

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. 5

AUGUST 13, 2026

TABLE OF CONTENTS

Motions Court Schedule	2
Obiter Dictum	3
Notices to the Profession	5
WCBA Bar Calendar.....	5
Estate Notices.....	6
Trust Notice.....	14
SHERIFF SALES FOR SEPTEMBER.....	15



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

MOTIONS COURT SCHEDULE	
CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	Motions 1st-21st of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12pm) the business day prior to the scheduled presentation.
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.

Washington County Reports USPS 667-460. Subscription Rate \$85.00 for 52 Weekly Issues.

Copyright 2026 Washington County Bar Association. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.

OBITER DICTUM

From the ABA Journal Daily Newsletter: **[1]** A corporate attorney in Baltimore was recently found guilty of forcing an Amtrak attendant to rub his genitals. Isaac M. Newberger, 79, a founding member of Newberger, Quinn, Gielen, Rubin and Gibber, in Baltimore, was convicted of indecent assault and harassment involving an Amtrak employee following an incident that happened in 2024. Newberger was convicted after a two-day trial. **[2]** A former Colorado crime lab scientist has pleaded guilty to four charges related to mishandling criminal evidence. Former forensic scientist Yvonne Woods, 65, of the Colorado Bureau of Investigation faced more than 100 criminal counts after investigators found that she misreported DNA results in dozens of cases spanning more than a decade. Woods initially pleaded not guilty in February. However, in exchange for prosecutors dismissing 100 charges against her, she pleaded guilty to four felonies: cybercrime, perjury, attempt to influence a public servant and forgery. Woods faces up to sixteen years in prison. An internal review found that Woods mishandled 30 sexual assault cases in which prosecutors claimed that she reported “no male DNA found,” when the data indicated that DNA had been found or that the sample should have been retested. Although Woods didn’t outright invent results, the missing data cast doubt on the DNA results in more than 1,000 criminal cases. **[3]** A panel of the U.S. Court of Appeals for the 1st Circuit raised apprehensions recently over the Maine lobster industry’s defamation lawsuit alleging that a seafood watchdog group’s sustainability report tanked the price of lobster. Last year, a federal judge refused to dismiss the complaint against the Monterey Bay Aquarium - whose seafood watch program publishes sustainability ratings - brought by the Maine Lobstermen’s Association related plaintiffs. The suit claims that the group’s report claiming that lobster fishing nets were impacting on the endangered North Atlantic White Whale and discouraged consumers from buying shellfish. After it issued a “red” environmental rating in 2022, the price of lobster tanked by 40%, according to coverage by courthouse news service. The Monterey Bay Aquarium wanted the 1st Circuit to dismiss based on anti-SLAPP grounds and the 1st Amendment right to publish scientific opinion. A lawyer who represents the aquarium said there cannot be defamation liability for speech about an entire industry. During oral arguments, Circuit Judge Seth Aframe voiced concern about the free-speech implications of the suit. According to Judge Aframe, “the more you broaden the class of people that fall within this, the more it feels like everybody can sue. That does trouble for me from a 1st Amendment prospective.” **[4]** A federal appeals court has ruled that the federal law allowing people to sue for unwanted marketing calls does not extend to text messages. In a July 14th ruling, the U.S. Court of Appeals for the 7th Circuit upheld a lower court’s dismissal of a class action lawsuit accusing Blackstone Medical Services of violating the Telephone Consumer Protection Act, which provides a private right of action for anyone who has received more than one unwanted telephone call within any twelve-month period by or on behalf of the same entity. In the unanimous decision, the three-judge panel said the act could not be interpreted to include text messages, as “it’s undisputed that telephone calls couldn’t have been thought to cover text messages when the TCPA was enacted in 1981 because the first text message was not sent until the following year,” Circuit Judge Thomas Kirsch, II wrote for the panel in the unanimous decision.

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

President: Thomas A. Steele
President-Elect: Brett A. Clancy
Vice-President: John E. Egers
Secretary: John P. Friedmann
Treasurer: Tamora L. Reese
Immediate Past-President: Deana M. Stephens

David B. Bassi (2026)
 David J. Finder (2026)
 Lindsey Lizik (2027)
 Michael R. Proctor (2027)
 Minna Jayakumar Allison (2028)
 Rose A. Semple (2028)
 Jacob Mihalov, YLD Pres.
 Michael Fisher, YLD Pres.-elect
 Hon. Katherine Emery, SLD President
 Joseph A. Macerelli, SLD Pres.-elect
 Bar Foundation Chair: MariAnn Hathaway

NOTICES TO THE PROFESSION

MEMORIAL MINUTES

Monday, August 24, 2026
3:30pm, Courtroom #7

William J. Worthington

Died September 19, 2025
Joined WCBA July 14, 2009

Jack H. France

Died January 3, 2026
Joined WCBA July 30, 1962

Anyone wishing to speak at the proceedings or contribute a remembrance in writing should contact the Bar office at wcba@washcobar.org or 724-225-6710.

Kanalis Office RELOCATION

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 Monday, August 31, 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

Aug 14-16 -- Summer Bench Bar, 9 CLE Credits, Oglebay Resort, Wheeling. Still haven't registered? Contact us today! The room block has been released but rooms may still be available online. Join us for a great line-up of CLEs, fun activities, and a relaxing summer sojourn.

August 24 – Memorial Minutes, 3:30pm, Courtroom #7 will be held for William Worthington and Jack France. Anyone wishing to speak at the proceedings or contribute a remembrance in writing should contact the Bar office at wcba@washcobar.org or 724-225-6710.

Sep 3 -- SHRED DAY! 3-5pm (shredding), 3-6:30pm (food truck), Citizens Library Parking Lot (55 S. College St., Washington, PA 15301). Bring your boxes of shredding (up to 6 boxes per member) and/or join us for a Tailgate Party with Steel City Slice Food Truck.

Contact Stacy at the Bar office (stacy@washcobar.org) to let us know how many boxes you plan to bring to shred (up to 10 max, please!), or even if you plan to join us only for the tailgate party.

NEW: This will be a collection site for the Family Court Center's School Supply Drive (July 13-Sept 3) to celebrate child support awareness month (August). Donate school supplies at Shred Day, or drop them off at the Information Desk at the Family Court Center (email michelebell@pacs.com for information or pickup of items).

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 -- everyone will take turns reading a passage, from start to finish!

Sep 18 -- Naturalization Ceremony, Noon, Courtroom #1.

Sep 17-18 -- Corporate Cup, Fundraiser for Cystic Fibrosis Foundation (see information above)

Sep 29 -- Bar Meeting & CLE: "Overview of Right to Know / Open Records, Sunshine Act, & More," presented by Melissa Bevan Melewsy, Media Law Counsel, PA NewsMedia Association. Time/Location tbd. Registration not yet open. There will be a Bar Association business meeting for the purpose of presenting the WCBA Nominating Committee Slate of Officers and Directors for 2027.

Oct 3 -- "Bourbon, Boots & Bling Comedy Night Fundraiser," Washington Park, Rotary Main Pavilion. Benefits the Washington County Bar Foundation. Mark your calendar! Details coming soon!

Oct 9 -- W&J Pre-Legal CLE: "Data Privacy in the Age of AI," 3pm, W&J College's W. Ed Sell Legal Lecture. Panelists TBD. This year's award will be presented to the Hon. Kevin Ohlson, U.S. Court of Appeals for the Armed Forces, Class of '82. Registration is not yet open.

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 providers has been timed to occur in conjunction with the Pitt vs Wisconsin game on August 28 in Dublin for the AerLingus College Football Classic! There are 5-, 7-, or 9- day packages available: an optional Pre-Trip to Cork on Aug 25-27, core program in Dublin Aug 27 - Sep 1, then an optional post-trip to Belfast Sep 1 - 3. Contact WCBA for more information and rates.

ESTATE NOTICES**FIRST PUBLICATION**

Aiken, Christopher W., a/k/a Christopher Aiken a/k/a Christopher William Aiken

Late of North Strabane Township, Washington Co., PA

File No. 63.26.00960

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: Janey Lee Cross, 420 Ross Road, Eighty Four, PA 15330

Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

WCR Vol 107 Issues 5,6,7

Bright, Lucien, a/k/a Lucien J. Bright

Late of City of Washington, Washington Co., PA

File No. 63-26-0485

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: Cathy Ann Buck, 24 Aztec Way, Pittsburgh, PA 15211

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

WCR Vol 107 Issues 5,6,7

Chapman, Donna Lou, a/k/a Donna L. Chapman

Late of South Strabane, Washington Co., PA

File No. 63-26-1057

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 B. Chapman, 131 Patterson Rd., Washington, PA 15301

Attorney: Stephanie A. Boris, Esq., 1150 Old Pond Rd., Bridgeville, PA 15017

WCR Vol 107 Issues 5,6,7

Garren, Sr., Frank J., a/k/a Frank J. Garren, a/k/a Frank Garren, a/k/a Frank Garren, Sr., a/k/a Frank J. Garren, Jr., a/k/a Frank Garren, Jr., a/k/a Frank James Garren, Jr., a/k/a Frank James Garren

Late of Bulger, Washington Co., PA

File No. 63-26-0839

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

Executor: Robert J. Lonick aka Robert John Lonick c/o

Attorney: Peter K. Darragh, Esq., PO Box 435, Hickory, PA 15340

WCR Vol 107 Issues 5,6,7

Gibson, Jr., John S.

Late of Marianna, Washington Co., PA

File No. OC-2026-00486

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 Gibson, 3916 North Potsdam Ave., 198, Sioux Falls, ND 57104

Attorney: John R. Cook, Esq., Cook Law & Mediation Services, 1096 Arcadia Court, 9380 McKnight Rd., Suite 106, Pittsburgh, PA 15237

WCR Vol 107 Issues 5,6,7

Hawn, Russell John

Late of McMurray, Washington Co., PA

File No. 63-26-0517

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

Executor: Christopher John Hawn c/o

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

WCR Vol 107 Issues 5,6,7

Hibbert, Cheryl Ann

Late of Centerville Borough, Washington Co., PA

File No. 63-26-00993

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: Ronald William Jenkins Jr., 357 Low Hill Road, Brownsville, PA 15417

WCR Vol 107 Issues 5,6,7

Lasich, Duane T.

Late of Finleyville, Washington Co., PA

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

Co-Executor: Adam Lasich, 1216 Worthington Ave., Clairton, PA 15025, Co-Executrix, Brenda Lasich, 29 Ray Lane, Finleyville, PA 15332,

Attorney: Daniel F. Bekavac Law Offices, 400 Market St., Elizabeth, PA 15037

WCR Vol 107 Issues 5,6,7

Mannina, Frances L.

Late of Dunlevy 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: Carla C. Sevic, 114 Cord Road, Charleroi, PA 15063

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

WCR Vol 107 Issues 5,6,7

Myers, Richard Marland, a/k/a Richard M. Myers

Late of Washington, Washington Co., PA

File No. 63-2026-1067

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: Richard Edward Myers, 652 Blue Spruce Dr., Mars, PA 16046

WCR Vol 107 Issues 5,6,7

Quinn, Mary Ann

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

Administrator: Julian A. Quinn, 252 Driftwood Rd., Brownsville, PA 15022

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

WCR Vol 107 Issues 5,6,7

Rasel, Joseph W., a/k/a Joseph William Rasel

Late of Washington, Washington Co., PA

File No. 63-26-01123

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: Joseph Chase Durila, 304 Sugar Maple Circle, Washington, PA 15301

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

WCR Vol 107 Issues 5,6,7

Stankowski, Phyllis, a/k/a Phyllis M. Stankowski

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

Executrix: Donna Zuzek a/k/a Donna Jean Zuzek, 24 Farmcrest Dr., Cecil, PA 15321

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

WCR Vol 107 Issues 5,6,7

Trimarki, Dominick M., a/k/a Dominick Trimarki

Late of Smith Township, Washington Co., PA

File No. 63-26-01093

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

Administrator: Timothy J. Trimarki a/k/a Timothy James Trimarki, 2532 Hawthorne Dr., Oakdale, PA 15071

Attorney: John T. Richards, III., Esq., Richards & Richards, LLP, 101 Bradford Rd., Ste. 100, Wexford, PA 15090

WCR Vol 107 Issues 5,6,7

SECOND PUBLICATION

Adams, Audrey Lee, a/k/a Audery L. Adams, a/k/a Audrey Adams

Late of Canonsburg, Washington Co., PA

File No. 63-26-0896

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: Clinton Adams c/o

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

WCR Vol 107 Issues 4,5,6

Arrigo, James E., a/k/a James Edward Arrigo

Late of Charleroi Borough, Washington Co., PA

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

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

WCR Vol 107 Issues 4,5,6

Ciabattoni, Dolores L.

Late of Cecil Township, Washington Co., PA

File No. 63-26-1109

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: Dino Ciabattoni, 450 Georgetown Road, PO Box 567, Lawrence, PA 15055-0567

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

WCR Vol 107 Issues 4,5,6

Cimarolli, Thelma B., a/k/a Thelma Cimarolli

Late of Bridgeville, Washington Co., PA

File No. 63-26-1033

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: Kenneth Cimarolli, 3407 Washington Pike, Bridgeville, PA 15017

Attorney: Deborah L. Lesko, Esq., The Law & Mediation Offices of Deborah L. Lesko, P, 373 Vanadium Road, Pittsburgh, PA 15243

WCR Vol 107 Issues 4,5,6

Conklin, Marjorie, a/k/a Grace Conklin, a/k/a Grace Rush

Late of Prosperity, 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: Judi Kay Shipman, 415 Farmers Lane, Prosperity, PA 15329

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 East Wheeling St., Washington, PA 15301-4804

WCR Vol 107 Issues 4,5,6

DiNardo, Rudolph D.

Late of Canonsburg, Washington Co., PA

File No. 63-26-0912

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: Paulette K. DiNardo c/o

Attorney: Jeffrey J. Morella, Esq., Morella & Associates, P.C., 706 Rochester Rd., Pittsburgh, PA 15237

WCR Vol 107 Issues 4,5,6

Edwards, Deanna

Late of McMurray, Washington Co., PA

File No. 632601099

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: William A. Edwards, IV, 80 Wynne Ave., Pittsburgh, PA 15205

Attorney: Gregory P. Diulus, Esq., 4898 Campbells Run Rd., Ste. 3, Pittsburgh, PA 15205

WCR Vol 107 Issues 4,5,6

Gandelman, Ryan William, a/k/a Ryan Wm. Gandelman

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

File No. 63-26-00965

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

Administrator: Elizabeth Gandelman, 1125 Maple Ave., Washington, PA 15301

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

WCR Vol 107 Issues 4,5,6

Hickman, Carolyn Joan, a/k/a Joan Hickman, a/k/a Joann Hickman

Late of South Franklin, Washington Co., PA

File No. 63-26-1081

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: Lisa R. Strnisha and Michael Strnisha, 107 Woodcrest Drive, Canonsburg, PA 15317

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

WCR Vol 107 Issues 4,5,6

Iseman, Alan C.

Late of Monongahela, Washington Co., PA

File No. 63-26-0988

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: Jacqueline S. Tedrow, 470 McClane Farm Road, Washington, PA 15301

Attorney: Colt A. McKelvey, Esq., The Law Offices of McKelvey Kargo, 224 West Pike St., Canonsburg, PA 15317

WCR Vol 107 Issues 4,5,6

Kountz, Linda R., a/k/a Linda Kountz

Late of North Strabane Township, Washington Co., PA

File No. 63-26-1027

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

Executor: Christopher Kountz, 6101 Edsall Rd., 809, Alexandria, VA 22304

WCR Vol 107 Issues 4,5,6

Krull, Joseph Howard, a/k/a Joseph H. Krull

Late of Langeloth, Washington Co., PA

File No. 63-26-1079

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: Karen Lunardi, 524 Elizabeth Avenue, McKees Rocks, PA 15136

Attorney: Michael F. Santicola, Esq., Santicola, Steele & Fedeles, P.C., 722 Turnpike Street, Beaver, PA 15009

WCR Vol 107 Issues 4,5,6

McDonald, George A., a/k/a George Alfred McDonald, a/k/a George McDonald a/k/a George McDonald, Jr.

Late of Muse, 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: Stevie McDonald a/k/a Stevie Lee McDonald, 2212 Henderson Avenue, Washington, PA 15301

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

WCR Vol 107 Issues 4,5,6

Miller, Bruce Harrison, a/k/a Bruce H. Miller

Late of Carroll Township, Washington Co., PA

File No. 63-26-0521

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: Susan E. Miller, 11 Arlington Avenue, Kensington, CA 94707

Attorney: Thomas B. Earhart, Esq., Earhart Law Offices, P.C., 4312 Old Wm Penn Hwy, Murrysburg, PA 15668

WCR Vol 107 Issues 4,5,6

Reece, Darin Ory, a/k/a Darin Reece

Late of Prosperity, Washington Co., PA

File No. OC-2026-00766

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: Kelly Jo Reece, 20 Pikes Peak Road, Apt. B, Prosperity, PA 15329

Attorney: Adam Yarussi, Esq., Yarussi + Dructor, LLC, 90 W. Chestnut St., Ste. 425, Washington, PA 15301

WCR Vol 107 Issues 4,5,6

THIRD PUBLICATION

Fortunato, Angela T.

Late of McMurray, Peters Township, Washington Co., PA

File No. 63-26-0836

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

Administrator: Thomas Fortunato, 295 Pine Ridge Drive, Venetia, PA 15367

Attorney: Joseph M. Loy, Esq., 1624 Duchess Lane, Pittsburgh, PA 15236

WCR Vol 107 Issues 3,4,5

Fortunato, Ronald R., a/k/a Ronald Rocco Fortunato

Late of McMurray, Peters Township, Washington Co., PA

File No. 63-26-0838

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

Administrator: Thomas Fortunato, 295 Pine Ridge Drive, Venetia, PA 15367

Attorney: Joseph M. Loy, Esq., 1624 Duchess Lane, Pittsburgh, PA 15236

WCR Vol 107 Issues 3,4,5

Gitzen, Patricia V., a/k/a Patricia Virginia Gitzen

Late of Verona, Washington Co., PA

File No. 63-22-1552

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

Co-Administrators: Jeannine Sagi, 112 Jay Drive, Verona, PA 15147, Eric Gitzen, 321 Weavertown Road, Canonsburg, PA 15317,

Attorney: Christina Brown Murphy, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, McMurray, PA 15317

WCR Vol 107 Issues 3,4,5

McKinney, Lori Lynn,

Late of Cecil Township, Washington Co., PA

File No. 63-26-01053

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: Harold McKinney, 250 Cecil Henderson Rd., Canonsburg, PA 15317

WCR Vol 107 Issues 3,4,5

Robinson, Jennie

Late of Washington, Washington Co., PA

File No. 63-26-01014

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

Executrix: Jennifer L. Robinson a/k/a Jennifer Lynn Robinson, 25P Old Plank Road, Washington, PA 15301

Attorney: Clark A. Mitchell, Esq., Mitchell Law Group, LLC, 17 South College Street, Washington, PA 15301

WCR Vol 107 Issues 3,4,5

Sielcken, Ralph E., a/k/a Ralph E. Sielcken, Jr.

Late of Amity, Washington Co., PA

File No. 63-26-0776

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: Joseph DeMarco a/k/a Joseph DeMarko a/k/a Joseph C. DeMarco, 121 Bickar St., Pittsburgh, PA 15227; James Hefferin a/k/a James Michael, Hefferin, 5390 N. Evans Way, Prescott Valley, AZ 86314

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

WCR Vol 107 Issues 3,4,5

Smith, Sheryl L., a/k/a Sheryl Lee Smith a/k/a Sheryl Beatty

Late of West Alexander, Washington Co., PA

File No. 63-26-0985

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: Joseph Todd Smith, P.O. Box 700, Harrison OH 45030

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

WCR Vol 107 Issues 3,4,5

Yonika, Geoffrey E., a/k/a Geoff Yonika a/k/a Geoffrey Yonika

Late of Eighty Four, 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: Laurie P. Yonika, 106 Pigeon Creek Rd., Eighty Four, PA 15330

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

WCR Vol 107 Issues 3,4,5

TRUST NOTICE

The Amended and Restated McCurry Family Trust dated November 18, 2002,
amended and restated November 21, 2023
Grantor: Arlene L. McCurry, deceased

Scott D. McCurry and Craig F. McCurry, Successor Co-Trustees
c/o Tracy L. Zihmer, Esquire
Zihmer Law Firm, LLC
3244 Washington Road, Suite 210
McMurray, PA 105317

Or to:

Tracy L. Zihmer, Esquire
Zihmer Law Firm, LLC
3244 Washington Road, Suite 210
McMurray, PA 105317

WCR Vol 107 Issues 4,5,6

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, SEPTEMBER 4, 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)

BEALLSVILLE

ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC

vs

TODD A. FEENEY

DOCKET #: 2022-8755

JUDGEMENT: \$66,266.23

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

Address: 2795 MAIN STREET, BEALLSVILLE, PA 15313

Tax #: 030-010-00-02-0007-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

BLAINE / BUFFALO

BASELINE CAPITAL INVESTMENT, LLLP

vs

SAPPHIRE SLEEP VENTURES, INC. d/b/a NEXUS DENTAL SYSTEMS, LLC

DOCKET #: 2026-2220

JUDGEMENT: \$1,070,709.95

In the Commonwealth of Pennsylvania, Washington County, Blaine and Buffalo Townships;

Address: 6 MEL BLOUNT DRIVE, CLAYSVILLE, PA 15323

Tax #: 050-004-00-00-0018-02, 060-006-00-00-0001-02, 050-004-00-00-0016-00 & 060-006-00-00-0001-03 (4)

Improvements: Residential Dwellings

Attorney: KLEHR HARRISON HARVEY BRANZBURG LLP, (215) 568-6060

WCR Vol 107 Issues 4,5,6

CARROLL**CARRINGTON MORTGAGE SERVICES, LLC
vs
AUDREY BLANGGER**

DOCKET #: 2025-8311

JUDGEMENT: \$132,894.56

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

Address: 35 WALNUT STREET, MONONGAHELA, PA 15063

Tax #: 130-009-02-01-0028-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

MCDONALD**CITIZENS BANK, N.A.
vs
TASHIA M. NANCE**

DOCKET #: 2025-8115

JUDGEMENT: \$98,530.94

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

Address: 203 ARABELLA STREET, McDONALD, PA 15057

Tax #: 470-013-00-02-0001-00

Improvements: Residential Dwelling

Attorney: LAW OFFICE OF GREGORY JAVARDIAN, LLC, (215) 942-9690

WCR Vol 107 Issues 4,5,6

PETERS**U.S. BANK TRUST NATIONAL ASSOCIATION, ET AL
vs
RICHARD M. McPEEK**

DOCKET #: 2026-595

JUDGEMENT: \$122,929.26

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

Address: 357 EAST McMURRAY ROAD, McMURRAY, PA 15317

Tax #: 540-010-09-03-0027-00 & 540-010-09-03-0028-00 (2)

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

SMITH**HANCOCK COUNTY SAVINGS BANK, F.S.B.****vs****STEVEN M. KEMP, DECEASED, ET AL**

DOCKET #: 2026-1888

JUDGEMENT: \$69,828.97

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

Address: 1870 SMITH TOWNSHIP ROAD, SLOVAN, PA 15078

Tax #: 570-023-07-00-0024-00 & 570-023-07-00-0025-00 (2)

Improvements: Residential Dwelling

Attorney: THOMAS H. AYOOB III & ASSOCIATES, LLC, (412) 208-3000

WCR Vol 107 Issues 4,5,6**SOUTH STRABANE****GRAND AVENUE INVESTMENTS LP SERIES 3 AND OTAF LLC****vs****J. ANGELIDES ENTERPRISES LP**

DOCKET #: 2024-3408

JUDGEMENT: \$2,218,740.76

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

Address: 3535 COUNTRY CLUB DRIVE, WASHINGTON, PA 15301

Tax #: 600-004-00-00-0015-00, 600-004-00-00-0015-07, 600-004-00-00-0015-08, 600-004-00-00-0015-09, 600-004-19-00-0033-00 & 600-004-18-00-0032-00 (6)

Improvements: VACANT LAND

Attorney: STONER LAW OFFICES LLC, (412) 515-0939

WCR Vol 107 Issues 4,5,6**WASHINGTON****WILMINGTON SAVINGS FUND SOCIETY, FSB,
as Indenture Trustee with Respect to CIM TRUST 2023-R1****vs****JACQUELINE A. HOLMES, INDIVIDUALLY AND as Administrator of the
Estate of HARRY LESTER HOLMES JR. A/K/A HARRY L. HOLMES, Deceased**

DOCKET #: 2025-7917

JUDGEMENT: \$120,989.52

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

Address: 460 SHIRLS AVENUE, WASHINGTON, PA 15301

Tax #: 770-004-00-02-0017-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 4,5,6

WASHINGTON (CONT'D)**FREEDOM MORTGAGE CORPORATION****vs****TERRY BELL, NICOLE A. DOSS AND THE UNITED STATES OF AMERICA**

DOCKET #: 2025-2447

JUDGEMENT: \$159,148.17

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

Address: 430 McKINLEY AVENUE, WASHINGTON, PA 15301

Tax #: 770-004-00-03-0012-00

Improvements: Residential Dwelling

Attorney: ORLANS ASSOCIATES PC, (248) 502-1400

WCR Vol 107 Issues 4,5,6

**SCHOOL
SUPPLY
DRIVE**

DRIVE THRU EVENT

IN CONJUNCTION WITH THE
WASHINGTON COUNTY BAR
ASSOCIATIONS SHRED EVENT

HELP US CELEBRATE
CHILD SUPPORT
AWARENESS MONTH

September 3, 2026
IN THE CITIZENS LIBRARY PARKING LOT

**Please bring your donations
along with your shredding!**

Supplies can also be dropped
off at the Information Desk
in the Family Court Center
or email
michelebell@pacses.com
for pickup

**3:00 PM
to
5:00 PM**

GLUE