

# 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

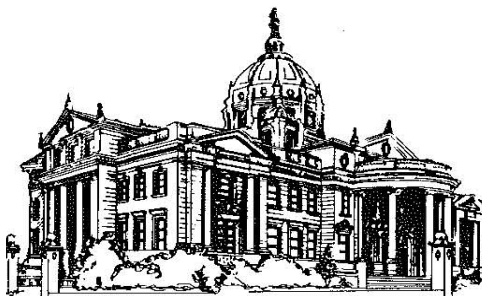
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**Vol. 106 No. 43 – MAY 7, 2026**

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

## MOTIONS COURT SCHEDULE

CR#/Suite#	<p><b>Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a></b></p> <p><b>Courthouse &amp; Bar Office CLOSED Monday, May 18 in observance of Memorial Day and Friday, June 19 in observance of Juneteenth.</b></p>
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.

**WASHINGTON COUNTY REPORTS** is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. [wcbawash@washcobar.org](mailto:wcbawash@washcobar.org). Washington County Reports does not edit any legal advertisement for substance or content. Legal Notices due by Noon Friday for publication the following Thursday (holidays may alter deadline).  
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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] The Justice Department has concluded that a federal law requiring the preservation of presidential records is unconstitutional, which could effectively permit White House lawyers to try to set their own voluntary presidential record keeping policy and, potentially, upend decades-old legal precedence established in response to Richard M. Nixon’s effort to keep control of records upon his resignation from the Oval Office. The Justice Department’s Office of Legal Counsel — which is tasked with serving as a legal advisor to the U.S. Attorney General and the Executive Branch — issued an opinion this week finding that the law, known as the Presidential Records Act of 1978, exceeds “Congress’ enumerated and implied powers, and it aggrandizes the legislative branch at the expense of the constitutional independence and autonomy of the executive.” “The PRA is not a valid exercise of Congress’ Article I authority and unconstitutionally intrudes on the independence and autonomy of the President guaranteed by Article II,” states the memorandum opinion, which was signed by T. Elliot Gaiser. “The Act establishes a permanent and burdensome regime of Congressional regulation of the presidency untethered from any valid and identifiable legislative purpose,” the opinion continues. “For these reasons, the PRA is unconstitutional and the president need not further comply with its dictates.” The slip opinion from the OLC, which is overseen by Gaiser, could allow the White House to set its own guidance on presidential record collection outside the parameters of the PRA. However, the opinion does not necessarily carry legal weight. To change the law, the Justice Department would either have to file a lawsuit or compel Congress to change it. [2] An upstate New York judge has been removed from the bench after a state investigation found that he advised landlords on an illegal eviction, secretly contacted a crime victim and lied under oath. According to a syracuse.com article, the New York State Commission on Judicial Conduct filed four charges in August 2025 against former Smithville Town Justice Jordan R. Lilley in Chenango County, New York. The investigation found that Lilley gave legal advice to landlords outside court about how to remove tenants from a mobile home, according to the Commission. In a separate criminal case, the investigation also found that Lilley communicated with a crime victim through phone calls and emails while the case was still pending. The report said while Lilley was directed to preserve records, he deleted more than 500 emails which were later recovered. The charges concluded that he violated core standards of judicial fairness and impartiality, and he was recently removed from the bench. Syracuse.com reports that Lilley, who had been a judge since 2023, retired in November, 2025, before the decision was finalized, according to the Commission’s decision. [3] Police investigators have failed to solve the 15 violent deaths of lawyers that have happened during the last two years in Baja, California — a Mexican state on the Baja, California peninsula, bordering the State of California — according to the head of the Baja California Bar Association. “In none of these cases have they told us why they were murdered,” said David Jesus Rincon Rey, the president of the Baja California Bar Association. “Instead of possible motives behind the various murders, only justifications exist.” He also said many cases in the Mexican state are labeled as being crime related and simply dismissed, according to a story by the border report via CBS 17. With the safety of lawyers a concern, according to Rincon Rey, guidelines are being pushed to insure that the violent deaths are treated as serious incidents, and that lawyers that are threatened are entitled to police protection.

*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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## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

**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 in **Courtroom 1**, 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 [wcbawashcobar.org](mailto:wcbawashcobar.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. Rachel will moderate a public forum, "Civics 101" (w/CLE) at W&J with Judge Michael Lucas, MarLee DeBolt, Ell Connally, and John Egers. 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. When Jefferson was President he would informal dinners with a mix of guests including political allies, rivals, and private citizens of diverse backgrounds and perspectives. The aim was to engage in conversation, build community and sparking intellectual discourse. They would break bread, discuss their lives, then "after the cheese course," would discuss politics. These "Jeffersonian dinners" provide a model for civil discourse and consensus building. While here, he will participate in our own region's version of an "America's Potluck" dinner, which is part of a nationwide activity celebrating America's 250. We will be continuing the America250 celebration on **August 15** at the Summer Bench Bar at Oglebay with a special tribute to the film "1776."

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

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

**September 3— tentative SHRED DAY** location TBD

**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 [wcbawashcobar.org](mailto:wcbawashcobar.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

**Brinsky, Barbara A.**

a/k/a Barbara Ann Brinsky  
Late of Avella  
Washington Co., PA  
File No. 63-26-0579

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: Beth A. Villotti, 24 Independence Road, Avella, PA 15312  
Attorney: Eva H. Ahern, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

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**Dominski, Deron Lee**

Late of Langeloth  
Washington Co., PA  
File No. 63-26-0062

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

Administrator: Joseph Dominski, 501 5th Street, Langeloth, PA 15054  
Attorney: Loretta Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 106 Issues 43,44,45

**Guidas, Deborah K.**

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: Tiffany Carter a/k/a Tiffany Eileen Carter, 6750 Longpark Drive, Parker, CO 80138  
Attorney: David B. Bassi, Esq., Bassi, Vreeland & Assoc., P.C., P. O. Box 144, 111 Fallowfield Ave., Charleroi, PA 15022

WCR Vol 106 Issues 43,44,45

**Lukan, Dolores Elvira**

Late of McDonald  
Washington Co., PA  
File No. 63-26-0609

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: Christine Lazzini, 6104 Springhouse Place, D19, Bridgeville, PA 15017  
Attorney: Michele P. Conti, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

WCR Vol 106 Issues

**Minter, Michael S.**

a/k/a Michael Stephen Minter  
a/k/a Michael Minter  
Late of Washington  
Washington Co., PA  
File No. 63-26-0290

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: Amanda Katherine Minter Pistner a/k/a Amanda K. Pistner a/k/a Amanda K. Minter c/o

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

WCR Vol 106 Issues 43,44,45

**Ronsicki, Diane M.**

Late of Dunlevy  
Washington Co., PA  
File No. 63-26-0535

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: Matthew Snodgrass, PO Box 102, Dunlevy, PA 15342  
Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

WCR Vol 106 Issues 43,44,45

**Stuckwish, Frank W.**

Late of Avella  
Washington Co., PA  
File No. 63-24-00869

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 Stuckwish, 42 Old Ridge Road, Avella, PA 15312

Attorney: Richard J. Federowicz, Four Gateway Center, Suite 1000, Pittsburgh, PA 15222

WCR Vol 106 Issues 43,44,45

**Taylor, Helen E.**

Late of Donora  
Washington Co., PA  
File No. 63-26-0568

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

Administrator: Diane Johnson  
a/k/a Diane Renee Johnson,  
115 Oxbridge Drive, Pittsburgh,  
PA 15237

Attorney: Samel L. Mack, Esq.,  
713 Wilmington Avenue,  
New Castle, PA 16101

WCR Vol 106 Issues 43,44,45

**Zedel, Raymond H.**

a/k/a Raymond H. Zedel, Jr.  
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: Beverly Kathleen  
Adams, 93 Crossroads Road,  
Avella, PA 15312

Attorney: Matthew J. Madvay, Esq.,  
60 East Beau Street, Washington,  
PA 15301

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**SECOND  
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

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

WCR Vol 106 Issues 41,42,43

**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., Zelenople, 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 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. 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 Harvey Road, Prosperity, PA 15329  
Attorney: Karen Hassinger, Esq., 55 South Main St., Floor 2, Washington, 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

## NAME CHANGE NOTICE

### Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division No. 2026-2640

In re: Petition of **L.E T. III**, a minor, by the Petitioner, Jessica Laipple natural parent or guardian, for change of name to C.F.L.

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 06/30/2026 and time of 10:45 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 106 Issue 43

Notice is hereby given that on the date of 04/29/2026 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-3328 by the Petitioner **James Hamilton Todd III** for a change of name to Yasmine Rose

The Court has fixed the date of 07/01/2026 and time of 2:00 P.M. 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 43

Notice is hereby given that on the date of June 27, 2025 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2025-3034 by the Petitioner **Ashleia Diana Barnes** for a change of name to Ashleia Diana Martin

The Court has fixed the date of June 30, 2026 and time of 11:00 a.m 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 43

### Change of Name Notice

In the Court of Common Pleas of Washington County, Pennsylvania, Civil Division No. 2026-1401

In re: Petition of **Luka Mateo Nelson Garcia**, a minor, by the Petitioner, Makayla Yannerella natural parent or guardian, for change of name to Luka Mateo Yannerella

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 June 16, 2026 and time of 9:00 am in Courtroom #6 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 106 Issue 43

## REAL PROPERTY NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY PENNSYLVANIA CIVIL DIVISION  
NO.: CV-2026-01473

NORTHWEST BANK,  
Plaintiff,

vs.

RUSSELL D. LYNCH, JR., Known Heir of the Estate of RUSSELL D. LYNCH and The Unknown Heirs, Executors and/or Administrators of the Estate of RUSSELL D. LYNCH,  
Defendants.

### NOTICE

**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 requested by the plaintiff. You may lose money or property or other rights important to you.**

**YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE 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.**

**Southwestern Pennsylvania  
Legal Aid Services  
10 W. Cherry Street  
Washington, PA 15301  
(724) 225-6170**

**and**

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

WCR Vol 106 Issue 43

## 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, JUNE 5, 2026, at 10:00 o'clock AM - 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 95 West Beau St., Suite 110, Washington, PA)

### BENTLEYVILLE

WASHINGTON  
FINANCIAL BANK

vs  
SARAH A. CUNNINGHAM

DOCKET #: 2026-328  
JUDGEMENT: \$40,623.80  
In the Commonwealth of Pennsylvania, Washington County, Bentleyville Borough;

Address: 102 DALLAS STREET,  
BENTLEYVILLE, PA 15314  
Tax #: 040-060-00-03-0018-00  
Improvements: Residential Dwelling

Attorney: McGRATH McCALL,  
P.C., (412) 281-4333  
WCR Vol 106 Issues 43.44.45

### BLAINE

BRAVO RESIDENTIAL  
FUNDING TRUST 2024-RPL1  
vs  
KAREN L. BEATTY

DOCKET #: 2025-8116  
JUDGEMENT: \$130,190.24  
In the Commonwealth of Pennsylvania, Washington County, Blaine Township;

Address: 695-699 TAYLORS-  
TOWN RIDGE ROAD, AVELLA,  
PA 15312

Tax #: 050-005-00-00-0010-01  
Improvements: Residential Dwelling

Attorney: ROMANO GARUBO  
ARGENTIERI COUNSELORS AT  
LAW LLC, (856) 384-1515  
WCR Vol 106 Issues 43.44.45

### CANTON

ROCKET MORTGAGE,  
LLC F/K/A QUICKEN LOANS,  
LLC  
vs  
THE UNKNOWN HEIRS OF  
DAVID B. CARPENTER, ET AL

DOCKET #: 2025-5966  
JUDGEMENT: \$97,013.22  
In the Commonwealth of Pennsylvania, Washington County, Canton Township;

Address: 1042 EWING STREET,  
WASHINGTON, PA 15301  
Tax #: 120-011-07-02-0059-00

Improvements: Residential Dwelling

Attorney: STERN & EISENBERG  
PC, (215) 572-8111  
WCR Vol 106 Issues 43.44.45

### CARROLL

LAKEVIEW LOAN  
SERVICING LLC

vs  
ARTHUR J. CAIN, JR. a/k/a  
ARTHUR CAIN, JR., MICHELLE  
CAIN AND THE UNITED  
STATES OF AMERICA

DOCKET #: 2025-3562  
JUDGEMENT: \$256,494.26  
In the Commonwealth of Pennsylvania, Washington County, Carroll Township;

Address: 1240 KEENAN HILL  
ROAD, MONONGAHELA, PA  
15063  
Tax #: 130-007-00-00-0020-03  
Improvements: Residential Dwelling

Attorney: ORLANS LAW GROUP  
PLLC, (484) 367-4191  
WCR Vol 106 Issues 43.44.45

### CHARTIERS (& CANTON)

PENNYMAC LOAN  
SERVICES LLC  
vs  
JOANNA MONGELLUZZO

DOCKET #: 2025-6950  
JUDGEMENT: \$213,258.87  
In the Commonwealth of Pennsylvania, Washington County, Chartiers and Canton Townships;

Address: 1469 HENDERSON  
AENUE, WASHINGTON, PA  
15301

Tax #: 170-019-02-05-0006-00  
Improvements: Residential Dwelling

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

### **EAST BETHLEHEM**

PNC BANK, NATIONAL  
ASSOCIATION  
vs  
SHARON LEONARD,  
AKA SHARON G. LEONARD

DOCKET #: 2021-7669  
JUDGEMENT: \$29,679.41  
In the Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

Address: 18-B BRIDGE AVENUE,  
CLARKSVILLE, PA 15322  
Tax #: 260-004-02-06-0005-00 &  
260-004-02-06-0004-00 (2)  
Improvements: Residential Dwelling

Attorney: THE MANLEY LAW  
FIRM LLC, (614) 220-5611  
WCR Vol 106 Issues 43,44,45

### **JEFFERSON**

WELLS FARGO BANK, N.A.  
vs  
JACLYN ELICH

DOCKET #: 2015-6912  
JUDGEMENT: \$118,291.17  
In the Commonwealth of Pennsylvania, Washington County, Jefferson Township;

Address: 21 ELICH ROAD, BUR-  
GETTSTOWN, PA 15021  
Tax #: 380-004-00-00-0003-00  
Improvements: Residential Dwelling

Attorney: BROCK & SCOTT,  
PLLC, (844) 856-6646  
WCR Vol 106 Issues 43,44,45

### **MCDONALD**

CARRINGTON MORTGAGE  
SERVICES, LLC  
vs  
CHARLES KOZAKIEWICZ

DOCKET #: 2022-4795  
JUDGEMENT: \$128,234.91  
In the Commonwealth of Pennsylvania, Washington County, McDonald Borough;

Address: 204 FANNIE STREET,  
MCDONALD, PA 15057  
Tax #: 470-013-00-04-0001-00  
Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG  
CONWAY, LLC, (215) 790-1010  
WCR Vol 106 Issues 43,44,45

### **NEW EAGLE**

DEUTSCHE BANK NATIONAL  
TRUST COMPANY, ET AL  
vs  
MICHELLE WATSON

DOCKET #: 2025-6402  
JUDGEMENT: \$90,774.23  
In the Commonwealth of Pennsylvania, Washington County, New Eagle Borough;

Address: 410 FIRST AVENUE,  
NEW EAGLE, PA 15067  
Tax #: 480-012-00-02-0009-00  
Improvements: Residential Dwelling

Attorney: STERN & EISENBERG  
PC, (215) 572-8111  
WCR Vol 106 Issues 43,44,45

### **SOUTH FRANKLIN**

LAKEVIEW LOAN  
SERVICING LLC  
vs  
NICHOLAS LEGERSKI AND  
JANET LEGERSKI

DOCKET #: 2025-2212  
JUDGEMENT: \$194,331.85  
In the Commonwealth of Pennsyl-

vania, Washington County, South Franklin Township;

Address: 2830 PARK AVENUE,  
WASHINGTON, PA 15301  
Tax #: 590-005-01-03-0006-00 &  
590-005-01-03-0007-00 (2)  
Improvements: Residential Dwelling

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

WCR Vol 106 Issues 43,44,45

### **WASHINGTON**

NATIONSTAR MORTGAGE,  
LLC  
vs  
KIMBERLEE STEELE, AKA  
KIMBERLEE FAYE; TROY L.  
STEELE, AKA TROY LEMONT  
STEELE, ET AL

DOCKET #: 2025-2949  
JUDGEMENT: \$37,136.89  
In the Commonwealth of Pennsylvania, Washington County, City of Washington;

Address: 565 FAYETTE STREET,  
WASHINGTON, PA 15301  
Tax #: 780-008-00-02-0023-00  
Improvements: Residential Dwelling  
Attorney: THE MANLEY LAW  
FIRM LLC, (614) 220-5611  
WCR Vol 106 Issues 43,44,45