

# 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

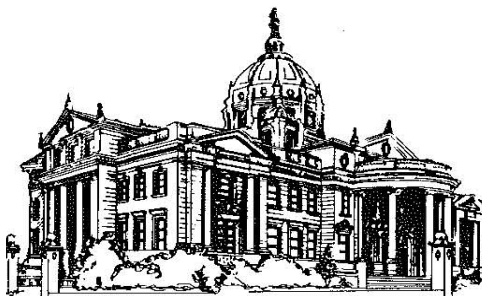
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**Vol. 106 No. 42 – APRIL 30, 2026**

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

### MOTIONS COURT SCHEDULE

<b>CR#/Suite#</b>	<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 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: <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. <b>Judge Emery will hear Judge Lucas's motions on Thursday, May 14 at 9:15 a.m., in Courtroom #4</b>
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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**Editor:** Frank Arcuri, Esq.; Assistant Editor: Kathy Sabol, WCBA Executive Director.  
 Washington County Reports USPS 667-460. Subscription Rate \$85.00 for 52 Weekly Issues.  
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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] California public schools can now inform parents if students identify as transgender or non-gender conforming without getting the child’s approval, according to a recent U.S. Supreme Court ruling in response to an emergency appeal from a conservative legal group. The high court’s order blocks a 2024 California law denying automatic parental notification from schools if students change their gender expression or pronouns in class. The state argued that students were entitled to their right to privacy concerning gender expression and should be allowed to come out to their families on their terms. The Supreme Court’s majority decided with parents, reinstating a lower court order. “The parents who assert a free exercise claim have sincere religious beliefs about sex and gender, and they feel a religious obligation to raise their children in accordance with those beliefs. California’s policies violate those beliefs,” the majority wrote in an unsigned order. [2] Stanford Law School maintained its top spot in U.S. News and World Report’s 2026 rankings of best law schools, as Yale Law School dropped to number two, now sharing that spot with the University of Chicago Law School, which moved up a notch. Among the top twenty, Cornell Law School and the Boston College Law School each had the biggest jumps - of 5 points - according to the report released in early April. Cornell Law School moved from the 18th spot, now tied for the 13th spot with the University of California at Los Angeles School of Law and the Washington University School of Law in St. Louis, the Boston College School moved from the 25th spot to the 20th spot to share the spot with Notre Dame Law School. Meanwhile, Georgetown University Law dropped the furthest, from the 14th spot to the 18th spot. Rounding out the top 20 law schools with comparisons to last year’s rankings: 1. Stanford Law School (same), 2. The University of Chicago Law School (up one spot), and Yale Law School (down one spot), 4. University of Pennsylvania Carey Law School (up one spot) and the University of Virginia School of Law (same), 6. Harvard Law School (same), 7. The Duke University School of Law (down one spot) and the New York University School of Law (up one spot), 9. Columbia Law School (up one spot), and Northwestern University Pritzker School of Law (up one spot), and the University of Michigan Law School at Ann Arbor (down one spot), 12. Vanderbilt University Law School (up two spots). [3] The U.S. Supreme Court has recently declined to hear an opposition to an Illinois law that prohibits concealed carry permit holders from bringing loaded guns onto public transportation, upholding a 2013 state provision that bans firearms from buses and trains. In September, a three-judge panel of the U.S. Court of Appeals for the 7th Circuit overturned a 2024 ruling by a U.S. District Judge that held that the state’s public transportation provisions of Illinois concealed carry law was unconstitutional. A lawyer for the Illinois State Rifle Association, who represented the Plaintiffs, said “he and his clients are very disappointed” with the Supreme Court’s decision, according to the Chicago Tribune. The law also prevents the carrying of guns into government buildings, hospitals, stadiums during sporting events and other locations. Other News: Hotel guests do not have reasonable expectation of privacy in hotel room or its contents after checkout time. *United States v. Mendoza*, No. 25-1154 0 (3d Cir., January 8, 2026).

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

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## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

**May 1 — Happy Law Day!** Law Day U.S.A. was established in 1958 by President Eisenhower to strengthen our great heritage of liberty, justice, and equality under the law. As part of this year's Law Day activities, all Washington County students grades 2-12 are invited to participate in Law Day contests around this year's theme: "America 250: Honoring our Founding and Dreaming for the Future." Contest guidelines are available to download at [www.washcobar.org](http://www.washcobar.org). Deadline for submissions is May 15. **Be sure to checkout our Law Day campaign on the Lamar billboard at the intersection of Racetrack Road and Route 19 from May 1-May 30!**

**May 7 -- CLE (1s): "Advocacy, Awareness & Action"** via zoom, 12pm-1pm, presented by Todd Pappasergi, Esq., a "Law School for Nonprofits" program held in conjunction with the Washington County Community Foundation. Advocacy plays a critical role in advancing a nonprofit's mission, but understanding the boundaries and opportunities can be complex. This session will explore how organizations can effectively engage in advocacy, raise awareness around key issues, and take meaningful action while remaining compliant with legal guidelines. Attendees will gain a clearer understanding of permissible activities, practical strategies for engagement, and how thoughtful advocacy efforts can strengthen impact and community presence.

**May 18 — Memorial Minutes**, 4pm, Courthouse, will be held for James F. Andrews, Scott H. Fergus, and Anthony J. Seneca. Anyone wishing to speak at the proceeding or contribute a remembrance in writing should contact the Bar office at [wcba@washcobar.org](mailto:wcba@washcobar.org) or 724-225-6710.

**May 19 — "Civics 101" Public Forum**. 6-8pm, Yost Conference Room, Burnett Center. Hosted by WCBA's Public Relations & Services Committee. A panel discussion of foundational issues pertaining to the structure and function of the U.S. government, including separation of powers and the role of the judiciary. As part of WCBA's Law Day activities, the program will address the 2026 theme, "America 250: Honoring Our Founding and Dreaming for the Future" by discussing the founders' vision of American government as framed in the Declaration of Independence, how that vision has evolved and been interpreted over the past 250 years, and how our system of government and the rule of law thereunder can be utilized to make "the American dream" possible for all.

**May 27 — Public Law Day Celebration**, 6-8pm, Washington County Courthouse. Featuring special guest Benjamin Franklin, awards to Law Day contest winners, presentation of the Liberty Bell Award, re-affirmation of Oath by attorneys in attendance, and a dessert reception. Free and open to the public.

**June 16 — Visit by Thomas Jefferson** at Washington County's "America's Potluck," a 250AmericaPA Celebration. Stay tuned for additional information!

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

**August 14-16 -- Summer Bench Bar**, Oglebay Resort, Wheeling.

**Nov 21 -- Annual Bar Banquet**, Pennsylvania Trolley Museum

# NEED LIVE CLE CREDITS?

## Watch "live online" CLEs

at the Washington County Bar Association office.

Contact us at [wcba@washcobar.org](mailto:wcba@washcobar.org) or 724-225-6710

to make an appointment. Only \$50 per credit hour

NOTICE  
OF  
JAMES ROMAN

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

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

ACCOUNTS FILED IN THE REGISTER'S OFFICE  
TO MAY 15, 2026 AUDIT

AUDIT LIST

- 63-2024-00641 Estate: Austin J. Murphy, Jr.  
Accountant: Colleen Arnowitz, Executrix  
Attorney: James W. Haines, Esq.
- 63-2014-00544 Estate: Lorita Sprowls  
Accountant & Attorney: William H. Knestrick, Esq., Administrator

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE  
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS MAY 15, 2026 AT 9:30 A.M., COURT-  
ROOM #4 BEFORE THE HONORABLE KATHERINE B. EMERY.

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

Washington, Pennsylvania  
Audit Date: MAY 15, 2026  
Publication Dates: APRIL 30, 2026 & MAY 7, 2026

## ESTATE NOTICES

### FIRST PUBLICATION

**Britko, Linda**

a/k/a Linda G. Britko  
Late of South Strabane 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: Frank Douglas Britko,  
124 Myrtle Street, Jamestown, NY  
14701

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

WCR Vol 106 Issues 42,43,44

**Broman, Lynn Marie**

Late of Canonsburg Borough  
Washington Co., PA  
File No. 63-26-0541

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: Debra Diane Thompson,  
1400 Main St., Apt. 328,  
Canonsburg, PA 15317

Attorney: Brock A. Meanor, Esq.,  
234 Beaver St., Suite 2, Sewickley,  
PA 15143

WCR Vol 106 Issues 42,43,44

**Cheverine, Dolores A.**

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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to

the Co-Executors without delay.

Co-Executors: Patrick DeFilippis  
a/k/a Patrick Dominic DeFilippis,  
31 Morningside Drive, Avella, PA  
15312; Louise DeFelippis a/k/a  
Louise Marie DeFilippis, 31 Morn-  
ingside Drive, Avella, PA 15312  
Attorney: Jeffrey P. Derrico, Esq.,  
Greenlee Derrico Posa, LLC,  
60 East Beau Street, Washington,  
PA 15301

WCR Vol 106 Issues 42,43,44

**Clover, Roy G.**

Late of Eighty-Four  
Washington Co., PA  
File No. 63-26-0463

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: Kelly Simile, 436 Mt.  
Hope Ridge Road, Claysville, PA  
15323

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

WCR Vol 106 Issues 42,43,44

**Dunn, Elmer J.**

a/k/a Elmer John Dunn, Jr.  
Late of Hickory  
Washington Co., PA  
File No. 63-26-0429

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: Bruce D. Dunn,  
40 Dairy Road, Hickory PA 15340  
Attorney: Eva H. Ahern, Esq., Pea-  
cock Keller, LLP, 95 West Beau St.,  
Suite 600, Washington, PA 15301

WCR Vol 106 Issues 42,43,44

**Dunn, James F.**

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

Administratrix: Rylie A. Dunn a/k/a  
Rylie Ann Dunn, 3761 Route 58,  
Emlenton, PA 16373

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

WCR Vol 106 Issues 42,43,44

**Everett, Dale Decato**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0524

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: Deanna Machesky,  
104 Whispering Heights Lane,  
Venetia, PA 15367  
Attorney: Robert S. Bootay, Esq.,  
Bootay Bevington & Nichols, LLC,  
The Grant Building, Suite 1102,  
310 Grant St., Pittsburgh, PA  
15219

WCR Vol 106 Issues 42,43,44

**Freeman, Lawrence M.**

a/k/a Lawrence M. Freeman, Sr.  
Late of Wellsburg,  
Brooke County, WV

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: Karen Sue Elliott  
Kirchner a/k/a Karen Sue Kirchner,  
161 Hedges Drive, Wellsburg, WV  
26070

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

WCR Vol 106 Issues 42,43,44

**Griffith, Neva Carol**

a/k/a Neva Griffith  
Late of Washington  
Washington Co., PA  
File No. 63-26-0547

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: Susan Kelley Griffith  
Hiles c/o

Attorney: Stephanie M. Sewak,  
Esq., The Law Office of Stephanie  
M. Sewak, P.C., 90 W. Chestnut  
Street, Suite 606, Washington, PA  
15301

WCR Vol 106 Issues 42,43,44

**McIntyre, Keith C.**

a/k/a Keith Charles McIntyre  
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: Cindy Lee McIntyre,  
305 Moon Road, Washington, PA  
15301

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

WCR Vol 106 Issues 42,43,44

**Milioto, Joseph A.**

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

Executrix: Mary Patricia Milioto,  
151 Smith Street, Canonsburg, PA  
15317

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

WCR Vol 106 Issues 42,43,44

**Renninger, Peter Alan**

Late of Carroll Township  
Washington Co., PA

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

Administrator: Jeffrey L. Renninger,  
410 Fairborough Court,  
Coraopolis, PA 15108  
Attorney: Richard C. Mudrick, Esq.,  
300 Fallowfield Avenue, Charleroi,  
PA 15022

WCR Vol 106 Issues 42,43,44

**Sorice, Doris Ann**

a/k/a Doris A. Sorice  
Late of Washington  
Washington Co., PA  
File No. 63-26-0551

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: Ruth Ann Fenton,  
609C Lombard Street, Philadelphia,  
PA 19147

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

WCR Vol 106 Issues 42,43,44

**Uher, Martin Frank**

a/k/a Martin Uher  
Late of Fallowfield Township  
Washington Co., PA

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

Administrator: Kim Q. Uher, 108  
Surrey Street, Monessen, PA 15062  
Attorney: Richard C. Mudrick, Esq.,  
300 Fallowfield Avenue, Charleroi,  
PA 15022

WCR Vol 106 Issues 42,43,44

**Weishner, Mark S.**

Late of Somerset Township  
Washington Co., PA

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

Administrator: Maxx R. Weishner  
c/o Attorney: John M. Petrisek,  
Esq., 998 Main Street, Bentleyville,  
PA 15314

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## SECOND PUBLICATION

### **Aquilino, Mark**

a/k/a Mark A. Aquilino  
a/k/a Mark Anthony Aquilino  
Late of North Strabane Township  
Washington Co., PA  
File No. 63-26-00482

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

WCR Vol 106 Issues 41,42,43

### **Crawford, Larry D.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0463

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

Executor: Richard W. Boardley, III, 879 Ewing St., Washington, PA 15301

Attorney: Clark Mitchell, Jr., Mitchell Law Group, LLC, 17 South College St., Washington, PA 15301

WCR Vol 106 Issues 41,42,43

### **Dami, Sr., Albert Robert**

a/k/a Albert R. Dami, Sr.  
Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0328

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known

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

Executor: James Brian Dami, 73 Colonial Lane, Lawrence, PA 15055

Attorney: Emmanuel S. Anthon, Esq., Anthon Legal Services, LLC, 165 McClelland Road, Canonsburg, PA 15317

WCR Vol 106 Issues 41,42,43

### **Hands, James M.**

a/k/a James Milton Hands  
Late of Monongahela  
Washington Co., PA  
File No. 63-26-0454

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: Linda Belcher, 82 Pigeon Creek Road, Eighty Four, PA 15330  
Attorney: Tamora L. Reese, Esq., P.O. Box 35, Washington, PA 15301

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### **Malarkey, William Harold**

a/k/a William H. Malarkey  
a/k/a William Malarkey  
Late of Amity  
Washington Co., PA  
File No. 63-26-0142

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 P. Malarkey, 317 Ten Mile Road, Amity, PA 15311  
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 North Main Street, Washington, PA 15301

WCR Vol 106 Issues 41,42,43

### **Miske, Jr., Michael A.**

Late of California Borough  
Washington Co., PA  
File No. 63-24-1738

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: Cecilia Brown c/o  
Attorney: James T. Davis, Esq., Davis & Davis Attorneys at Law, 107 E. Main St., Uniontown, PA 15401

WCR Vol 106 Issues 41,42,43

### **Moroco, Jr., Daniel A.**

Late of Canonsburg  
Washington Co., PA  
File No. 63-17-0291

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: Debra Marie Summerscales, 510 Wedgewood Lane, Canonsburg, PA 15317  
Attorney: Aubrey H. Glover, Esq., Brenlove & Fuller, LLC, 401 Washington Avenue, Bridgeville, PA 15017

WCR Vol 106 Issues 41,42,43

### **Nageotte, Diane F.**

Late of Lawrence  
Washington Co., PA  
File No. 63-26-0504

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: Paul Messina,

1118 Valleyview Dr., Lawrence, PA  
15055

Attorney: Steven T. Casker, Esq.,  
207 E. Grandview Ave., Zelienople,  
PA 16063

WCR Vol 106 Issues 41,42,43

**Osborne, Christine A.**

a/k/a Christine Osborne  
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: Danielle Marie Foster,  
140 Third Street, McDonald, PA  
15057

Attorney: Elisabeth H. Wagers,  
Esq., Wolf, Wagers & Wolf, 1500  
Ashwood Drive, Suite 1501,  
Canonsburg, PA 15317

WCR Vol 106 Issues 41,42,43

**Penn, Edith Mae**

Late of Canonsburg  
Washington Co., PA  
File No. 63-25-1689

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: Derek Penn, 501 Gladden  
Road, Canonsburg, PA 15317

Attorney: Betty A. Dillon, Esq.,  
1725 Washington Road, Suite 503,  
Pittsburgh, PA 15241

WCR Vol 106 Issues 41,42,43

**Rupprecht, Mary Louise**

a/k/a Mary Lou Rupprecht  
Late of Venetia  
Washington Co., PA  
File No. 63-26-0483

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to re-

quest 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. Rupprecht, Jr.,  
210 Oak Ridge Dr., Venetia, PA  
15367

Attorney: Emily L. Davidson, Esq.,  
SutterWilliams, LLC, 850 Ridge  
Avenue, Suite 300, Pittsburgh, PA  
15212

WCR Vol 106 Issues 41,42,43

**Sillaman, Caroline**

Late of Prosperity  
Washington Co., PA  
File No. 63-26-00513

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 M. Elko, 297 Har-  
vey Road, Prosperity, PA 15329

Attorney: Karen Hassinger, Esq.,  
55 South Main St., Floor 2, Wash-  
ington, PA 15301

WCR Vol 106 Issues 41,42,43

**Stewart, Loretta Agnes**

a/k/a Loretta S. Stewart  
Late of Cecil Township  
Washington Co., PA  
File No. 63-26-0520

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: Pamela Jean Hixon,  
Louis R. Stewart, Jr. a/k/a Louis  
Robert Stewart, Jr., 438 North Main  
St., Houston, PA 15342

WCR Vol 106 Issues 41,42,43

**Vasunda, Gloria A.**

Late of Monongahela  
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: Antonio J. Alvarez,  
323 Comanche Drive, Rostraver  
Twp., PA 15012

Attorney: Blane A. Black, Esq.,  
223 Second Street, Monongahela,  
PA 15063

WCR Vol 106 Issues 41,42,43

**Wyke, Linda Jean**

a/k/a Linda J. Wyke  
a/k/a Linda Wyke  
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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jeffrey Wyke a/k/a  
Jeffrey L. Wyke a/k/a Jeff Wyke,  
110 Oak Heights Drive, Oakdale,  
PA 15071

WCR Vol 106 Issues 41,42,43

### THIRD PUBLICATION

**Austin, Donald Carl**  
a/k/a Donald C. Austin  
Late of Washington County  
Washington Co., PA  
File No. 63-26-0453

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: Stephanie Read Campbell a/k/a Stephanie L. Campbell, 34 Brehm Road, Washington, PA 15301

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

WCR Vol 106 Issues 40,41,42

**Battistone, Sr., Carl L.**  
a/k/a Carl Louis Battistone, Sr.  
Late of McMurray  
Washington Co., PA  
File No. 63-26-0438

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: Carl L. Battistone, Jr., 211 Stuart Circle, McDonald, PA 15057

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Associates, P.C., 2770 South Park Road, Bethel Park, PA 15102-3839

WCR Vol 106 Issues 40,41,42

**Burns, Timothy Leo**  
a/k/a Timothy L. Burns  
Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0470

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: Timothy B. Burns, 803 Sage Dr., Canonsburg, PA 15317

WCR Vol 106 Issues 40,41,42

**Colbeck, Marlene L.**  
Late of Nottingham 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Jocelyn Ann Hillman c/o Attorney: Kara A. Klaiber, Esq., McCausland Keen + Buckman, 80 W. Lancaster Ave., 4th Floor, Devon, PA 19333-1331

WCR Vol 106 Issues 40,41,42

**Cook, Robert A.**  
Late of McDonald  
Washington Co., PA  
File No. 63-26-0472

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: Jessica Acker, 3259 Reissing Road, McDonald, PA 15057

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

WCR Vol 106 Issues 40,41,42

**Courtney, Dennis J.**  
Late of Venetia, Peters Township  
Washington Co., PA  
File No. 63-26-00298

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 J. Courtney, II, 260 Springdale Road, Venetia, PA 15367

Attorney: E. Robert Pecori, III, Esq., 7051 Steubenville Pike, Suite 7, Oakdale, PA 15071

WCR Vol 106 Issues 40,41,42

**Findley, Rosaria**  
a/k/a Rosaria P. Findley  
Late of Strabane  
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: Lou Ann F. Nestor, 1662 Park Avenue, Washington, PA 15301

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

WCR Vol 106 Issues 40,41,42

**Hickman, Donald P.**  
a/k/a Donald Penn Hickman  
Late of Claysville  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executor or attorney, and all persons indebted to the decedent to make payment to the

Executor without delay.

Executor: Jay Auld Hickman c/o  
Attorney: Frank C. Roney, Jr., Esq.,  
The Roney Law Office, 228 South  
Main St., Washington, PA 15301

WCR Vol 106 Issues 40,41,42

**Hoberek, Deborah Louise**

a/k/a Deborah L. Hoberek  
Late of Burgettstown  
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: George A. Hoberek,  
47 Atlas Cherry Valley Road,  
Burgettstown, PA 15021  
Attorney: David Bayard Wolf, Esq.,  
Wolf, Wagers & Wolf, 1500 Ash-  
wood Dr., Suite 1501, Canonsburg,  
PA 15317

WCR Vol 106 Issues 40,41,42

**Kouklakis, Steve**

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: Maria Pfaff, 5033 Julia  
Lane, McKees Rocks, PA 15136  
Attorney: Angela D. Kusturiss,  
Esq., Kusturiss Law Firm, 12 North  
Jefferson Ave., Canonsburg, PA  
15317

WCR Vol 106 Issues 40,41,42

**Markulik, Sr., Michael Howard**

a/k/a Michael H. Markulik, Sr.  
Late of Washington  
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Dece-

dent. Notice is hereby given to 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: Charles W. Markulik,  
6219 Ballinger Road, Greensboro,  
NC 27410  
Attorney: David Bayard Wolf, Esq.,  
Wolf, Wagers & Wolf, 1500 Ash-  
wood Dr., Suite 1501, Canonsburg,  
PA 15317

WCR Vol 106 Issues 40,41,42

**McCoy, Rosalie**

Late of Canonsburg,  
North Strabane Twp.  
Washington Co., PA  
File No. 63-25-1699

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: Maria C. Yatsko,  
257 Deerfield Dr., Canonsburg,  
PA 15317-2319  
Attorney: David R. Thompson,  
Esq., 1216 Walton St., P.O. Box  
587, Phillipsburg, PA 16866

WCR Vol 106 Issues 40,41,42

**Moschetta, Joseph P.**

a/k/a Joseph Paoly Moschetta  
Late of Washington  
Washington Co., PA  
File No. 63-26-0107

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: Nicole A. Moschetta,  
23 Winthrop Road, Carnegie, PA  
15106

Attorney: Edward J. Kabala, Esq.,

Fox Rothschild LLP, Six PPG  
Place, Suite 1000, Pittsburgh, PA  
15222

WCR Vol 106 Issues 40,41,42

**Rivera, Miguel Angel**

Late of Washington  
Washington Co., PA  
File No. 63-26-0418

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: Lisa Ann Miller-  
Rivera, 5544 Clark Ave., Bethel  
Park, PA 15102

Attorney: Branden A. Fulciniti,  
Esq., Jones, Gregg, Creehan &  
Gerace, LLP, 20 Stanwix Street,  
Suite 1100, Pittsburgh, PA 15222

WCR Vol 106 Issues 40,41,42

**Schultz, Bernard**

a/k/a Bernard D. Schultz  
a/k/a Bernard Donald Schultz  
Late of Canonsburg Borough  
Washington Co., PA  
File No. 63-26-0447

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: Jason Paul  
Schultz, 211 Main St., P.O. Box  
585, Roscoe, PA 15477; Stacy L.  
Payne, 3188 Perry Highway, Had-  
ley, PA 16130

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

WCR Vol 106 Issues 40,41,42

**Sterling, Mike Andrew**

a/k/a Mike Sterling  
 Late of North Strabane Township  
 Washington Co., PA  
 File No. 63-26-0394

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: Kimberly J. Sterling,  
 1507 Route 136, Washington, PA  
 15301

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

WCR Vol 106 Issues 40.41.42

Executor without delay.

Executor: Tracey Ann Eakin c/o  
 Attorney: A. Todd Wilson, Esq., 82  
 Firethorn Road, Baden, PA 15005

WCR Vol 106 Issues 40.41.42

**Tisen, Daniel C.**

Late of Lawrence  
 Washington Co., PA  
 File No. 63-26-0461

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: Susan J. Owens,  
 474 Georgetown Rd., P.O. Box 146,  
 Lawrence, PA 15055

Attorney: Robin L. Rarie, Esq.,  
 Brenlove & Fuller, LLC, 401 Wash-  
 ington Ave., Bridgeville, PA 15017

WCR Vol 106 Issues 40.41.42

**Trombetta, Joan C.**

Late of Canonsburg  
 Washington Co., PA  
 File No. 63-26-0452

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

**TPR NOTICE****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  
SEPSEY A/K/A APRIL A  
SEPSEY A/K/A APRIL S  
SEPSEY A/K/A APRIL SARAH-  
ANN SEPSEY AND MATHEW  
GREENE A/K/A MATHEW B  
GREENE A/K/A MATHEW  
BRIAN GREENE A/K/A MAT-  
THEW GREENE A/K/A A/K/A  
MATTHEW B GREENE A/K/A  
MATTHEW BRIAN GREENE  
A/K/A MATHEW GREEN A/K/  
A MATHEW B GREEN A/K/A  
MATHEW BRIAN GREEN AND  
ANY 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 SEPSEY A/K/A APRIL A SEPSEY A/K/A APRIL S SEPSEY 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 MATTHEW B GREENE A/K/A MATTHEW BRIAN GREENE A/K/A MATHEW GREEN A/K/A MATHEW B GREEN A/K/A MATHEW BRIAN GREENE AND ANY 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 June 29, 2026, at 10:00 a.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

WCR Vol 106 Issue 42

**REAL PROPERTY  
NOTICE****CIVIL ACTION LAW  
COURT OF COMMON PLEAS  
WASHINGTON COUNTY  
Number CV-2025-02499  
PennyMac Loan Services, LLC v.**

Ricky Cole II and Courtney Cole

**NOTICE OF SHERIFF'S SALE  
OF REAL PROPERTY**

TO: Courtney Cole

Your house (real estate) at **1236 4th Street, Monongahela, Pennsylvania 15063** is scheduled to be sold at Sheriff's Sale on **June 5, 2026** at 10:00AM, at a public on-line auction conducted by Real Foreclosure, <https://washington.pa.realforeclose.com> to enforce the court judgment of \$121,970.15 obtained by PennyMac Loan Services, LLC against the above premises.

**NOTICE OF OWNER'S  
RIGHTS YOU MAY  
BE ABLE TO PREVENT THIS  
SHERIFF'S SALE**

To prevent this Sheriff's Sale you must take **immediate action**:

The sale will be canceled if you pay to PennyMac Loan Services, LLC the back payments, late charges, costs, and reasonable attorney's fees due. To find out how much you must pay, you may call McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

You may be able to stop the sale by filing a petition asking the Court to strike or open the judgment, if the judgment was improperly entered. You may also ask the Court to postpone the sale for good cause.

You may also be able to stop the sale through other legal proceedings.

You may need an attorney to assert your rights. The sooner you contact one, the more chance you will have of stopping the sale. (See the following notice on how to obtain an attorney.)

**YOU MAY STILL BE ABLE TO  
SAVE YOUR PROPERTY AND  
YOU HAVE OTHER RIGHTS  
EVEN IF THE SHERIFF'S  
SALE DOES TAKE PLACE**

If the Sheriff's Sale is not stopped,

your property will be sold to the highest bidder. You may find out the price bid by calling McCabe, Weisberg and Conway, LLC, Esquire at (215) 790-1010.

You may be able to petition the Court to set aside the sale if the bid price was grossly inadequate compared to the value of your property.

The sale will go through only if the buyer pays the Sheriff the full amount due on the sale. To find out if this has happened, you may call McCabe, Weisberg and Conway, LLC, at (215) 790-1010.

If the amount due from the buyer is not paid to the Sheriff, you will remain the owner of the property as if the sale never happened.

You have a right to remain in the property until the full amount due is paid to the Sheriff and the Sheriff gives a deed to the buyer. At that time, the buyer may bring legal proceedings to evict you.

You may be entitled to a share of the money which was paid for your real estate. A schedule of distribution of the money bid for your real estate will be filed by the Sheriff within thirty (30) days of the sale. This schedule will state who will be receiving that money. The money will be paid out in accordance with this schedule unless exceptions (reasons why the proposed schedule of distribution is wrong) are filed with the Sheriff within ten (10) days after the posting of the schedule of distribution.

You may also have other rights and defenses, or ways of getting your real estate back, if you act immediately after the sale.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PER-**

**SONS AT A REDUCED FEE OR NO FEE.**

**LAWYER REFERRAL SERVICE ASSOCIATION DE LICENCIADOS Southwestern Pennsylvania Legal Aid Society 10 West Cherry Avenue Washington, Pennsylvania 15301 (724) 225-6170**

**McCABE, WEISBERG & CONWAY, LLC**

Attorneys for Plaintiff 1420 Walnut Street, Suite 1105, Phila., PA 19102, 215-790-1010

WCR Vol 106 Issue 42

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA CIVIL DIVISION No.: CV-2024-04113

Sale No.: ORIGINAL 5/1/26 SALE U.S. BANK NATIONAL ASSOCIATION Plaintiff v. SAMUEL D WILLIAMS; PATRICIA M BOYLE Defendant(s)

CIVIL DIVISION No.: CV-2024-04113 Sale No.: ORIGINAL 5/1/26 SALE

NOTICE TO: Patricia M Boyle

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 605 S Central Ave, Canonsburg, PA 15317 Being in BOROUGH OF CANONSBURG, County of WASHINGTON, Commonwealth of Pennsylvania, 110-012-00-00-0005-00

Improvements consist of residential property.

Sold as the property of Patricia M Boyle

Your house (real estate) at 605 S Central Ave, Canonsburg, PA 15317 is scheduled to be sold at the Sheriff's Sale on May 1, 2026 at 10:00 AM, at the HTTPS://

WASHINGTON.PA.REALFORE-

CLOSE.COM, to enforce the Court Judgment of \$45,045.02 obtained by, U.S. BANK NATIONAL ASSOCIATION (the mortgagee), against the above premises.

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

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

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

WCR Vol 106 Issue 42

**NAME CHANGE NOTICE**

**CHANGE OF NAME NOTICE**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA No.: 2026-2641

**IN RE: Petition of LUCAS ALLEN PARR**

**For change of name to LUCAS DOMENICK RUSSELL EVANS**

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the 30th day of June, 2026 at 10:15 A.M. as the time and the Washington County Courthouse, Courtroom No. 4, 1 S. Main Street, Washington, PA 15301, as the place for a hearing, when and where all persons may show cause, if any they have, why said name should not be changed as prayed for.

Megan A. Kerns Attorney at Law 1747 Rostraver Road Belle Vernon, PA 15012 (724) 243-3551

WCR Vol 106 Issue 42

# McClelland

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#412-596-2626

### Business Litigation Associate – Greenville, PA

McClelland Legal Search, a Pittsburgh-based legal recruiting agency, has been exclusively retained by a client seeking to add a Business Litigation Associate to its Greenville, Pennsylvania office.

This opportunity is not a typical small-market litigation role. The Greenville office is a recently established and growing location of a sophisticated, multi-state business and construction law practice. The firm itself is well-established and this is an opportunity to join at the ground level of a growing office, not a startup firm.

The firm is recognized as a Tier 1 Construction Law practice in the Akron, Ohio metropolitan area (Best Lawyers) and is distinguished by the depth and recognition of its attorneys, with more than half of its lawyers consistently listed in nationally recognized publications across business law and litigation practice areas.

The practice is both high-level and high-volume:

- Over **\$100 million annually** in construction projects in active deals, litigation, and arbitration across multiple states
- More than **\$50 million annually** in commercial real estate and asset acquisitions
- Ongoing representation of sophisticated business clients in complex, high-stakes matters

This associate will immediately be involved in significant litigation and arbitration matters in state and federal courts in Pennsylvania, working alongside experienced trial lawyers.

The firm is seeking an attorney with approximately **5+ years of litigation experience**, though strong, motivated candidates with less experience who are committed to developing a career in business litigation will be considered. This is an excellent opportunity for an up-and-coming attorney who wants to learn how to handle complex litigation through meaningful responsibility, mentorship, and direct client exposure.

The practice focuses on **business litigation**, including:

- Contract and commercial disputes
- Construction litigation and arbitration

Employer-side employment disputes and agency investigations

This is a rare opportunity in Western Pennsylvania—outside of Pittsburgh and possibly Erie—to join a practice of this caliber while also having the ability to make a meaningful impact in a growing office environment. If you, or an attorney you know, are interested in learning more, we would welcome the opportunity to connect and share additional details.

Dianne McClelland 412.596.2626 / [dianne@mcclellandlegalsearch.com](mailto:dianne@mcclellandlegalsearch.com) or  
Cindy McClelland 717.350.1283 / [cindy@mcclellandlegalsearch.com](mailto:cindy@mcclellandlegalsearch.com)