

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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AUGUST 6, 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 .
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

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] The Supreme Court recently held that police must generally obtain a warrant to gather detailed location data tracked by smartphones, in a case that brings into sharper relief the Constitution's protections for American's digital privacy. In a 6-3 vote that scrambled ideological lines, the majority found that a request by a police office for Google to turn over a robbery suspect's location history constituted a search protected by the Constitution's guarantees to be free of unreasonable searches and seizures. "An individual has a reasonable expectation of privacy in records about his cell phone's location, and police intrude on that constitutionally protected interest when they demand the information - even though for only a limited time, and from a third-party company," wrote Justice Elena Kagan for the majority. The court, however, declined to answer another major question in the case: whether the "geofence" warrant in the suspect's case - used to locate everyone who was within a specific geographic area at a particular time - was reasonable. Chief Justice John Roberts, Jr., as well as Justices Sotomayor, Kavanaugh and Jackson, joined Kagan's opinion. Justice Neil M. Gorsuch filed an opinion concurring with the outcome, but not its reasoning. Justice Samuel A. Alito, Jr. wrote in a dissenting opinion that the robbery suspect at the center of the case did not have ownership of the location data held by Google, and police did not need a warrant to access the information. "Whatever property rights [the suspect] might have had in the location history files, he does not own historical facts about his movements in a given hour." Justices Clarence Thomas and Amy Coney Barrett also dissented. [2] The Supreme Court recently restricted a massive wave of lawsuits claiming the chemical giant Monsanto had a duty to warn consumers of alleged cancer risks from the world's most popular weed killer, Round-Up. The decision turned on a technical legal question, but one with enormous stakes and consequences. On the line were billions of dollars, the fate of tens of thousands of lawsuits filed by cancer victims, and the future of an herbicide farmers say is crucial to the nation's food supply, but health groups warn is a danger. In an 8-1 decision, the Justices ruled that federal law preempts cancer victims from bringing lawsuits against Monsanto in state courts, where most such claims are filed. [3] The Supreme Court recently ruled a Rastafarian can't pursue a lawsuit against prison officials who forcibly sheared his dreadlocks in violation of a court order while he was incarcerated at a facility in Louisiana. In a 6-3 ruling, the Justices found the inmate could not sue prison officials as individuals under a 2000 federal law that requires states to protect the religious rights of prisoners in state institutions. Justice Neil M. Gorsuch, who wrote the majority opinion, found prison officials could not be held personally liable in most instances for violations of rights under the Religious Land Use and Institutionalized Persons Act. According to the opinion, "Under the spending clause, Congress lacks regulatory authority to impose liability on them directly and must depend instead on consent. And because they never agreed to answer suits like this one, the inmate's case cannot proceed against them any more than a breach of contract action might proceed against a defendant who never formed a contract." The ruling came over the objections of the Courts' liberals, who said barring a remedy for a violation would render the law toothless.

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

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>

Position Opening — Attorney, Children & Youth

The Washington County Children & Youth Department is seeking applications for the position of Attorney. The successful candidate will join a team of attorneys responsible to advise and represent the department in all legal matters and proceedings. Duties include consultation, witness preparation, and representation at pretrial conferences, hearings, trials and appellate proceedings.

The starting annual salary for the position is \$78,506.60 and the position also receives a generous benefits package, including family health insurance, retirement contribution, and wellness benefits/activities for both employees and their families.

A Juris Doctorate from an accredited college or university, admission to the Pennsylvania Bar and prior legal experience. Prior experience with child welfare law issues and 3 to 6 months plus in litigation experience are preferred.

Applications will be accepted until **Friday, August 7, 2026**.

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

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

Aug 12 -- Energy Law Series: "Built to Last? America's School Building Crisis," 11am-Noon, webinar. Mary Filardo, Executive Director of the 21st Century School Fund, will cover the federal funding landscape; Tim Shrom, Director of Research at the PA Association of School Business Officials, will share site-level data drawn from PA Annual Financial Reports with a building-by-building analysis; Dr. Corey Young, Executive Director of W&J's Center for Energy and the Building Environment (CEBE), will present findings from his current research on national school building conditions and regional disparities. Free & open to the public. CLE Credit (\$25, WV/OH add'l \$25 each state). Contact WCBA to register.

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.

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 Melewsky, 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**

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

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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

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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

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

Late of Carroll Township, Washington Co., PA

File No. 63-26-0521

AUGUST 6, 2026

WASHINGTON COUNTY REPORTS

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, Murrys ville, PA 15668

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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

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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

SECOND 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

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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

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

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THIRD PUBLICATION

Amrhein, Deborah Lee a/k/a Deborah L. Bowen

Late of McDonald Borough, Washington Co., PA

File No. 63-26-0260

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 L. Seik, 3120 Hudson St., McDonald, PA 15057

Attorney: Philip H. Rubenstein, Esq., 312 2nd Ave., Carnegie, PA 15106

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Crothers, Katherine M.

Late of North Strabane, Washington Co., PA

File No. OC-2026-00942

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: Audrey L. Oklota, 116 Dorf Drive, Pittsburgh, PA 15209

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

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Krenzelak, Virginia L.

Late of Prosperity, Washington Co., PA

File No. 63-26-0784

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: Logan M. Krenzelak, 315 Grove Road, Prosperity, PA 15329

Attorney: Andrew H. Sweat, Esq., Sweat Law Offices, 375 Valley Brook Road - Suite 112, McMurray, PA 15317

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Moore, Helen L., Late of Fredricktown

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: Holly Jo Moore, P.O. Box 124, Beallsville, PA 15313

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

WCR Vol 107 Issues 2,3,4

Rosemeier, Catherine R. a/k/a Catherine W. Rosemeier, a/k/a Catherine Rosemeier

Late of Borough of Cokeburg, 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: Debra A. Bostich c/o

Attorney: Mark F. Geary, Esq.,

6 South Main St., Suite 225, Washington, PA 15301

WCR Vol 107 Issues 2,3,4

Russell, Evelyn Mae a/k/a Evelyn M. Russell, a/k/a Evelyn Russell

Late of Charleroi, Washington Co., PA

File No. 63-23-0683

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: Stephen J. Russell, 517 Luray Avenue, Johnstown, PA 15022

Attorney: E. J. Julian, Esq., Julian Law Firm, 71 North Main Street, Washington, PA 15301

WCR Vol 107 Issues 2,3,4

Sirilla, Jr., John Robert a/k/a Bob Sirilla

Late of Borough of Donora, Washington Co., PA

File No. 63-26-0893

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.

AUGUST 6, 2026

WASHINGTON COUNTY REPORTS

Executor: Edward Mendola,

100 Beacon Street, Belle Vernon, PA 15012

Attorney: Edward F. Twomey, Esq., The Lynch Law Group, 501 Smith Drive, Suite 3, Cranberry Township, PA 16066

WCR Vol 107 Issues 2,3,4**Stotka, Josephine Mary** a/k/a Josephine Stotka, a/k/a Josephine M. Stotka

Late of South Strabane Township, Washington Co., PA

File No. 63-26-01031

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 M. Stotka, 620 North Wade Avenue, Washington, PA 15301

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

WCR Vol 107 Issues 2,3,4**Zola, Kenneth M.**

Late of Smith Twp., Washington Co., PA

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

Administrator & Attorney: Charles A. J. Halpin, III, Esq., 100 S. Broad St., #1830, Phila., PA 19110

WCR Vol 106 Issues 2,3,4

REAL PROPERTY NOTICES

**CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. CV-2026-03262**

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

NEWREZ LLC, Plaintiff

v.

**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY M. KOVACH, Defendants**

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEFFREY M. KOVACH Defendant(s), 7 SHORT
ST RICHEYVILLE, PA 15358

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, NEWREZ LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. CV-2026-03262, seeking to foreclose the mortgage secured on your property located, 7 SHORT ST RICHEYVILLE, PA 15358.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, 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 claimed in the Complaint or for any other claim or 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 THE 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

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

WCR Vol 106 Issue 4

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE
IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW
NO.: CV-2026-01584**

WELLS FARGO BANK, N.A., Plaintiff,

vs.

Elton Zola, as believed Heir and/or Administrator to the Estate of Kenneth M. Zola; Trevor Zola, as believed Heir and/or Administrator to the Estate of Kenneth M. Zola; Rayna Zola, as believed Heir and/or Administrator to the Estate of Kenneth M. Zola; Unknown Heirs and/or Administrators to the Estate of Kenneth M. Zola, Defendants

TO: Unknown Heirs and/or Administrators to the Estate of Kenneth M. Zola

You are hereby notified that Plaintiff, Wells Fargo Bank, N.A., filed an Action in Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of Washington County, Pennsylvania, docketed to No. CV-2026-01584, seeking to foreclose the mortgage secured by the real estate located at 249 Francis Mine State Road, Burgettstown, PA 15021.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney for the Plaintiff, MDK Legal, P. O. Box 165028, Columbus, OH 43216-5028. Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must take action within twenty (20) days after this publication, 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 claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

LAWYER REFERRAL SERVICE
Lawyer Referral Service
Washington County Bar Association
119 South College Street
Washington, PA 15301
(724) 225-6710

Summit Legal Aid
10 West Cherry Street
Washington, PA 15301
(724) 225-6170

WCR Vol 106 Issue 4

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

In re: TIFFANY PRICE,

Bankruptcy No.: 26-20503-GLT

NOTICE OF SALE REGARDING
MOTION FOR SALE OF REAL PROPERTY FREE AND CLEAR OF ALL LIENS,
CLAIMS AND ENCUMBRANCES

NOTICE IS HEREBY GIVEN THAT Tiffany Price, Debtor, has filed a Motion for Sale of Real and Personal Property Free and Clear of All Liens, Claims and Encumbrances (the "Sale Motion") through which she seeks authority to sell the following Real Property, as follows:

1. The Property known as 1575 S. Main Street, Washington, PA 15301, with tax identification number of 510-003-14-00-0007-00.
2. The Real Property is owned by the Debtor and former spouse. All creditors which may hold a lien, claim or encumbrance on the Real Property are named as Respondents herein.
3. The Debtor entered into a Contract for the Purchase and Sale of Real Property (the "Agreement"), with Timothy W. Angert and Samantha R. Angert ("the Purchaser") for the Purchase Price of \$420,000.
4. A hearing will be held on September 16, 2026, at 1:30 p.m., before Judge Gregory L. Taddonio in Courtroom A, 54th Floor U.S. Steel Tower, 600 Grant Street, Pittsburgh, PA, 15219. In accordance with Judge Taddonio's procedures, parties may appear for non-evidentiary matters remotely by utilizing the Zoom video conference platform. Parties seeking to appear remotely must register for the hearing by submitting a registration form via the link published on Judge Taddonio's website (which can be found at <http://www.pawb.uscourts.gov/judge-taddonios-video-conference-hearing-information>) by no later than 4 p.m. on the business day prior to the scheduled hearing. All parties participating remotely shall comply with Judge Taddonio's General Procedures, (which can be found at <http://www.pawb.uscourts.gov/sites/default/files/pdfs/glt-proc.pdf>).
5. Arrangements for inspection prior to said sale hearing may be made with counsel for the Debtor, David L. Fuchs, 554 Washington Ave., First Floor, Carnegie, PA 15106, P: (412) 223-5404, E: dfuchs@fuchslawoffice.com.

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CORPORATION NOTICE

NOTICE OF DISSOLUTION

NOTICE IS HEREBY GIVEN that The Monongahela Valley Hospital Foundation, a Pennsylvania nonprofit corporation with its registered office at 1163 Country Club Road, Monongahela, PA 15063, is now engaged in winding up and settling the affairs of said nonprofit corporation. The corporation will be filing Nonprofit Articles of Dissolution with the Commonwealth of Pennsylvania at Harrisburg, PA, so that its existence shall be ended by issuance of a Certificate of Dissolution by the Department of State under the provisions of the Nonprofit Corporation Law of 1988 (as amended).

McNees Wallace & Nurick LLC
100 Pine Street
Harrisburg, PA 17101

WCR Vol 106 Issue 4

NAME CHANGE NOTICE

Notice is hereby given that on the date of July 30, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-6823 by the petitioner, **Scott Anthony Whitfield**, for a change of name to Scott Anthony Caristo.

The court has fixed the date of September 30, 2026 and time of 9:00 AM in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

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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

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