, McDonald, PA
For Additional Information:
www.pawb.uscourts.gov/easi.htm

WCR Vol 106 Issue 39

TPR NOTICE

PUBLIC NOTICE

IN THE COURT OF COMMON
PLEAS OF WASHINGTON
COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION
IN RE: CARTER JAQUARI
SMITH AKA CARTER SMITH,
CHILD OF CORTNEY LOWELL
AKA CORTNEY BLAIR LOWELL
AND ANY UNKNOWN
FATHER
NO: 63-26-0167

Take notice that a Petition for Involuntary Termination of Parental Rights of Cortney Lowell aka Cortney Blair Lowell and any unknown father will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person

wishing to assert his/her parental right should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on April 21, 2026, at 12:00 PM (NOON).

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 children may be ended by the Court without you 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 Southwestern Pennsylvania Legal Aid Society (Summit), 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

WCR Vol 106 Issue 39

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, MAY 1, 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)

BENTLEYVILLE

CARRINGTON MORTGAGE SERVICES, LLC
vs
TIMOTHY DAVID HOWARD

DOCKET #: 2025-7923
JUDGEMENT: \$202,338.32
In the Commonwealth of Pennsylvania, Washington County, Bentleyville Borough;

Address: 105 1ST STREET,
BENTLEYVILLE, PA 15314
Tax #: 040-053-00-02-0021-00
Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,
(855) 225-6906

WCR Vol 106 Issues 38,39,40

CECIL

PENNSYLVANIA HOUSING FINANCE AGENCY
vs
AGNES K. BUSH AND DENNIS O. BUSH

DOCKET #: 2025-6082
JUDGEMENT: \$56,777.95
In the Commonwealth of Pennsylvania, Washington County, Cecil Township;

Address: 37 WOODSIDE DRIVE,
MCDONALD, PA 15057
Tax #: 140-002-01-04-0010-00
Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER, (717) 234-4178

WCR Vol 106 Issues 38,39,40

CENTERVILLE

PNC BANK, NATIONAL ASSOCIATION
vs
SANDRA L. SHUMAKER

DOCKET #: 2022-8561
JUDGEMENT: \$41,769.77
In the Commonwealth of Pennsylvania, Washington County, Centerville Borough;

Address: 27 VESTA 7 ROAD,
BROWNSVILLE, PA 15417
Tax #: 152-028-00-00-0018-00
Improvements: Residential Dwelling

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

WCR Vol 106 Issues 38,39,40

CANONSBURG

U.S. BANK NATIONAL ASSOCIATION
vs
SAMUEL D WILLIAMS AND PATRICIA M BOYLE

DOCKET #: 2024-4113
JUDGEMENT: \$45,045.02
In the Commonwealth of Pennsylvania, Washington County, Canonsburg Borough;

Address: 605 S CENTRAL AVENUE,
CANONSBURG, PA 15317
Tax #: 110-012-00-00-0005-00
Improvements: Residential Dwelling

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

WCR Vol 106 Issues 38,39,40

CECIL (Cont'd)

WELLS FARGO BANK, N.A.
vs
AMANDA SERRINO, Individually, and in Her Capacity as Administrator of the Estate of MICHAEL G. SERRINO

DOCKET #: 2025-5391
JUDGEMENT: \$94,758.91
In the Commonwealth of Pennsylvania, Washington County, Cecil Township;

Address: 1110 VALLEYVIEW DRIVE,
LAWRENCE, PA 15055
Tax #: 140-012-09-00-0001-00B
Improvements: Residential Dwelling

Attorney: RAS CITRON LLC,
(855) 225-6906

WCR Vol 106 Issues 38,39,40

EAST BETHLEHEM

DEUTSCHE BANK NATIONAL TRUST COMPANY
vs
SANDRA L. CHIERA

DOCKET #: 2023-3294
JUDGEMENT: \$50,334.25
In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

Address: 31 BLANCHE ROAD,
FREDERICKTOWN, PA 15333
Tax #: 260-002-03-02-0014-00
Improvements: Residential Dwelling

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

WCR Vol 106 Issues 38,39,40

EAST WASHINGTON

NATIONSTAR MORTGAGE,
LLC

vs

CAROL LOCKETT,
DIANE TAYLOR, DONNA
VAUGHN, JOSEPHINE
BLANCHARD, ET AL

DOCKET #: 2024-8443
JUDGEMENT: \$16,206.09

In the Commonwealth of Pennsyl-
vania, Washington County, East
Washington Borough;

Address: 258 NORTH AVENUE,
WASHINGTON, PA 15301
Tax #: 290-009-00-02-0007-00
Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 38,39,40

MOUNT PLEASANT

THE HUNTINGTON
NATIONAL BANK

vs

EUGENE H. HILL, JR.

DOCKET #: 2025-6236
JUDGEMENT: \$21,800.79

In the Commonwealth of Pennsyl-
vania, Washington County, Mount
Pleasant Township;

Address: 9 MERIAGE STREET,
MCDONALD, PA 15057
Tax #: 460-020-03-00-0015-00
Improvements: Residential
Dwelling

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

WCR Vol 106 Issues 38,39,40

NEW EAGLE

PNC BANK, NATIONAL
ASSOCIATION

vs

CHRISTOPHER PIPOLO

DOCKET #: 2025-4255
JUDGEMENT: \$145,662.51
In the Commonwealth of Pennsyl-
vania, Washington County, New
Eagle Borough;

Address: 454 2ND AVENUE, NEW
EAGLE, PA 15067
Tax #: 480-013-00-03-0005-00
Improvements: Residential
Dwelling

Attorney: RAS CITRON LLC,
(855) 225-6906

WCR Vol 106 Issues 38,39,40

SMITH

NEWREZ LLC D
/B/A SHELLPOINT MORTGAGE
SERVICING

vs

DANA M. MAGDICH,
as Administratrix to the Estate of
DAVID A. MAGDICH, Deceased

DOCKET #: 2023-5072
JUDGEMENT: \$147,907.26

In the Commonwealth of Pennsyl-
vania, Washington County, Smith
Township;

Address: 10 MAIN STREET,
ATLASBURG, PA 15004
Tax #: 570-031-02-03-0010-00
Improvements: Residential
Dwelling

Attorney: HILL WALLACK LLP,
(215) 579-7700

WCR Vol 106 Issues 38,39,40

SPEERS

BANKUNITED, N.A.

vs

CHRISTOPHER A. SWAN

DOCKET #: 2019-4816
JUDGEMENT: \$199,187.75
In the Commonwealth of Pennsyl-
vania, Washington County, Speers
Borough;

Address: 262 GRANDVIEW WAY,
CHARLEROI, PA 15022
Tax #: 610-004-00-02-0010-00
Improvements: Residential
Dwelling

Attorney: HILL WALLACK LLP,
(215) 579-7700

WCR Vol 106 Issues 38,39,40

UNION

PENNYMAC LOAN
SERVICES LLC

vs

KAYLA C. CARR AKA KAYLA
CARR AND KYLE J. HERSHNER
AKA KYLE HERSHNER

DOCKET #: 2025-6212
JUDGEMENT: \$260,813.56
In the Commonwealth of Pennsyl-
vania, Washington County, Union
Township;

Address: 6717 HIGHLAND AVE-
NUE, FINLEYVILLE, PA 15332
Tax #: 640-003-03-03-0011-00
Improvements: Residential Dwelling

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

WCR Vol 106 Issues 38,39,40

WEST BROWNSVILLE

U.S. BANK TRUST
NATIONAL ASSOCIATION
vs
ANGELA M. SLUSARCZYK

DOCKET #: 2024-6418
JUDGEMENT: \$33,810.93
In the Commonwealth of Pennsylvania, Washington County, West
Brownsville Borough;

Address: 400 ADAMS AVENUE,
BROWNSVILLE, PA 15417
Tax #: 675-019-00-01-0017-00
Improvements: Residential
Dwelling

Attorney: PARKER MCCAY P.A.,
(856) 810-5815

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