

# WASHINGTON COUNTY REPORTS

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

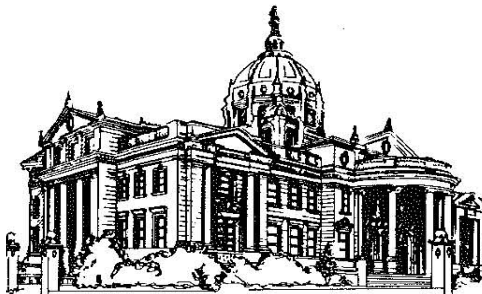
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**Vol. 106 No. 37 – MARCH 26, 2026**

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

## MOTIONS COURT SCHEDULE

### Washington Co Courthouse & Washington Co Bar Assn will be CLOSED on Friday, April 3, 2026 for GOOD FRIDAY

CR#/Suite#	<b>Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b> Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week
Costanzo, Valarie CR#7/1001	Motions Tu & Th at 9:15a.m, 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: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> .
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 <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a>
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: <a href="https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge">https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge</a> .
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 judge in New Zealand questioned whether a defendant in an arson case is truly remorseful after discovering that she used artificial intelligence to draft apology letters. “Out of curiosity I punched into two AI tools ‘draft me a letter for a judge expressing remorse for my offending,’” said Judge Tom Gilbert of the District Court in Christ Church, New Zealand, according to a sentencing hearing transcript that was shared with the New York Times. “It became immediately apparent that these were two AI generated letters, albeit with tweaks around the edges.” The Judge, who made the discovery, said during the hearing he wasn’t criticizing the defendant’s use of AI but he also said, “when one is considering the genuineness of an individual’s remorse, simply producing a computer-generated letter does not really take me anywhere as far as I am concerned.” Judge Gilbert granted only a 5% reduction in the defendant’s sentence based on her remorse. He lawyer has requested a 10% reduction. The defendant was sentenced to 27 months in prison. [2] A federal judge has blocked a California law that would ban federal immigration agents from masking their faces but will require them to wear clear identification showing their agency and badge number. California became the first state to ban most law enforcement officers from wearing facial coverings under a bill that was signed in September following the summer of high-profile raids by U.S. Immigration and Customs Enforcement Officers in Los Angeles. The Trump administration filed a lawsuit in November challenging the law arguing that it would threaten the safety of the officers and that the law violated the constitution because the state should not regulate the federal government. Senior U.S. District Judge Christina Schneider of The Central District of California said she issued the initial ruling because the mask ban did not apply to state law enforcement authorities, discriminating against the federal government. Ruling could have national implications as states grapple with how to deal with federal agents enforcing the immigration crackdown. Senior U.S. District Judge Schneider, did make a finding. However, the federal officers can perform their federal functions without wearing masks. Other News: Since sexual abuse exception to Tort Claims Act, 42 Pa.C.S. § 8542(b)(9), applies when a local agency is accused of negligently enabling sexual abuse, it applies to sexual assault by one student upon another on a school bus. *N.N. v. School District of Philadelphia*, No. 342 C.D. 2024 (December 26, 2025).

*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.*

## NOTICE TO PROFESSION

### Position Opening—Attorney Children & Youth

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

**Applications will be accepted until Tuesday, March 31, 2026.**

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

## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

**March 31 -- YLD Meeting & Happy Hour**, 4:30-6:30pm (meeting at 5:15pm), 9Yards Golf (900 Wildflower Circle, Suite 913, Washington, PA 15301; near Planet Hollywood on Rte 19, near Racetrack Road). Kicking off at 4:30pm, we've got 1-2 golf bays scheduled through 6:30pm and plenty of room for non-golf socializing / networking. Business meeting at 5:15pm-ish. **FREE for WCBA YLD members**, including appetizers and beverages. If you have an item to add to the YLD business meeting agenda, please contact the Bar office or WCBA YLD President [Jake Mihalov](#).

**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? In January 1979, headlines across Europe and the US proclaim a startling event: *Unprecedented American Court* Convened in West Berlin to Try East German Refugees. Four months earlier, an East German, fleeing the Communist secret police, had diverted a Polish airliner from East Berlin to the American sector of West Berlin. As he and a friend disembarked, other passengers spontaneously defected to the West. The two "hijackers" were welcomed as heroes by U.S. officials. But within hours the Communists reminded the Western powers of their anti-hijacking agreements – and the fugitives were arrested on orders of the U.S. State Department. Persuaded by West Germany, the State Department uses the continued occupied status of Berlin as a pretext to convene an occupation court in the middle of modern-day West Berlin. As the trial progresses, both prosecution and defense employ strategies and maneuvers worthy of Perry Mason. 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!). **If you have a CLE topic or presenter to pitch to the SBB Planning Committee, now's the time! Please forward any ideas by noon on April 2 to the Bar office to [Kathy@washcobar.org](mailto:Kathy@washcobar.org).**

## ESTATE NOTICES

### FIRST 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

WCR Vol 106 Issues 37,38,39

**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.,  
Morasczyk & 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

WCR Vol 106 Issues 37,38,39

**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

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**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

WCR Vol 106 Issues 37,38,39

**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

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**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

WCR Vol 106 Issues 37,38,39

**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

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**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

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**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

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**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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**SECOND  
 PUBLICATION**

**Abbadini, Robert E.**

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: Robert J. Abbadini,  
 1119 Arkansas Ave., Apt. 4, Pitts-  
 burgh, PA 15216  
 Attorney: Cary D. Jones, Esq., Mar-  
 riner, Jones & Fitch, 6 South Main  
 Street, Suite 600, Washington, PA  
 15301

WCR Vol 106 Issues 36,37,38

**Armstrong, Joyce Ann**

a/k/a Joyce Armstrong  
 Late of Charleroi  
 Washington Co., PA  
 File No. 63-26-0148

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: Daniel Armstrong, 21  
 Greentree Rd., Wheeling, WV  
 26003

WCR Vol 106 Issues 36,37,38

**Bane, Rose Marie**

Late of Canonsburg  
 Washington Co., PA

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

Executrix: Teresa Marie Sapienza,  
 353 Crossing Drive, Eighty Four,  
 PA 15330

Attorney: David Bayard Wolf, Esq.,  
 Wolf, Wager & Wolf, 1500 Ash-  
 wood Dr., Suite 1501, Canonsburg,  
 PA 15317

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**Cook, Mary M.**

Late of Washington County  
 Washington Co., PA  
 File No. 63-26-0270

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

Administrator: James A. Cook, Jr.  
 c/o

Attorney: David M. Hollar, Esq.,  
David M. Hollar, PLLC, 161 Wash-  
ington Street, Suite 400, Con-  
shohocken, PA 19428

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**Gillium, Jr., Ralph W.**

a/k/a Raph W. Gillium  
Late of Houston  
Washington Co., PA  
File No. 63-26-0283

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: Ronald W. Wuenstel, Jr.  
aka Ronald William Wuenstel, Jr.,  
546 Birch Drive, Houston, PA  
15342

Attorney: Christine Brown Murphy,  
Esq., Zacharia Brown Law Offices,  
108 West McMurray Road, Can-  
onsburg, PA 15317

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**Goozdich, Shirley H.**

a/k/a Shirley M. Haught  
Late of Fredericktown, Deemston  
Borough  
Washington Co., PA  
File No. 63-26-0325

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: Lee M. Goozdich, 414 E.  
Windmere Dr., Phoenix, AZ 85048

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**Juracko, John S.**

a/k/a John Juracko  
Late of Amwell Twp.  
Washington Co., PA  
File No. 63-26-00336

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. Juracko, 35 Gra-  
ble Road, Marianna, PA 15345  
Attorney: Mark S. Riethmuller,  
Esq., Speakman, Riethmuller &  
Allison, 6 South Main Street, Suite  
614, Washington, PA 15301

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**Karner, Cynthia L.**

a/k/a Cynthia L. Czczely  
a/k/a Cynthia Karner  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Gary Karner, 220 W.  
College St., Canonsburg, PA 15317  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC, 60  
East Beau Street, Washington, PA  
15301

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**Macevic, Steven F.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0301

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: Sharon F. Macevic,  
143 E. Edgewood Ave., McMurray,  
PA 15317

Attorney: Kenneth M. Baldonieri,

Esq., Akman & Associates, LLC,  
345 Southpointe Blvd., Suite 100,  
Canonsburg, PA 15317

WCR Vol 106 Issues 36,37,38

**McGurgan, Dennis Patrick**

a/k/a Denny McGurgan  
Late of Canton Township  
Washington Co., PA  
File No. 63-25-00907

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: Jeanann Clements,  
267 Rural Valley Road, Claysville,  
PA 15323

WCR Vol 106 Issues 36,37,38

**Meili, Johanna M.**

a/k/a Johanna Margarete Meili  
Late of Houston  
Washington Co., PA  
File No. 63-26-0324

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 Meili, 726 Scenic  
Drive, Houston PA 15342  
Attorney: Dorothy A. Milovac,  
Esq., Peacock Keller, LLP, 95 West  
Beau St., Suite 600, Washington,  
PA 15301

WCR Vol 106 Issues 36,37,38

**Natoli, Jean Ann**

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 attor-

ney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Debra Lynn Minor, 624 Valley View Road, Eighty Four, PA 15330  
Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

WCR Vol 106 Issues 36,37,38

**Niederriter, Dennis D.**

a/k/a Dennis Niederritter  
a/k/a Dennis Dale Niederriter  
Late of Burgettstown  
Washington Co., PA  
File No. 63-26-0319

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: Todd A. Niederriter, 539 Bateman Rd., Oakdale, PA 15071  
Attorney: Mark E. Casper, Jr., Esq., 519 N. Meadowcroft Ave., Pittsburgh, PA 15216

WCR Vol 106 Issues 36,37,38

**Parks, Frances J.**

a/k/a Frances Jane Parks  
Late of Monongahela  
Washington Co., PA  
File No. 63-26-0317

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: David N. Lenart, 1207 Fifth Ave., Monongahela, PA 15063

Attorney: Amanda L. DePaulis, Esq., DePaulis Law LLC, 1711 Lincoln Way, White Oak, PA 15131

WCR Vol 106 Issues 36,37,38

**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 36,37,38

**TRUST NOTICE**

NOTICE OF TRUST ADMINISTRATION. The Trustee named below gives notice of the death of Sarah G. Keller, late of Venetia, Allegheny County, Pennsylvania, who died on **February 04, 2026**. During her lifetime, the said Decedent established the Second Amendment and Restatement of Revocable Living Trust of Sarah G. Keller a/k/a Sally Keller dated January 12, 2023. The Trustee requests all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Christopher Keller  
225 Crown Street  
Bristol, CT 06010

Or

Deborah L. Lesko, Esquire  
The Law & Mediation Offices of  
Deborah L. Lesko, P.C.  
373 Vanadium Road  
Pittsburgh, PA 15243  
(412) 276-4200

WCR Vol 106 Issues 36,37,38

**THIRD  
PUBLICATION**

**Byers, Elsie M.**

a/k/a Elsie Marie Byers  
Late of Blaine 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: Russell E. Davidson, 613 Taylorstown Ridge Road, Avella, PA 15312

Attorney: Cary D. Jones, Esq., Mariner, Jones & Fitch, 6 South Main Street, Suite 600, Washington, PA 15301

WCR Vol 106 Issues 35,36,37

**DeSantis, Julia**

Late of Monongahela  
Washington Co., PA  
File No. 63-17-1604

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 J. DeSantis, 121 N. Central Avenue, Apt. 404, Canonsburg, PA 15317

Attorney: Megan E. Loftis, Esq., 1650 Broadway Avenue, Floor 1, Pittsburgh, PA 15216

WCR Vol 106 Issues 35,36,37

**Godfrey, Gloria E.**

Late of Cecil  
Washington Co., PA  
File No. 63-26-0067

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: Tina M. Godfrey, 8 Belgium Hill Road, P.O. Box 28, Cecil, PA 15321

WCR Vol 106 Issues 35,36,37

**Hart, Dolores H.**

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

Executrix: Deborah Kay Elmore c/o Attorney: Elisabeth H. Wagers, Esq., Wolf, Wagers & Wolf, 1500 Ashwood Dr., Suite 1501, Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

**Hostutler, Ronald L.**

Late of Amwell Township  
Washington Co., PA  
File No. 63-26-0204

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: Barry A. Hostutler, 3 Weston Place, Saint Clairsville, OH 43950  
Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 106 Issues 35,36,37

**Hython, Frederick O.**

a/k/a Frederick Orlando Hython  
Late of Canonsburg  
Washington Co., PA

File No. 63-26-0294

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: June DeVaughn-Hyhton aka June DeVaughn, 305 Papp Road, Canonsburg, PA 15317  
Attorney: James P. Liekar, Esq., 38 West Pike Street, Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

**Karpoff, Dorothy**

Late of Scenery Hill  
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: Leroy Scott Hustava, 647 Howard St., Brownsville, PA 15417

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

WCR Vol 106 Issues 35,36,37

**Linder, Alice**

Late of McDonald  
Washington Co., PA  
File No. 63-26-0050

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: Glenn Daniel Linder & Ashley Danielle Smithey, 220 Archer Lane, Burgettstown, PA

15021

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

WCR Vol 106 Issues 35,36,37

**Powell, James D.**

a/k/a James Donald Powell  
Late of Washington  
Washington Co., PA  
File No. 63-25-1734

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: Anthony Powell a/k/a Anthony James Powell, 21 Wraggborough Lane, Charlestown, SC 29403

Attorney: Jennifer L. Schiavoni, Esq., Smith Butz LLC, 88 Center Church Road, McMurray, PA 15317

WCR Vol 106 Issues 35,36,37

**Saunders, Brenda S.**

a/k/a Brenda Sue Saunders  
Late of Washington  
Washington Co., PA  
File No. 63-26-0305

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: Bernard A. Froats, 1003 Sabino Drive, Washington, PA 15301

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

WCR Vol 106 Issues 35,36,37

**Seneca, Anthony Jerome**

a/k/a Anthony J. Seneca  
Late of Moncks Corner,  
Berkeley, SC  
File No. 63-25-1769

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: Mario O'Dell Seneca,  
115 Rustic Ridge Lane, Wexford,  
PA 15090

WCR Vol 106 Issues 35,36,37

**Thistlethwaite, Charles Allen**

Late of South Strabane Twp.  
Washington Co., PA  
File No. 63-20-0448

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

Administrator: Janet L. Drizos, 107  
Pyle Road, Jefferson, PA 15344  
Attorney: Richard L. Osberg, III,  
1900 Main Street, Suite 225,  
Canonsburg, PA 15317

WCR Vol 106 Issues 35,36,37

**Volinsky, James Allen**

a/k/a James Volinsky  
Late of Eighty Four  
Washington Co., PA  
File No. 63-26-0060

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: Scott Hardin Beene,  
101 Hamtom Road, Eighty Four,

PA 15330

WCR Vol 106 Issues 35,36,37

**Walker, David Thomas**

a/k/a David T. Walker  
Late of Washtenaw County, MI  
File No. 63-26-0307

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: Noreen A. Walker c/o  
Attorney: Stephanie M. Sewak,  
Esq., Law Office of Stephanie M.  
Sewak, P.C., 90 W. Chestnut St.,  
Suite 606, Washington, PA 15301

WCR Vol 106 Issues 35,36,37

**Wicks, Lesley Jean**

Late of Town of Eighty Four  
Washington Co., PA  
File No. 63-26-0269

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

Administrator: Michael R.  
Buchanan, 380 Ringland Ridge  
Road, Amity, PA 15311  
Attorney: Charles J. Jacques, III,  
2125 Freeport Road, Natrona  
Heights, PA 15065

WCR Vol 106 Issues 35,36,37

**Williams, Mary Jane**

Late of Washington  
Washington Co., PA  
File No. 63-26-0178

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: John Brady Anderson, Thomas J. Anderson, Michael J. Anderson, 547 Marigold Lane, Slippery Rock, PA 16057  
Attorney: John Brady Anderson,  
547 Marigold Lane, Slippery Rock,  
PA 16057

WCR Vol 106 Issues 35,36,37

**Williams, Jr., Charles Frederick**

a/k/a Charles F. Williams  
Late of Washington  
Washington Co., PA  
File No. 63-26-0303

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: Jennifer Fields, 196  
Jaimes Ln, Atoka, TN 38004  
Attorney: Melina Georgiades, Esq.,  
1150 Old Pond Rd., Bridgeville, PA  
15017

WCR Vol 106 Issues 35,36,37

**Wingo, Christine C.**

Late of Monongahela, Carroll Twp.  
Washington Co., PA  
File No. 63-25-1748

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: Jennifer C. Wingo,  
283 Shannon Rd., Monongahela,  
PA 15063

WCR Vol 106 Issues 35,36,37

**REAL PROPERTY NOTICE**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION No.: CV-2025-02283

FREEDOM MORTGAGE CORPORATION, Plaintiff

v.

ALEXANDER W. BOWLAND IN HIS CAPACITY AS HEIR TO THE ESTATE OF JONATHAN A. BOWLAND A/K/A JOHN BOWLAND, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JONATHAN A. BOWLAND A/K/A JOHN BOWLAND DECEASED, Defendant(s)

**NOTICE**

**NOTICE TO:**

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JONATHAN A. BOWLAND A/K/A JOHN BOWLAND DECEASED

You are hereby notified on that on May 14, 2025, Plaintiff, FREEDOM MORTGAGE CORPORATION filed a Complaint against you in the Court of Common Pleas of WASHINGTON County, Pennsylvania, Docket No. CV-2025-02283, wherein Plaintiff seeks to enforce its rights under its loan documents.

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the Court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief request-

ed 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 A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE, 119 SOUTH COLLEGE STREET, WASHINGTON, PA 15301 TELEPHONE: (724) 225-6710

SUMMIT LEGAL AID 10 WEST CHERRY AVENUE WASHINGTON, PA 15301 TELEPHONE: (724) 225-6170

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

WCR Vol 106 Issue 37

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION No. 2025-02757

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA Plaintiff

vs.

JAMAR F. DAVIS and JEANNA M. MAIN, Defendants

**NOTICE TO DEFENDANT**

To: Jamar F. Davis and Jeanna M. Main, 322 Park Drive, Canonsburg, PA 15317

Notice is hereby given to the above-named individual and the owner or reputed owner of the following described property which is to be sold by Anthony E. Andronas, Sheriff of Washington County, Pennsylvania, on the dates and on the times hereinafter set forth:

The description of the premises which is the subject of the above-captioned proceeding and of which the Defendants, Jamar F. Davis and Jeanna M. Main, are the owner or the reputed owner, is as follows:

**ALL** those certain tracts of property situate in the Second Ward of the Borough of Canonsburg, County of Washington and Commonwealth of Pennsylvania, further described as follows:

**FIRST: BEING** Lot No. 14 and the southern one-half of Lot No. 13 in the Park View Plan of Lots as recorded in the Office of the Recorder of Deeds of Washington County, Pennsylvania in Plan Book Volume No. 6, Page 26.

**BEGINNING** at a point on the east side of Park Drive at the dividing line between Lots Nos. 14 and 15 in said Plan; thence along the east side of Park Drive, North 13 degrees 36 minutes West 52.5 feet to a point; thence through Lot No. 13, North 76 degrees 24 minutes East 125 feet to a point on the west side of West Alley; thence along the west side of West Alley, South 13 degrees 36 minutes East 52.5 feet to a point at the dividing line between Lots No. 14 and 15 in said plan; thence along said dividing line between Lots No. 14 and 15 in said Plan, South 76 degrees, 24 minutes West 125 feet to a point, the place of beginning.

**SECOND: BEING** the northern one-half of Lot No. 13 and the southern one-eighth of Lot No. 12 in the Park View Plan of Lots as

recorded in the office of the Recorder of Deeds of Washington County, Pennsylvania in Plan Book Volume No. 6, page 26.

**BEGINNING** at a point on the east side of Park Drive on the western boundary of Lot No. 13 in said Plan, said point being North 13 degrees, 36 minutes West 17.5 feet from a point on the dividing line between Lots No. 14 and 13 in said Plan; thence along the east side of Park Drive, North 13 degrees, 36 minutes West 21.875 feet to a point; thence through Lot No. 12, North 76 degrees, 24 minutes East 125 feet to a point on the west side of West Alley; thence along the west side of West Alley, South 13 degrees, 36 minutes East 21.875 feet to 2 point on the eastern boundary of Lot No. 13 in said Plan; thence through Lot No. 13 in said Plan, South 76 degrees, 24 minutes West 125 feet to a point, the place of beginning.

**CONTAINING** .2124 acres, more or less.

HAVING A MAILING ADDRESS OF: 322 Park Drive, Canonsburg, PA 15317.

TAX PARCEL ID NUMBER: 100-003-00-02-0028-00

Said sale shall be held on May 1, 2026 at 10:00 a.m. at Washington.pa.realforeclose.com.

Ten percent (10%) of the purchase price (but not less than Sheriff's costs) shall be paid on the date of the sale and the balance on or before May 6, 2026, prevailing time.

If, however, such ten percent (10%) down payment be not made on the day of sale, the property will again be exposed to sale immediately on the date aforesaid. If balance of payment be not made on May 6, 2026, following the date of sale, the property will again be put up for sale on May 8, 2026 prevailing time, at the expense and risk of the person to whom it was struck off, who in case of any deficiency on

such sale shall make good the same.

Notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and the distribution shall be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution will be given.

**NOTICE OF RIGHTS**

**NOTE: The sale is scheduled for 10:00 a.m., PREVAILING TIME, on May 1, 2026.**

YOU HAVE BEEN OR WILL BE SERVED WITH A WRIT OF EXECUTION. IT HAS BEEN ISSUED BECAUSE THERE IS A JUDGEMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD OR TAKEN TO PAY THE JUDGEMENT. YOU MAY HAVE LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN AWAY. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

YOU HAVE THE RIGHT TO FILE A MOTION TO OPEN OR STRIKE THE JUDGEMENT AND YOU HAVE THE RIGHT TO ASK TO SET ASIDE THE SALE FOR A GROSSLY INADEQUATE PRICE. THE PETITIONS MUST BE IN WRITING AND SET FORTH YOUR CLAIMS AND BE FILED WITH THE PROTHONOTARY OF WASHINGTON COUNTY. YOUR LAWYER CAN ASSIST YOU IN TAKING THAT ACTION.

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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL AD-

VICE.

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

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

BY THE COURT:  
s/John F. DiSalle, J.

WCR Vol 106 Issue 37

IN THE COURT OF  
COMMON PLEAS OF  
WASHINGTON COUNTY, PENNSYLVANIA  
CIVIL DIVISION  
No. 2025-3021

SLOVENIAN SAVINGS AND  
LOAN ASSOCIATION  
OF CANONSBURG  
PENNSYLVANIA Plaintiff  
Vs.  
MICHAEL D. TERHORST,  
Defendant

**NOTICE TO DEFENDANT**

To: Michael D. Terhorst, 621  
Woodland Road, Canonsburg, PA  
15317

Notice is hereby given to the above-named individual and the owner or reputed owner of the following described property which is to be sold by Anthony E. Andronas, Sheriff of Washington County, Pennsylvania, on the dates and on the times hereinafter set forth:

The description of the premises which is the subject of the above-captioned proceeding and of which the Defendant, Michael D. Terhorst, is the owner or the reputed owner, is as follows:

ALL THAT CERTAIN lot or ground situate in the Second Ward of the Borough of Canonsburg, Washington County, Pennsylvania,

known and designated as Lot No. 20 in a Plan of Lots called "Woodland Heights, Section No. I of record in Plan Book Volume 8, page 49, in the Recorder's Office of Washington County, Pennsylvania.

HAVING A MAILING ADDRESS OF: 621 Woodland Rd., Canonsburg, PA 15317.

TAX PARCEL ID NUMBER: 100-038-00-01-0017-00

Said sale shall be held on May 1, 2026 at 10:00 a.m. at Washington.pa.realforeclose.com.

Ten percent (10%) of the purchase price (but not less than Sheriff's costs) shall be paid on the date of the sale and the balance on or before May 6, 2026, prevailing time.

If, however, such ten percent (10%) down payment be not made on the day of sale, the property will again be exposed to sale immediately on the date aforesaid. If balance of payment be not made on May 6, 2026, following the date of sale, the property will again be put up for sale on May 8, 2026 prevailing time, at the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale shall make good the same.

Notice is hereby given that a schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and the distribution shall be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. No further notice of filing of the schedule of distribution will be given.

**NOTICE OF RIGHTS**

**NOTE: The sale is scheduled for 10:00 a.m., PREVAILING TIME, on May 1, 2026.**

YOU HAVE BEEN OR WILL BE SERVED WITH A WRIT OF EXECUTION. IT HAS BEEN ISSUED

BECAUSE THERE IS A JUDGEMENT AGAINST YOU. IT MAY CAUSE YOUR PROPERTY TO BE HELD OR TAKEN TO PAY THE JUDGEMENT. YOU MAY HAVE LEGAL RIGHTS TO PREVENT YOUR PROPERTY FROM BEING TAKEN AWAY. A LAWYER CAN ADVISE YOU MORE SPECIFICALLY OF THESE RIGHTS. IF YOU WISH TO EXERCISE YOUR RIGHTS, YOU MUST ACT PROMPTLY.

YOU HAVE THE RIGHT TO FILE A MOTION TO OPEN OR STRIKE THE JUDGEMENT AND YOU HAVE THE RIGHT TO ASK TO SET ASIDE THE SALE FOR A GROSSLY INADEQUATE PRICE. THE PETITIONS MUST BE IN WRITING AND SET FORTH YOUR CLAIMS AND BE FILED WITH THE PROTHONOTARY OF WASHINGTON COUNTY. YOUR LAWYER CAN ASSIST YOU IN TAKING THAT ACTION.

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 BELOW TO FIND OUT WHERE YOU CAN GET LEGAL ADVICE

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

SUMMIT LEGAL AID 16 West  
Cherry Avenue  
Washington, PA 15301  
(724) 225-6170

BY THE COURT:  
s/John F. DiSalle, J.

WCR Vol 106 Issue 37

**CORPORATION NOTICES**

**NOTICE OF DISSOLUTION & TERMINATION:**

Notice is hereby given that 84SLB1, LLC, a Pennsylvania limited liability company (the "Company"), has wound up its affairs and dissolved in the manner prescribed by the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended, and its existence shall cease upon the filing of a Certificate of Termination in the Department of State of the Commonwealth of Pennsylvania. All persons having a claim against the Company are required to present their claims against the Company in accordance with this notice. All such claims must be presented in writing and contain sufficient information reasonably to inform the Company of the identity of the claimant and the substance of the claim. All such claims must be sent to Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 16th FL, 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222. A claim against the Company shall be barred unless an action to enforce the claim is commenced within two years after the publication of this notice.

WCR Vol 106 Issue 37

**NOTICE OF DISSOLUTION & TERMINATION:**

Notice is hereby given that 84SLB2, LLC, a Pennsylvania limited liability company (the "Company"), has wound up its affairs and dissolved in the manner prescribed by the Pennsylvania Uniform Limited Liability Company Act of 2016, as amended, and its existence shall cease upon the filing of a Certificate of Termination in the Department of State of the Commonwealth of Pennsylvania. All persons having a claim against the Company are required to present their claims against the Company in accordance with this notice. All such claims

must be presented in writing and contain sufficient information reasonably to inform the Company of the identity of the claimant and the substance of the claim. All such claims must be sent to Mindi M. Albert, Esq., Williams Coulson, One Gateway Center, 16th FL, 420 Ft. Duquesne Blvd., Pittsburgh, PA 15222. A claim against the Company shall be barred unless an action to enforce the claim is commenced within two years after the publication of this notice.

WCR Vol 106 Issue 37

**NAME CHANGE NOTICES**

Notice is hereby given that on the date of March 19, 2026 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-2100 by the Petitioner **Hunter Jenkins** for a change of name to Hunter Christopher J. Dunn.

The Court has fixed the date of May 20, 2026 and time of 9:15am 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.

WCR Vol 106 Issue 37

Notice is hereby given that on the date of February 4, 2026 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-0711 by the Petitioner **Hannah Kathryn Russell** for a change of name to Elijah Kathryn Russell.

The Court has fixed the date of Monday, April 6, 2026 and time of 9:00 AM in Courtroom #6 in the

Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

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**Notice of Hearing for Name Change and Correction of Birth Certificate**

Notice is hereby given that on the of 19th day of February, 2026, a Petition for Change of Name and Correction of Birth Certificate was filed at the Office of the Washington County Prothonotary on behalf of **Parker Joseph Hookey** and **Aaron Quinn Jones** praying for a decree to change the name of Parker Joseph Hookey to Parker Joseph Jones and to correct the name of the listed father on the birth certificate from Allen Dale Hughes to Aaron Quinn Jones.

The Court has fixed the date of May 1, 2026, at 9:00 a.m. in Courtroom #6, of the Washington County, PA Courthouse located at 1 South Main Street in Washington, PA, as the time and place for the hearing on said petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said petitioners should not be granted.

Keith Owen Campbell, Attorney at Law, 31 North Main Street, Washington, PA 15301.

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**TERMINATION OF PARENTAL RIGHTS**

**PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION**

**IN RE: LYLLYAN GREENE a/k/a LYLLYAN MARIE GREENE**

**a/k/a LYLLYANA GREENE D.O.B. 5/17/2024, PLACE OF BIRTH: WASHINGTON COUNTY, PENNSYLVANIA**

**FEMALE CHILD OF: APRIL SEPESEY A/K/A APRIL S SEPESEY A/K/A APRIL A SEPESEY A/K/A APRIL SARAH-ANN SEPESEY A/K/A APRIL SEPESEY A/K/A APRIL A SEPESEY A/K/A APRIL S SEPESEY A/K/A APRIL SARAH-ANN SEPESEY AND MATHEW GREENE A/K/A MATHEW B GREENE A/K/A MATHEW BRIAN GREENE A/K/A MATHEW B GREENE A/K/A A/K/A MATTHEW B GREENE A/K/A MATTHEW BRIAN GREENE A/K/A MATHEW GREEN A/K/A A MATHEW B GREEN A/K/A MATHEW BRIAN GREEN AND UNKNOWN FATHER**

**NO: 63-26-0300**

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents and Confirm Consent to Adoption, APRIL SEPESEY A/K/A APRIL S SEPESEY A/K/A APRIL A SEPESEY A/K/A APRIL SARAH-ANN SEPESEY A/K/A APRIL SEPESEY A/K/A APRIL A SEPESEY A/K/A APRIL S SEPESEY A/K/A APRIL SARAH-ANN SEPESEY AND MATHEW GREENE A/K/A MATHEW B GREENE A/K/A MATHEW BRIAN GREENE A/K/A MATTHEW GREENE A/K/A A/K/A MATHEW B GREENE A/K/A MAT-

THEW BRIAN GREENE A/K/A MATHEW GREEN A/K/A MATHEW B GREEN A/K/A MATHEW BRIAN GREENE AND UNKNOWN FATHER, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on April 6, 2026, at 1:00 p.m.

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

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

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

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

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## MISCELLANEOUS NOTICES

NOTICE to ROBERT G. WISE/ Estate of Robert G. Wise, a Motion/Hearing on the request of Whitey's Towing/Kenneth White to Order Transfer of Title, and/or Request to Issue Title for 2016, FORD, ESCAPE, 1FMCU9GX3GUB92960 will be held 8:45am APRIL 21, 2026 Washington County Courthouse, Courtroom 6, Judge Michael Lucas, 1 S. Main Street, Washington, PA 15301. For more information contact Molly Maguire Gausa, Esquire, 724-344-7073. Washington County CV-2026-021756

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NOTICE to Frank Perry/Estate of Frank Perry, a Motion/Hearing on the request of Whitey's Towing/Kenneth White to Order Transfer of Title, and/or Request to Issue Title for 2013, SUBARU, OUTBACK, 4S4BRBPC1D3253502 will be held 8:45am APRIL 21, 2026 Washington County Courthouse, Courtroom 6, Judge Michael Lucas, 1 S. Main Street, Washington, PA 15301. For more information contact Molly Maguire Gausa, Esquire 724-344-7073. Washington County CV-2026-02175

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NOTICE to BRIAN JAMES KRENCY, a Motion/Hearing on the request of SCOTT WINTER to Order Transfer of Title, and/or Request to Issue Title for 2009 BMW, 528XI WBANV13569C154483 will be held 8:45am APRIL 21, 2026 Washington County Courthouse, Courtroom 6, Judge Michael Lucas, 1 S. Main Street, Washington, PA 15301. For more information contact Molly Maguire Gausa, Esquire 724-344-7073. Washington County CV-2026-02177

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