

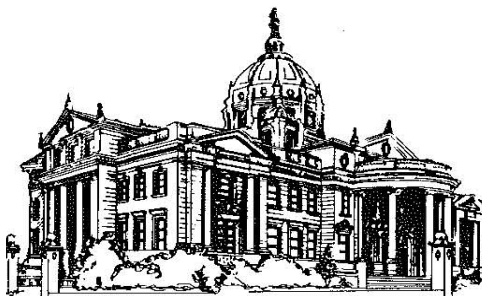
WASHINGTON COUNTY REPORTS

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

Vol. 106 No. 44 – MAY 14, 2026

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

MOTIONS COURT SCHEDULE

CR#/Suite#	<p>Complete info @ www.washingtoncourts.us/101/Judges</p> <p>Correction: Courthouse & Bar Office CLOSED Monday, May 25 in observance of Memorial Day and Friday, June 19 in observance of Juneteenth.</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: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month. NO MOTIONS WEEK OF MAY 25
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. Judge Emery will hear Judge Lucas's motions on Thursday, May 14 at 9:15 a.m., in Courtroom #4
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.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A former tax attorney who helped his wealthy clients avoid paying federal taxes has to immediately pay the IRS \$371 million in restitution according to a recent federal appeals court decision. In 2013, then lawyer Paul Daugerdas was found guilty in New York on multiple counts of tax evasion, mail fraud and conspiracy. He argued that the IRS could not collect the full amount that he owed the government up front. The U.S. Court of Appeals for the 7th Circuit, however, held that federal tax law permits the IRS to both “assess and collect the restitution as a civil tax liability without waiting for payments under a criminal judgment.” The case centers around the difference between criminal restitution and civil tax collection. In Daugerdas’s criminal case, his sentencing allowed him to repay gradual restitution with monthly payments based on a percentage of his income following his release from prison in 2024. The appeals court ruling allows the IRS to seek immediate collection through asset seizures, liens and levies. [2] With court security a serious concern for judges, the federal judiciary is requesting increased funding, according to its recently released budget request for fiscal year 2027. The judiciary is asking for \$920.9 million for security, a 3.2% increase from fiscal year 2026. Overall, it requested 9.7 billion in discretionary funding, a 4.5% increase from fiscal year 2026 enacted levels. According to the federal judiciary, “security incidents of significant concern” for judges increased by 57% last fiscal year and are “on pace to rise again.” Last fiscal year, federal employees logged 564 threats against federal judges. Already this year, there have been 241 threats against federal judges. The proposed security funding would include almost \$20 million for the judiciary’s vulnerability management program, intended to help federal judges and their families remove personal identifying information online. [3] A federal judge in New York has ruled that documents that a Texas financial services executive created using artificial intelligence and sent to his attorney did not qualify for privilege. The comments came ahead of the scheduled trial of former Beneficient CEO Bradley Heppner. Heppner faces charges of looting a publicly traded company GWG Holdings, which invested heavily in Beneficient and charges include fraud and lying to auditors. Knowing that he was targeted by law enforcement, Heppner in 2025 used an AI tool to prepare 31 documents related to his legal case and shared them with the defense counsel from Quinn Emanuel Urquhart & Sullivan. The government then requested the court not allow attorney client privilege or consider the documents as protected work product. According to U.S. District Judge Jed S. Rakoff of the Southern District of New York, “I am not seeing remotely any basis for any claim of attorney client privilege.” Judge Rakoff further noted that the AI tool employed has a provision that any information input is not confidential, and users shouldn’t have expectations of privacy. [4] The Supreme Court recently ruled that internet service providers are generally not responsible for the illegal distribution and downloading of music on their services, a blow to the music recording industry’s efforts to curb on-line piracy. The unanimous decision means that Cox Communications will probably not have to pay a huge judgment in a case brought by dozens of music companies, including Sony Music Entertainment, which had alleged that Cox did little to stop users from exchanging copyrighted music by scores of famous artists, including Beyonce, Justin Timberlake and Brittany Spears. The court carved out an exception if a provider “induced the infringement” or created a service specifically to pirate music.

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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NOTICE TO THE PROFESSION**Position Opening — Attorney, Children & Youth**

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

Applications will be accepted until **Friday, May 22, 2026**.

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

Position Opening — Part-Time Assistant Public Defender

The Washington County Public Defender's Office is hiring a Part-Time Assistant Public Defender to primarily represent indigent defendants during preliminary hearings and clients at mental health commitment hearings. Schedule: Monday, Tuesday, and Thursday 9:00 a.m. to 4:30 p.m. and every other Wednesday, 9 a.m. to 4:30 p.m.

A Juris Doctor Degree and a license to practice law in Pennsylvania (member of the Pennsylvania 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. A valid driver's license and reliable transportation are necessary, as this position requires traveling to magistrate offices throughout the county.

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

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

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 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. 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 a Law Day and 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. We will continue 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— SHRED DAY 3pm—5pm in the back of Citizens’ Library parking lot, with a FOOD TRUCK

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 or 724-225-6710
to make an appointment. Only \$50 per credit hour**

ESTATE NOTICES

FIRST PUBLICATION

Agnew, Christie

a/k/a Hazel Christie Agnew
Late of Washington
Washington Co., PA

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

Executor: David W. Hasson,
517 Franklin Terrace, Washington,
PA 15301

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

WCR Vol 106 Issues 44,45,46

Bruno, Joseph A.

Late of Speers 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: Denise M. Bruno,
131 Taylor Run Road, Monongahela,
PA 15063

Attorney: Richard C. Mudrick, Esq.,
300 Fallowfield Ave., Charleroi, PA
15022

WCR Vol 106 Issues 44, 45,46

Bucchianeri, Ruth E.

Late of Township of Carroll
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: Bernard A. Bucchianeri,
770 Dry Run Road, Monongahela,
PA 15063

Attorney: Jeffrey T. Olup, Esq.,
223 Second Street, Monongahela,
PA 15063

WCR Vol 106 Issues 44, 45,46

Burdette, John M.

a/k/a Jack Burdette
Late of McMurray
Washington Co., PA
File No. 63-26-0315

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: Steven F. Burdette,
115 Scenery Circle, McMurray,
PA 15317

Attorney: Samuel J. Goncz, Esq.,
625 Liberty Ave., Pittsburgh, PA
15222

WCR Vol 106 Issues 44, 45,46

Moffit, Florence M.

a/k/a Florence Moffit
Late of Washington
Washington Co., PA
File No. 63-26-641

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: Janice Farkas,
56 Country Club Rd., Washington,
PA 15301

Attorney: Stephen J. Taczak, Esq.,
12 N. Jefferson Avenue, Can-

onsburg, PA 15317

WCR Vol 106 Issues 44, 45,46

Nicholls, Colleen B.

Late of North Franklin 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: Samuel Glenne Nicholls
III, 1204 Hughes Avenue, Martins
Ferry, OH 43935

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

WCR Vol 106 Issues 44, 45,46

SECOND 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

WCR Vol 106 Issues 43,44,45

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 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: 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

WCR Vol 106 Issues 43,44,45

THIRD 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. 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

WCR Vol 106 Issues 42,43,44

REAL PROPERTY NOTICES

PUBLIC NOTICE

IN THE COURT OF
COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
ORPHANS COURT

TO: Russell Puel, Eugene Puel,
Allen Puel, Irene Puel and Susan
Puel

NOTICE IS HEREBY GIVEN that on April 7, 2026, a First and Final Account and a Petition for Adjudication/Statement of Proposed Distribution were filed at the Estate of Ruth Puel. You are hereby put on notice to file a written response and appear in Audit Court at 9:30am on either July 17, 2026, September 18, 2026, or November 20, 2026, the date that immediately follows full and complete publication over three consecutive weeks in two periodicals of general circulation. If you fail to respond and appear, the distribution requests may be granted, and certain rights may be waived.

Attorneys for this Account and Petition are Michelle A. Ross, Esq., of Leech Tishman Fuscaldo & Lampl, LLC
525 Wm. Penn Place, 28th Fl. Pittsburgh PA 15219.

WCR Vol 106 Issues 44,45,46

**IN THE COURT OF
COMMON PLEAS
OF WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL DIVISION
Case No. 2026-00605**

**FRANKLIN D. JEFFERS and
JACKIE A. JEFFERS Plaintiffs
V.
BULLOCK GARAGES, INC
AMERICAN BUILDERS FI-
NANCIAL CORP.; NA-**

**TIONS BANK, N.A. t/d/b/a NA-
TIONS BANK; and BANK OF
AMERICA, NATIONAL ASSO-
CIATION t/d/b/a BANK OF
AMERICA, as successor to
'NATIONS BANK, N.A., their
successors and assigns, and all
other persons or entities having or
claiming to have any interest in
real estate that is subject to this
Quiet Title Proceeding, Defend-
ants**

IMPORTANT NOTICE

**TO: THE ABOVE NAMED DE-
FENDANTS, their heirs, assigns
and all other persons or entities
claiming to have any interest in
the real estate that is subject of
this Quiet Title Proceeding.**

TAKE NOTICE that the above-identified Plaintiff has filed a Complaint in Action for Quiet Title against you regarding certain real estate located in South Strabane Township - Address of 505 Manifold Road, Washington, Washington County, Pennsylvania 15301, and Parcel No. 600-001-02-01-0002-00

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without further notice for any money claimed in this Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PA-
PER TO YOUR LAWYER AT
ONCE. IF YOU DO NOT HAVE
A LAWYER, CONTACT:
Lawyer Referral Service**

119 South College Street
Washington PA 15301
Telephone: (724) 225-6710

IF YOU CANNOT AFFORD A LAWYER, CONTACT:

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

COUNSEL OF RECORD:

Dominic A. Carrola, Esquire
Peacock Keller, LLP
95 West Beau Street. Suite 600
Washington, PA 15301
(724) 222-4520

WCR Vol 106 Issue 44

LOGS LEGAL GROUP LLP
BY: WILLIAM MILLER,
PA I.D. NO. 308951
STEVEN PALMER,
PA I.D. NO. 334553
LESLIE J. RASE,
PA I.D. NO. 58365
HEATHER RILOFF,
PA I.D. NO. 309906
KEVIN T. TONCZYCZYN,
PA I.D. NO. 332616
ELIZABETH L. WASSALL,
PA I.D. NO. 77788
JOSEPH L. LoCASTRO, IV,
PA I.D. NO. 314973
985 OLD EAGLE SCHOOL
ROAD, SUITE 514
WAYNE, PA 19087
TELEPHONE: (610) 278-6800
E-MAIL: PAHELP@LOGS.COM
LLG FILE NO. CXE 23-068880

COURT OF COMMON PLEAS
CIVIL DIVISION
WASHINGTON COUNTY
NO: CV-2023-04927

Wintrust Mortgage, a division of
Barrington Bank & Trust Company,
N.A. PLAINTIFF
VS.
Joshua Gaynard DEFENDANT

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

TO: Joshua Gaynard
133 East Pitt Street
Canonsburg, PA 15317

Your house (real estate) at:
**133 East Pitt Street, Canonsburg,
PA 15317**
110-030-00-00-0019-00

is scheduled to be sold at Sheriff's
Sale at [https://
washington.pa.realforeclose.com](https://washington.pa.realforeclose.com) on
June 5, 2026 at 10:00AM to enforce
the court judgment of \$246,514.32
obtained by Wintrust Mortgage, a
division of Barrington Bank & Trust
Company, N.A. against you.

**NOTICE OF OWNER'S
RIGHTS**
**YOU MAY BE ABLE TO PRE-
VENT THIS SHERIFF'S SALE**

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

The sale will be cancelled if you
pay back to Wintrust Mortgage, a
division of Barrington Bank & Trust
Company, N.A. the amount of the
judgment plus costs or the back
payments, late charges, costs, and
reasonable attorneys fees due. To
find out how much you must pay,
you may call: (610) 278-6800.

PLEASE NOTE a Schedule of Dis-
tribution will be filed by the Sheriff
on a date specified by the Sheriff
not later than thirty (30) days after
sale. Distribution will be made in
accordance with the schedule unless
exceptions are filed thereto within
20 days after the filing of the sched-
ule.

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 Dwell-
ing

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

WCR Vol 106 Issues 43,44,45

EAST BETHLEHEM

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

DOCKET #: 2021-7669
JUDGEMENT: \$29,679.41
In the Commonwealth of Pennsyl-
vania, 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 Dwell-
ing

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 Pennsyl-
vania, Washington County, Jeffer-
son Township;

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

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 Pennsyl-
vania, Washington County, McDon-
ald Borough;

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

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 Pennsyl-
vania, Washington County, New
Eagle Borough;

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

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 Dwell-
ing

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 Pennsyl-
vania, Washington County, City of
Washington;

Address: 565 FAYETTE STREET,
WASHINGTON, PA 15301
Tax #: 780-008-00-02-0023-00
Improvements: Residential Dwell-
ing
Attorney: THE MANLEY LAW
FIRM LLC, (614) 220-5611

WCR Vol 106 Issues 43,44,45

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Harold Migias, JD
Senior Vice President
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Office: 724.909.7055

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