

WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE THE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. ESTABLISHED MARCH 31, 1920, AS THE OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY, PENNSYLVANIA. OWNED & PUBLISHED SINCE JANUARY 1, 1958, BY THE WASHINGTON COUNTY BAR ASSOCIATION, 119 S. COLLEGE ST., WASHINGTON, PA 15301

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SEPTEMBER 3, 2026

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

MOTIONS COURT SCHEDULE	
CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo . NO MOTIONS 9-30, 10/1
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month.
Lucas, Michael, CR#6/1006	Motions 1st-21st of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12pm) the business day prior to the scheduled presentation.
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.
Note	Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week

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Washington County Reports does not edit any legal advertisement for substance or content. Legal Notices due by Noon Friday for publication the following Thursday (holidays may alter deadline).

Editor: Frank Arcuri, Esq.; Assistant Editor: Kathy Sabol, WCBA Executive Director.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A personal injury law firm in Hartford, Connecticut has been cited for more than a dozen unauthorized sidewalk advertisements, including one message that said, “Look both ways before you cross.” Police told NBC Connecticut that Trantolo & Trantolo violated a city ordinance when it stenciled the text on sidewalks of Hartford without the city’s written consent. The Hartford mayor also told NBC Connecticut that the city had discovered at least 15 messages from the firm and may file a complaint with the state grievance committee over the incident. In a statement to NBC Connecticut, Trantolo & Trantolo said Hartford “has a serious road safety problem.” Working with an outdoor advertising company that has executed similar temporary sidewalk campaigns in cities across the country, Trantolo & Trantolo recently placed a series of temporary stencils throughout Hartford and West Hartford highlighting important local and state safety statistics. The stencils were created using either power washing or temporary chalk - not spray paint – and were always intended to be temporary.” Trantolo & Trantolo also noted in its statement that it planned to remove all remaining stencils at the end of its campaign. According to NBC Connecticut, the West Hartford Department of Public Works also found unauthorized messages from the firm around 24 of its sidewalks and used a power washer to remove them. [2] The California Supreme Court recently held that trial courts lacking sufficient court reporters to staff courtrooms must provide electronic case recordings to civil litigants who can’t afford to hire their own stenographers. Writing for the unanimous court, California Supreme Court Chief Justice Patricia Guerrero found that a state law that largely bars the use of electronic recordings to make a record of civil proceedings has an implied exception for poor litigants. “Where a litigant requests the creation of an official verbatim record and establishes an inability to pay for a private court reporter, a Superior Court has a duty to provide some way for the litigant to obtain an official verbatim record, including by electronic recording if an official court reporter is unavailable. It has no discretion to decline to do so.” According to the judicial branch of California’s website, the state is facing a persistent shortage of court reporters. To boost the number of court reporters some courts have offered hiring bonuses and other incentives but still find that they can’t keep pace with retirements and potentially higher pay being paid in the private sector. [3] Walmart is being accused by a group of customers of illegally collecting their biometric information. In a class action complaint recently filed in the Northern District of Illinois, plaintiffs allege that whenever customers call into a Walmart customer service line, the retail giant uses artificial intelligence to create a voice print that can be used to identify them in the future. They also allege that this is done without their consent. According to the complaint, Plaintiffs and other consumers who call into the Walmart customer service line are told only that “this call and your voice may be recorded for business purposes, including fraud prevention. However, the recording fails to disclose what the other business purposes for taking their voice prints are, or with whom those biometric identifiers are being shared.” The plaintiffs note that Walmart’s privacy policy acknowledges that it collects biometric information when a customer contacts the company in accordance with applicable law. But they also contend that Walmart is violating the Illinois Biometric Information Privacy Act, which was implemented to regulate the collection and use of biometrics.

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

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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NOTICES TO THE PROFESSION

MEMORIAL MINUTES

November 23, 2026 ~ 3:30pm ~ Courtroom #7

Peter V. Marcoline Jr.

Kanalis Office RELOCATION -- **UPDATED**

Per **Amended Administrative Order 2026-3**: MDJ Kanalis's office has been temporarily relocated from 685 National Pike West in Brownsville to 1 South Main Street, Suite 1004, Washington, PA 15301 with hearings to be held in Courtroom 8, due to continuing plumbing emergency and lease termination at the Brownsville property. The telephone number for the office remains 724-632-3143. The hours of operation will resume on Monday, July 20, 2026, as regularly scheduled, 8am to 12pm and 1pm to 3:30pm, Monday through Friday. This will remain the office location until **Friday, October 30, 2026**.

Position Opening — Assistant Public Defender — Trial Attorney

The Washington County Public Defender's office is seeking to hire a Full-time Assistant Public Defender — Trial Attorney to represent indigent defendants at all criminal proceedings. A Juris Doctor Degree and a license to practice law in PA (member of the PA Bar) are required, as is prior experience as an attorney. A thorough knowledge of the law, the court system and legal proceedings is essential, as is the ability to perform legal research. The incumbent must remain current in the law through continuing education. The incumbent will deal directly with inmates, frequently in the Correctional Facility, and must be aware of the physical risks that may be involved. Computer skills are necessary. Starting Salary \$77,254, benefits available after 90 days.

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

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

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

Sep 10 -- WCCF Gives, Donate online from 8am to 8pm at www.wccfgives.org to make a donation to the Washington County Bar Foundation and the many other charities in Washington County participating in this annual drive.

Sep 17 -- Read the Constitution! Noon, Courthouse steps. Celebrate Constitution Day by participating in a reading of the Constitution and the Bill of Rights on the steps of the Courthouse -- everyone will take turns reading a passage, from start to finish. Pre-register to read by contacting the Bar office or just show up and get in line. Observers are welcome, too.

Sep 24 – YLD Q3 Business Meeting & Happy Hour, Canonsburg Midtown Market, 4-6pm (business meeting at 5:15pm in 1802 Tavern). Agenda: Election of YLD Officers for 2027. If you are interested in serving as an officer, please contact current YLD President Jake Mihalov or the Bar office by Sep 22 (no nominations at the meeting without nominee's consent). Also on the agenda: discussion of candidates for Ceisler Professionalism Award. Free to WCBA YLD members and prospective members; guests of YLD members \$30pp.

Sep 25 - WCBA BAR MEETING with lunch, 12pm, Bar office, Nominations Committee to present Slate of Officers and Directors for 2027. Other agenda items for consideration must be forwarded to the WCBA President at thomas.steele@peacockkeller.com by Sep 22.

Oct 3 -- "Bourbon, Boots & Bling Comedy Night Fundraiser," Washington Park, Rotary Main Pavilion. Benefits the Washington County Bar Foundation. See www.washcobar.org/foundation for details and to register.

Oct 9 – W&J Pre-Legal CLE: "Data Privacy in the Age of AI," (1s), 3-4pm, W&J Burnett Center, Yost Conference Room. W&J College's W. Ed Sell Legal Lecture. Moderator: Frank C. Botta '81, Esq.; panelists: Craig Chaney '08, Esq., Brad Collins '98, Esq., and Brock McCandless '06, Esq. This year's award (4-4:30pm) will be presented to the Hon. Kevin Ohlson, U.S. Court of Appeals for the Armed Forces, Class of '82.

Oct 13 – CLE: “Stand Tall for the Rule of Law” 6-8pm, W&J Burnett Center, Yost Conference Room. Documentary screening and discussion about the ongoing war in Ukraine co-hosted by W&J's pre-law and Conflict and Resolution Studies and University of Pittsburgh School of Law. Presenter: Ronald A. Brand, the Chancellor Mark A. Nordenberg University Professor of Law and the Academic Director of the Center for International Legal Education (CILE) at the University of Pittsburgh School of Law, who will discuss the film and its subject, the December of 2023 Summit of international law experts in Lviv, Ukraine. For more information, visit www.washcobar.org/news.

Oct 23 – Family Law Section Q3 Meeting & CLE. Noon-1pm, Bar Office. Details tbd.

Oct 29 – Pro Bono CLE Roundup, (1e) Noon-1pm, Bar Office. **FREE** for attorneys who are panelists for WCBA's pro bono and low bono (modest means) and Summit Legal Aid's private attorney involvement (PAI) programs. CLE credit (1e) for non-panelist attorneys \$35.

Nov 7 -- National Love Your Lawyer Day

Nov 21 (Sat.) -- Annual Bar Banquet, PA Trolley Museum

Jan 22, 2027 -- Annual Winter Bench Bar, Hilton Garden Inn, Southpointe

Aug 25-Sep 3, 2027 -- CLE Abroad with WCBA in Ireland! This trip with our favorite CLE travel providers has been timed to occur in conjunction with the Pitt vs Wisconsin game on August 28 in Dublin for the AerLingus College Football Classic! There are 5-, 7-, or 9- day packages available: an optional Pre-Trip to Cork on Aug 25-27, core program in Dublin Aug 27 - Sep 1, then an optional post-trip to Belfast Sep 1 - 3. Contact WCBA for more information and rates.

ORPHANS' COURT NOTICE

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 September 18, 2026, AUDIT

AUDIT LIST

- 63-2024-01751 Estate: Carol J. Piazza
Accountant: Mitchell Fedell, Deborah Fedell, Co-Executors
Attorney: Craig E. Wynn, Esq.
- 63-2023-01672 Estate: Janet S. Slack
Accountant: Mark Alan Slack, Executor
Attorney: Jeffrey P. Derrico, Esq.
- 63-2023-00704 Estate of Jeffrey P. Baker
Accountant: Farmers and Merchants Trust Company, Administrator
Attorney: Lawrence R. Rife, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE
AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS SEPTEMBER 18, 2026, AT 9:30 A.M.,
COURTROOM #4 BEFORE THE HONORABLE KATHERINE B. EMERY, JUDGE.

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: September 18, 2026
Publication Dates: September 3, 2026, September 3, 2026

ESTATE NOTICES**FIRST PUBLICATION**

Brownlee, Bryan A., a/k/a Bryan Ashley Brownlee

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: Gerald D. Brownlee a/k/a Gerald Duane Brownlee, 52 Stone Rd., Claysville, PA 15323

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Assoc., P.C., 62 E. Wheeling St., Washington, PA 15301

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Fulton, Nancy Elizabeth, a/k/a Nancy E. Fulton

Late of McMurray, Washington Co., PA

File No. 6326-1193

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: Patricia L. Griffith, 833 Alberta Dr., West Mifflin, PA 15122, Thomas A. Axley a/k/a Thomas Arthur Axley, 103 Hidden Valley Dr., Finleyville, PA 15332

Attorney: Daniel M. Flynn, Esq., Michael D. Flynn & Assoc., P.C., 2770 South Park Rd., Bethel Park, PA 15102

WCR Vol 107 Issues 8,9,10

Kernen, Sr., Louis B., a/k/a Louis Kernen a/k/a Louis B. Kernen

Late of Venetia, Washington Co., PA

File No. 63-26-1223

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: Kathy Jo Kernen, 117 McCombs Road, Venetia, PA 15367

Attorney: Timothy R. Berggren, Esq, Peacock Keller, LLP, 95 West Beau St., Suite 600, Washington, PA 15301

WCR Vol 107 Issues 8,9,10

Kouklakis, Jr., Petras, a/k/a Petras Kouklakis a/k/a Petros Kouklakis, Jr. a/k/a Petros Kouklakis

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

Administrator: Janet M. Kouklakis a/k/a Janet Marie Kouklakis, 538 Gladden Rd., Canonsburg, PA 15317

Attorney: Angela D. Kusturiss, Esq., Kusturiss Law Firm, 12 N. Jefferson Ave., Canonsburg, PA 15317

WCR Vol 107 Issues 8,9,10

SECOND PUBLICATION**Cowden, James R.**

Late of Scenery Hill, Washington Co., PA

File No. 63-26-01181

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: Annette L. Franel, 47 Brady Rd., Scenery Hill, PA 15360

Attorney: Karen Hassinger, Esq., 55 S. Main St., Floor 2, Washington, PA 15301

WCR Vol 107 Issues 7,8,9

Davis, Herbert L., a/k/a Herbert Davis

Late of Marianna Borough, Washington Co., PA

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

Executrix: Tiffany Pascoe a/k/a Tiffany Marie Pascoe, 403 Roark St., McDonald, PA 15057

Attorney: Cary D. Jones, Esq., Marriner, Jones & Fitch, 6 S. Main St., Ste. 600, Washington, PA 15301

WCR Vol 107 Issues 7,8,9

Ley, Karl E., a/k/a Karl Edward Ley

Late of Canonsburg, Washington Co., PA

File No. 63-26-01182

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: Roberta Jane Cox, 205 Ironwood Court, Venetia, PA 15367

Attorney: James P. Liekar, Esq., 38 W. Pike St., Canonsburg, PA 15317

WCR Vol 107 Issues 7,8,9

Mlekush, Louis

Late of Canonsburg, Washington Co., PA

File No. 63-26-1158

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: Karla Fortwangler, 200 Farmington Dr., Venetia, PA 15367

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

WCR Vol 107 Issues 7,8,9

Moore, Robert Leonard

Late of Hopewell Twp., Washington Co., PA

File No. 63-26-0211

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: Larry S. Moore, 447 Smithfield Masontown Rd., Smithfield, PA 15478

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Yarosz & Morascyzk, 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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Pusateri, Michael, a/k/a Michael A. Pusateri

Late of Washington, Washington Co., PA

File No. 63-2026-0986

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: Tara L. Hutchinson a/k/a Tara Lynn Hutchinson c/o

Attorney: Tara L. Hutinson, Esq., Pittsburgh Family Law Services, P.C., 911 Western Ave., Pittsburgh, PA 15233

WCR Vol 107 Issues 7,8,9

Rein, Lowell G.

Late of Canonsburg, Washington Co., PA

File No. 63-26-01142

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: Zachary W. Airhart, 416 Dogwood Lane, McDonald, PA 15057

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

WCR Vol 107 Issues 7,8,9

Sedlak, Evelyn L.

Late of North Charleroi, Washington Co., PA

File No. 63-26-1080

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: Carol L. Taylor, 40 Orchard Lane, Monongahela, PA 15063

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 107 Issues 7,8,9

Strumsky, Thelma P.,

Late of Burgettstown, Washington Co., PA

File No. 63-26-1030

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: Barbara S. Fraticelli, 214 Cobblestone Dr., Burgettstown, PA 15021

Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

WCR Vol 107 Issues 7,8,9

THIRD PUBLICATION**Aul, Kenneth, a/k/a Kenneth C. Aul**

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: Susan Williams Aul, 110 Ivy Dr., Washington, PA 15301

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

WCR Vol 107 Issues 6,7,8

Bable, Dolores M.

Late of McDonald, Washington Co., PA

File No. 63-26-0216

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 E. Bable, 105 Coal St., Apt. 210, McDonald, PA 15057

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

WCR Vol 107 Issues 6,7,8

Faldowski, Damon J.

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

File No. 63-26-1107

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: Damon J. Faldowski, II, 1037 Somerset Downs Blvd., Hendersonville, TN 37075

Attorney: Stephen F. Ban, Esq., Metz Lewis Brodman Must O'Keefe LLC, 444 Liberty Ave., Ste. 2100, Pittsburgh, PA 15222

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Ferris, Jean H., a/k/a Jean Hutchinson Ferris a/k/a Ethel Jean Ferris

Late of Mt. Pleasant Township, Washington Co., PA

File No. 63-26-01105

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

Executor: Robert M. Cowden, 193 Hornhead Road, Hickory, PA 15340

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

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Huff, Linda Belle

Late of Eighty Four, Washington Co., PA

File No. 63-26-1117

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: Eric Huff a/k/a Eric Shawn Huff, 121 Aiken Lane, Mars, PA 16046

Attorney: Emily N. Masotto, Esq., 500 Commonwealth Dr., Warrendale, PA 15086

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Kovach, Charles S.

Late of Venetia, Washington Co., PA

File No. 6326-1119

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: Pamela J. Kovach a/k/a Pamela Jo Kovach, 5C Springwood Sq., Harwick, PA 15049

Attorney: Emily N. Masotto, Esq., 500 Commonwealth Dr., Warrendale, PA 15086

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Schneider, Donna J., a/k/a Donna Jacqueline Schneider

Late of Canonsburg, Washington Co., PA

File No. 6326-0744

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: Troy Schneider a/k/a Troy Allan Schneider, 421 Meadow Ct., Canonsburg, PA 15317

Attorney: Emily N. Masotto, Esq., 500 Commonwealth Dr., Warrendale, PA 15086

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Woodburn, Dorothy L.

Late of Washington Co., PA

File No. 63-07-1314

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: Doris J. Peterson, 244 Glade Run Road, Carmichael, PA 15320

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

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Name Change Notice

Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division: Docket No. 2026-07928

In Re: Petition of **Paisley Amity Willis**, a minor, by the Petitioner, Bayleigh Comer, natural parent or guardian, for change of name to Paisley Amity Comer.

To all persons interested: Notice is hereby given that an Order of said Court authorized the filing of said Petition and fixed the date of October 21st 2026 and time of 9:00AM in Courtroom #4 in the Washington County Courthouse, Washington, Pennsylvania, for a hearing, when and where all persons may show cause, if any, why the request of the Petitioner should not be granted.

WCR Vol 107 Issue 8

SHERIFF'S SALE - Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, OCTOBER 2, 2026**, at 10:00 o'clock A.M. - ONLINE, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the completion of the sale and the balance will be due on or before the following WEDNESDAY at 4:00 o'clock P.M. at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following FRIDAY at 10:00 o'clock A.M., at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BURGETTSTOWN

COMPUTERSHARE DELAWARE TRUST COMPANY, ET AL

vs

MICHAEL C. SCISCIANI A/K/A MICHAEL SCISCIANI

DOCKET #: 2025-8099

JUDGEMENT: \$47,994.36

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

Address: 68 1/2 CENTER AVENUE, BURGETTSTOWN, PA 15021

Tax #: 070-009-00-00-0020-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

CANONSBURG

FREEDOM MORTGAGE CORPORATION

vs

ALEXANDER W. BOWLAND, In His Capacity as Heir to the Estate of JONATHAN A. BOWLAND A/K/A

JOHN BOWLAND, Deceased, ET AL

DOCKET #: 2025-2283

JUDGEMENT: \$123,037.30

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

Address: 11 1/2 ARCH STREET, CANONSBURG, PA 15317

Tax #: 110-014-00-00-0020-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

CECIL

TRUIST BANK

vs

PAULETTE K. DINARDO, Administratrix of the ESTATE OF CHRISTOPHER M. DINARDO

DOCKET #: 2026-3971

JUDGEMENT: \$169,412.60

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

Address: 43 COPPOLA ROAD, CECIL, PA 15321

Tax #: 140-007-04-02-0037-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10**CECIL (CONT'D)**U.S. BANK TRUST NATIONAL ASSOCIATION, Not in its Individual Capacity but Solely as Owner Trustee
for RCF 2 Acquisition Trust

vs

FRANK THOMAS

DOCKET #: 2026-2720

JUDGEMENT: \$166,327.84

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

Address: 105 MAJESTIC DRIVE, CANONSBURG, PA 15317

Tax #: 140-009-14-00-0041-00

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520

WCR Vol 107 Issues 8,9,10**CHARLEROI**

CV3 ALPHA RE, LLC, Solely in Its Capacity as Separate Trustee for CV3 Alpha Trust

vs

D&F CONSTRUCTION AND REMODELING LLC

DOCKET #: 2026-3237

JUDGEMENT: \$99,485.64

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

Address: 527 WASHINGTON AVENUE, CHARLEROI, PA 15022

Tax #: 160-019-00-05-0010-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

CROSS CREEK

CITIZENS BANK, N.A.

vs

JAMES LUCAS AND MICHELLE BROWN

DOCKET #: 2025-2738

JUDGEMENT: \$50,978.63

In the Commonwealth of Pennsylvania, Washington County, Cross Creek Township;

Address: 50 BROWNTOWN ROAD, AVELLA, PA 15312

Tax #: 210-011-05-02-0014-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

EAST FINLEY

LAKEVIEW LOAN SERVICING, LLC

vs

RONDA PLYMIRE

DOCKET #: 2026-4333

JUDGEMENT: \$134,409.92

In the Commonwealth of Pennsylvania, Washington County, East Finley Township;

Address: 46 CHAPEL HILL ROAD, CLAYSVILLE, PA 15323

Tax #: 270-004-00-00-0018-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

FALLOWFIELD

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

vs

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT; FRANK MOLINARO III, In His Capacity as

Heir to the Estate of JANET ZILLIER A/K/A JANET ATKINSON, Deceased, ET AL

DOCKET #: 2025-3523

JUDGEMENT: \$52,247.71

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

Address: 69 MCKINLEY ROAD, CHARLEROI, PA 15022

Tax #: 320-007-05-11-0010-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

HOUSTON

CRAIG J. COZZA

vs

RJ STEELE GROUP LLC, a Pennsylvania Limited Liability Company

DOCKET #: 2026-2239

JUDGEMENT: \$1,380,406.96

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

Address: 121 CHERRY AVENUE, HOUSTON, PA 15342

Tax #: 360-009-00-03-0013-00

Improvements: Residential Dwelling

Attorney: COHEN SEGLIAS PALLAS GREENHALL & FURMAN, P.C., (412) 434-5530

WCR Vol 107 Issues 8,9,10**MONONGAHELA**

COMPUTERSHARE DELAWARE TRUST COMPANY

vs

KERRY H. BURTON

DOCKET #: 2026-2165

JUDGEMENT: \$71,138.95

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

Address: 521 PARK AVENUE, MONONGAHELA, PA 15063

Tax #: 420-027-00-00-0002-02

Improvements: Residential Dwelling

Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520

WCR Vol 107 Issues 8,9,10**NORTH STRABANE**

UNION SAVINGS BANK

vs

WATER DAM ROAD ASSOCIATES - I, L.P., ET AL

DOCKET #: 2026-3355

JUDGEMENT: \$2,893,059.36

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

Address: 784 WATERDAM ROAD, CANONSBURG, PA 15317

Tax #: 520-003-00-00-0039-05, 520-003-00-00-0040-01, 520-003-00-00-0039-04,
520-003-00-00-0039-00 & 520-003-00-00-0039-06 (5)

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

SMITH

NORTHWEST BANK

vs

RUSSELL D. LYNCH, JR., Known Heir of the ESTATE OF RUSSELL D. LYNCH, ET AL

DOCKET #: 2026-1473

JUDGEMENT: \$53,619.03

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

Address: 643 JOFFRE CHERRY VALLEY ROAD, BURGETTSTOWN, PA 15021

Tax #: 570-025-00-00-0018-00

Improvements: Residential Dwelling

Attorney: GRENEN & BIRSIC, P.C., (412) 281-7650

WCR Vol 107 Issues 8,9,10**SPEERS**

ONITY MORTGAGE CORPORATION f/k/a PHH MORTGAGE CORPORATION

vs

LORINDA WINFIELD, Solely in Her Capacity as Executrix to the Estate of AUDREY A. SUTHERLAND,
Deceased

DOCKET #: 2026-2388

JUDGEMENT: \$191,338.75

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

Address: 922 ANNE AVENUE, CHARLEROI, PA 15022

Tax #: 610-021-00-01-0027-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG PC, (215) 572-8111

WCR Vol 107 Issues 8,9,10**WASHINGTON**

U.S. BANK TRUST NATIONAL ASSOCIATION

vs

CS WASHINGTON PROPERTIES LLC

DOCKET #: 2025-8167

JUDGEMENT: \$78,536.47

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

Address: 55 NEW YORK STREET, WASHINGTON, PA 15301

Tax #: 770-042-00-02-0022-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

WEST BETHLEHEM

CITIZENS BANK, N.A.

vs

DOMINICK M. SICILIA, JR.

DOCKET #: 2026-2416

JUDGEMENT: \$41,182.06

In the Commonwealth of Pennsylvania, Washington County, West Bethlehem Township;

Address: 46 HEDGE AVENUE, MARIANNA, PA 15345

Tax #: 660-001-00-04-0021-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 8,9,10

SCHOOL SUPPLY DRIVE

DRIVE THRU EVENT

IN CONJUNCTION WITH THE
WASHINGTON COUNTY BAR
ASSOCIATIONS SHRED EVENT

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CHILD SUPPORT
AWARENESS MONTH

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