

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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TABLE OF CONTENTS

Motions Court Schedule	2
Obiter Dictum	3
Notices to the Profession	4
WCBA Bar Calendar.....	5
MEMORIAL MINUTE FOR JACK H. FRANCE, ESQ.....	6
MEMORIAL MINUTE FOR WILLIAM J. WORTHINGTON, ESQ.....	10
Estate Notices.....	12
Corporation Notices	20
Termination of Parental Rights Notice	20
Name Change Notice	21
SHERIFF SALES FOR NOVEMBER.....	22



**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 10/21-10/22
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. NO MOTIONS 10/19-10/21 -- <u>Emergency Motions on 10/19 at 1:15pm in CR #4 to Sr. Judge Motto and on 10/20-21 at 9:15am in CR#2 to Judge DiSalle.</u> Non-Emergency Motions – 10/1-16 or 11/1-20 with Judge Lucas
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 . Judge Pettit has recently updated his Standard Operating Procedures. For instructions regarding the presentation of motions and general courtroom procedure go to the Courts website and his page as follows: https://www.washingtoncourts.us/375/Jesse-D-Pettit
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	<i>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</i>

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] A pair of father and son Florida personal injury lawyers have been disbarred less than two years apart, and the most recent incident allegedly involved the father using the son's bar card to visit the son's mother in jail. The Florida Supreme Court disbarred Larry Powers, Jr. in January 2025, with leave to seek readmission after five years, over accusations of using clients' money to fund his own personal expenses, according to the Miami Herald. The same month Powers, Jr. was debarred, he and his son, Larry Powers, III, attempted to visit the son's mother at a jail in Orange County, Florida, according to the disciplinary complaint filed against Powers, III, but does not say why the woman was behind bars. The duo tried to enter the jail, saying they represented the woman, but Powers, Jr. was denied entry because he did not present a bar card. Shortly afterward, Powers, Jr. tried to enter the jail again presenting his driver's license and his son's bar card to the sheriff deputy. When the deputy noticed the names on the driver's license and the bar card did not match Powers, Jr. and Powers, III were removed from the site, according to the complaint. Additionally, the bar sent Powers III three requests to respond to the charges, which he did not. The Florida Supreme Court approved his disbarment in August. Neither Powers, Jr. nor Powers, III immediately responded to ABA Journal requests for comment. [2] A Michigan attorney is accused of telling his brother and cousin about a planned but not yet announced merger between two pharmaceutical companies, prompting an investigation by the U.S. Securities and Exchange Commission. According to three cease and desist orders, Venar Ayer learned about the planned merger of Y-mAbs Therapeutics, Inc. and SERB Pharmaceuticals from a law firm partner whose spouse worked for SERB, then told his brother Vincent Ayer and cousin Jonathan Denha, who told an unnamed cousin about the pending deal. According to the SEC statement, "Ayer breached his duty of trust and confidence to his law firm partner by disclosing that information." The brother and cousin bought stocks in violation of the anti-fraud provisions of the Securities Exchange Act which, according to the SEC, resulted in \$7,800 in profits for Vincent Ayer, \$25,600 for Denha and \$809 for Denha's cousin. Venar Ayer agreed to pay a civil penalty of about \$34,000 while his brother agreed to pay disgorgement of about \$7,800, prejudgment interest of \$275 and a civil penalty of \$7,831. Meanwhile, Denha agreed to pay disgorgement of \$25,600, prejudgment interest of \$898 and a civil penalty of about \$26,400. [3] A San Francisco estate planning lawyer is very direct in a billboard advertising her services, and because the placement is in the San Francisco Bay Area, perhaps it's not surprising that it's next to another ad for artificial intelligence. "This is not an AI billboard. Prepare to die," reads Susanna P. Lichter's ad, which is near a Trader Joe's in the city's Laurel Heights neighborhood. It also includes the name of her law firm, The Law Office of Susanna P. Lichter, Estate Planners. Next to it is an ad for Framer, an AI web builder. Lichter told the San Francisco Standard that AI ads are everywhere in the city. "Some people find them dystopian. Others can't parse them at all. My billboard is saying something that everyone can understand, which is that you're going to die." Her ad went up September 1 and she told the publication that no new clients have mentioned it to her yet.

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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NOTICES TO THE PROFESSION

NOTICE REGARDING PFA-RELATED MOTIONS

Effective September 23, 2026, all motions regarding PFA cases, including emergency motions, are required to be submitted to the PFA office for scheduling. Please do not send PFA-related motions directly to any judge. All PFA-related motions must be sent to and scheduled by the staff at the PFA office in court administration. Litigants may use the following email address for scheduling. A copy of the motion must accompany the request. PFA-court@washingtontcourts.us. Motions may also be delivered via regular mail or hand delivery, to the following address: PFA Coordinator, Court Administration Office, Washington County Courthouse – Suite 1003, 1 South Main Street, Washington, PA 15301. Court staff will respond and provide the date and time for presentation of the motion. Court staff will notify the moving party of the presentation date and time. The moving party shall be responsible for identifying and notifying all necessary parties of the presentation time and date.

Judge Jesse D. Pettit Updated Operating Procedures

Judge Pettit has updated his Standard Operating Procedures. For instructions regarding the presentation of motions and general courtroom procedure go to the Courts website and his page as follows:

<https://www.washingtontcourts.us/375/Jesse-D-Pettit>

MEMORIAL MINUTES

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

Peter V. Marcoline Jr.

January 25, 2027 ~ 3:30pm ~ Courtroom #7

Hon. Joseph P. Moschetta

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**.

Law Clerk

There is a Law Clerk position available with the Court of Common Pleas of Washington County, Pennsylvania. A law degree from an accredited institution is required, and admission to the Pennsylvania bar is preferred. The applicant must possess the ability to perform extensive legal research and writing, as well as assist the Judge in court proceedings. The salary is \$65,849.50, in addition to medical coverage, vacation time, and other benefits. Applicants should respond as soon as possible for consideration. Please send cover letter, resume, unofficial transcript, and writing sample to: Daniel Buzard, Esq., District Court Administrator; Washington County Courthouse, One South Main Street, Suite 1003, Washington, PA 15301

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

Oct 20 – W&J Energy Law CLE (2.5 s) “New Horizons: Infrastructure, Energy, and Data in the Coming Decade”, 8am-12:45pm, Doubletree Meadowlands. Keynote speaker Christina Cassotis, CEO of Allegheny County Airport Authority. **Register to attend at wjenergy.org.** \$60 for W&J Alumni and WCBA Members, \$120 for attorneys not W&J/WCBA. WV and OH are \$25 additional each state (must also reg/pay for PA credit). Call WCBA at 724-225-6710 or email wcba@washcobar.org **to register for CLE.**

Oct 23 – Family Law Section Q3 Meeting & CLE: “Assessing Parent Risk Linked with Mental Health, Personality Disorders, and IPV (Intimate Partner Violence)” (1s), Noon-1pm, Bar Office. Doors/registration open at 11:30am. Dr. Bruce Chambers, PhD. will address the mental health function of parents as it relates to assessment of parenting capacity or relative parenting fitness and how parental mental health can, or should be, discussed in the context of best interests for the children. Register online: <https://lp.constantcontactpages.com/ev/reg/6wtsfm2>

Oct 29 – Pro Bono CLE Roundup, (1e) Noon-1pm, Bar Office (Free Happy Hour at 4pm, 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. Register online: <https://lp.constantcontactpages.com/ev/reg/v24db76>

Oct 30 – SLD Q3 & CLE: “Human Trafficking” (1s) Noon-1pm – Meeting: Election of 2007 SLD Officers

Nov 21 (Sat.) -- Annual Bar Banquet, PA Trolley Museum. **Registration is now open!** Register online: <https://lp.constantcontactpages.com/ev/reg/wynbu27>. Free to WCBA Members, Guests \$125 per person. 6pm Reception, with music by The Shelley Duff Band, trolley ride, and access to the Trolley Display Building. 7pm Dinner & Awards, including the Distinguished Service Award to **The Hon. Damon J. Faldowski** (posthumously).

Nov 23 – Memorial Minute for Peter V. Marcoline, Jr., 3:30pm, Courtroom #7

Dec 4- SLD Winter Gathering: “White Christmas.” 7:30pm, Canon Theater, Canonsburg

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

Jan 25 – Memorial Minute for Hon. Joseph P. Moschetta, 3:30pm, Courtroom #7

Aug 25-Sep 3, 2027 -- CLE Abroad with WCBA in Ireland! This trip with our favorite CLE travel provider has been timed to occur in conjunction with the Pitt vs Wisconsin game on August 28 in Dublin! There are 5-, 7-, or 9- day packages available. Contact WCBA for more information and rates.

MEMORIAL MINUTE FOR JACK H. FRANCE, ESQ.

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION

IN RE: MEMORIAL MINUTE OF) No. 180 February 1962
JACK H. FRANCE, ESQUIRE)
)

RECORD OF MEMORIAL MINUTE, IN THE ABOVE CAUSE, BEFORE THE
HONORABLE VALARIE COSTANZO, PRESIDENT JUDGE; MICHAEL J. LUCAS,
JUDGE; TRACI L. MCDONALD, JUDGE; JESSE PETTIT, JUDGE; and KATHERINE
B. EMERY, SENIOR JUDGE; HELD ON AUGUST 24, 2026, IN COURTROOM NO. 7

PROCEEDINGS

PRESIDENT JUDGE COSTANZO: Good afternoon, everyone. Thank you for joining us today as we come together to honor and remember the remarkable attorneys that we have lost. Their contributions to the legal community and to all of us have left a lasting legacy.

Before we begin our reflections, I am honored to introduce the president of the Washington County Bar Association, Thomas Steele.

MR. STEELE: Good afternoon.

Welcome, members of the Washington County Bar Association, colleagues, guests, and friends of Jack H. France. At this time I would like to introduce Attorney Kris Vanderman as the lead presenter for Mr. France.

MR. VANDERMAN: Members of the Court and members of our Bar and staff. I have known Jack France since even before I became an attorney.

The great debate in any presentation of this nature is the first person, which would be talking about me, versus the third person, talking about Jack. So I, being what I am, have decided that I'll combine the first and the third and add in the second because I see a face or two that will enjoy the second as well.

Jack, in 1976, sent a note to the University of Pittsburgh which was posted on a bulletin board. Some may remember such archaic things. And they needed to hire somebody. And I happened to be going to law school in such a place, and I noticed it was Charleroi, which happened to be right across the river from Monessen, which is where I was living at the time because of marriage. And though I was not graduated, I went in, and I was given a job after interviewing for approximately ten minutes with the two partners, Jack and Austin Murphy.

Austin at that time was a state senator. Later he went on to congress, as many here already know.

The important things about Jack, as he individually, he did serve in the United States Army during the Korean conflict. And when he returned, he had success. He actually had a mathematics degree from what was then our state college in California. And later he went on to Dickinson College.

He always admired Dickinson, and he would describe Dickinson. The beauty of the buildings and the quality of the teachers. And I was often thinking to myself, well, hey, I went to the University of Pittsburgh. I started in the Cathedral of Learning, and I ended up in the brand new law school, which God knows is -- what? -- 50 years old now.

But then he also spoke about his early days in the part of Monongahela that even today is called Black Diamond -- the Black Diamond. The coal nuggets. Because the coal shafts were driven straight into the hillside above the river valley, and it was always known as Black Diamond.

Jack and his wife, Marlene, had four children. I knew them all growing up. I always thought that I had some judge of character, and it turns out that I wasn't too far off. Noah Geary is here. He can elaborate a teeny bit on that.

Jack loved Pittsburgh sports. He was a Steelers fan. Of course in the '70s it was pretty easy to be a Steelers fan. Let's be fair about that.

Jack loved to play golf. Jack had an army background. I mentioned it. He reminded me of an Army ranger. The scout. He was everywhere. Unfortunately, in golf, that's not a great credit to his skills at golf. But he was enthusiastic.

He also loved to ride horses, and he did love to ski. And the other thing that he continued well into his later 50s was running. He would often run two or three miles a day just to stay in shape, and he was always thin built, unlike someone here standing behind this podium.

Jack's career as a lawyer. I don't know a lot about his early career, but I do know a story he told -- and Mark Geary knows this individual -- one Paul Gilly. Mark, I think you had a Post-Conviction Hearing Act associated with Paul Gilly. And one Paul Gilly, the murderer -- one of the three murderers of Jock Yablonski.

And in that aspect, Jack always mentioned a meeting when Mr. Gilly was brought back to the Westmoreland County Jail. Mr. Gilly had brought with him from the state penitentiary his paintings he sold and his paints and offered to paint Jack's portrait, which Jack was flattered but said he could not accept a gift from a prisoner. But he always mentioned that even in the worst of people there is something good that can be found, even if it was deep within them.

One of the first items that Jack assigned me to, even though I was not yet a lawyer, was this very courthouse. And over in that side where we now have a courtroom was the Recorder of Deeds Office. And it had spread out with the ancient tones, part of them are kept in our attic, part of them were kept in the old jail. And, of course, this was pre-air conditioning days.

But, nonetheless, Jack spent about one and a half hours with me teaching me to do a title search. Those who are our age started with what we call the Russell Index System. It's based upon five key letters: L, M, N, R, T, and the combination of those letters against names -- last names. It was pretty accurate in tracking down chains of title.

And so for the next year I spent, under Jack's observations, searching titles. And I must say, on behalf of Jack France, it was one of the greatest things he ever did for me, because I learned the law by searching titles. It was quite stunning to me how much law was written in deeds in cases. And by simply doing title searches, I discovered that all the real estate law that I had learned in law school, which, you know, was typical of what anybody here had, was just the very beginning of real estate law. And as time went on, it actually continued to be a large part of my practice.

Now, Jack and Austin together had a massive municipal law practice. They represented multiple boroughs and townships and municipal authorities. And they were very busy. Eventually, because Austin went on to Congress, he no longer was active in the law firm. He took an inactive status, but Jack always remained busy. And I think he was very successful as a lawyer.

In the general sense of items, in the reminiscence to Jack himself, he had enthusiasm, he had a tremendous work ethic. I don't ever remember him being in the office any later than 8:00 a.m., the start time. Often he was there at 7:30.

I, unfortunately, had never been known for promptness. Though, I got here today on time. But in his case, I think that was his Army training showing through. Promptness. Absolutely. Without equivocation.

Now, I do want to mention his credentials as far as an attorney. I had mentioned his educational pursuits, but Jack was admitted to our Pennsylvania Supreme Court and, of course, our local Bar in 1962. He became a member of our Bar Association on July 30, 1962. So that put him in -- I know he was active in practice until his last several years. So sixty years of, I would say, active practice. His passing this year would have made the sixty-fourth year as an attorney.

He was also a president of our Bar Association, and as an outlier of that presidency, once a year we would have a Mon Valley Bar Association meeting, typically at the Monongahela Country Club, that very club that Jack had been a member of for as long as I could ever remember and probably one of the great exploratories of the whole course for the reasons I mentioned earlier. Enthusiastic. But he played all the holes, often not in the sequence listed on the golf card.

He went on in his later years to maintain a reasonably active practice, as best I could tell from my observations.

And one of the items that I do want to close with: He often was a person who would say "Hello" to other people. It was a characteristic that I noted from the very first day that we walked down the street from the

Fallowfield office down to Rego's for lunch. And I do not think there was a single person Jack did not either say "Hello" to or nod to.

And, of course, in those days, Charleroi had quite a number of characters. I always referred to it as the high, the low, and the in-between. Everybody knew Jack, and I think he knew everybody. And that always impressed me, that he would take the time to be that familiar with everyone in his surroundings.

And on that note, I will close.

MR. STEELE: Thank you very much, Mr. Vanderman.

At this time I would like to ask Attorney Mark Geary to come up to present.

Are we going to go with Noah?

Okay.

MR. NOAH GEARY: May it please the Court, friends, and maybe family. I'm Noah Geary.

Jack Henson France was born in 1932 in Black Diamond. The youngest of three children. His father passed away when Jack was 13 years old. At that time, Jack's older brother Robert was serving in the Navy during the Korean War on the South Pacific, and Jack's older sister was married and out of the home.

Mr. France graduated from high school in 1950 and began employment at the Donora American Steel and Wire Mill where he worked for about three years.

He then went to the Army, and then met his wife, Marlene, at California Teacher's College. Marlene's last - her maiden name was Ambrose. And Jack got a mathematics degree at Cal U and then on to law school.

They had four sons: John, James, Charles, and Rick. All four boys were very accomplished. All tremendous athletes.

John went to the University of Pennsylvania and became an orthopedic surgeon. James, U. Penn, an attorney and partner at Buchanan and Ingersoll. Charles, a high school principal administrator and then superintendent. And then Rick, in 1996, graduated from Mon Valley Catholic. All sons went to Mon Valley Catholic.

Rick went to Carnegie Melon University, and then interestingly went on a one-year contract to Taiwan to teach English to little kids. And Rick never came back. I saw recently that he has two children, and he's a native of Taipei, Taiwan, for the last 30 years.

Mr. France has 11 grandkids. They all called him Papa. Four great-grandkids.

He died at the age of 93. Marlene pre-deceased him, and they were married for 65 years.

Mr. France ran for judge in this county in 1983 against David Gilmore, but Mr. France was unsuccessful.

He was easy to laugh. He had an easygoing disposition, and he did not take himself too seriously in an industry where that can be refreshing.

He was a very hard worker and would never miss a formal dinner hour at home with his sons and Marlene. He went to all the athletic events, all the school plays of the sons and was a tremendously proud father. But after the dinner hour, he would likely go back to the office and attend night meetings for all the solicitations that he represented through many, many decades.

He did have an interest for about four years in the early to mid-1970s in Carroll Farms, which was about maybe a 500-acre tract of land where he had a shared interest in horses and beef cattle. There were orchards. This was in Carroll Township.

He would take his sons and Marlene skiing locally, and then also out to Vail, Colorado.

He had Steeler season tickets. He also was -- he loved classical music. He loved the finer things. He loved jazz. He could not play an instrument, but he was very much an aficionado of these type of things.

He was kind to me. Our families were friends, but he took a unique interest in me and would ask me about my cases and encourage me. He was a rare person to do that in today's era, which with the advent of the cell phone and instant gratification, rare, looking back, rare to take an interest in a young lawyer to the extent that he did.

He was actively involved in the YMCA and was a devout Christian. He is and was immensely proud of his great-grandchildren, children, and now he is reunited with Marlene.

Jack France was a good man, and on behalf of his sons, they asked me to punctuate the end of my speech by saying, please, at some time in the near future when someone you barely know needs your help, help them. That is what a good man does.

Thank you.

MR. STEELE: Thank you, Mr. Geary.

Are there any other members of the Bar who would like to speak?

I see we have Attorney Mark Geary making his way up.

MR. MARK GEARY: Members of the Court, members of the Bar, family friends. Mr. Steele mentioned Noah Geary. I'm Mark Geary. I sometimes get called both, but nobody ever sends me Noah's checks.

I remember the line from My Cousin Vinny where the public defender opens to the jury, and he says, "Well, now." And I thought about that, and I thought about Jack France. Jack was well in many instances.

Our children went to Mon Valley Catholic High School, and, as mentioned, Jack and Marlene became friends to my wife, Judy, and me. He was always very quiet, but I think he, in his own way, developed skills that he and Austin Murphy developed. Some through politics.

My son was right. He opposed David Gilmore in the 1983 election. Charlie Sweet had retired, and Jack came very close to winning that race. And then David Gilmore went on to beat Reed Day who then was a member of Peacock Keller. That was his interest in politics.

But I do remember his four sons. And one day Jack called and said one of his sons, whose name I won't mention, he just couldn't understand him. He was pulling one of his high school stunts, and Jack was considering sending him off to military school.

So Jack called, and he said to my wife and I, "What am I going to do with my son?"

And we said, "Well, I think he has -- I think he has potential. I think he will be well."

And shortly thereafter, I saw Jack on the street, and I said, "What was your decision about sending your son," whose name I won't mention, "to this military academy?"

And he said, "If Mark and Judy Geary see promise in him, then that's good enough for me." So I thought to myself, most parents probably don't discuss their children's -- I'm looking for a polite word -- stunts with other parents, but he did. And I appreciated his ultimate decision.

And now his sons, as Noah mentioned, are doing well in life. Marlene did pass away a few years ago, and now Jack. But if I was to remember Jack in any generic sense, I would say, "He did well."

Thank you.

MR. STEELE: Are there any additional members of the Bar who would like to speak?

Are there any members of the Court who would like to speak?

PRESIDENT JUDGE COSTANZO: Although I did not have the privilege of knowing Jack personally, it's clear that he left a lasting impact on everyone who did.

The Court will now recess, and we will do so in memory of our departed colleague, Jack France.

Transcribed by: Resa Zygula, Official Court Reporter

MEMORIAL MINUTE FOR WILLIAM J. WORTHINGTON, ESQ.

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION

IN RE: MEMORIAL MINUTE OF) No. 2010-3553
WILLIAM J. WORTHINGTON,)
ESQUIRE)

RECORD OF MEMORIAL MINUTE, IN THE ABOVE CAUSE, BEFORE THE
HONORABLE VALARIE COSTANZO, PRESIDENT JUDGE; MICHAEL J. LUCAS,
JUDGE; TRACI L. MCDONALD, JUDGE; JESSE PETTIT, JUDGE; and KATHERINE
B. EMERY, SENIOR JUDGE; HELD ON AUGUST 24, 2026, IN COURTROOM NO. 7

P R O C E E D I N G S

- - - - -

PRESIDENT JUDGE COSTANZO: We will now reconvene to honor and remember our next esteemed colleague, William Worthington.

Again, I'm honored to recognize the president of the Bar Association, Thomas Steele.

MR. STEELE: Good afternoon.

May it please the Court. Welcome members of the Washington County Bar Association, colleagues, and friends of William J. Worthington.

At this time I would like to introduce our lead speaker, Attorney Kristen Anders Bojarski.

MS. BOJARSKI: Good afternoon, everybody.

William Worthington was born on St. Patrick's Day. March 17, 1940. He had two brothers and a sister, and his sister happened to be my grandmother. He and my grandmother were very, very close until my grandmother passed away about a year before he did.

Bill was born in Charleroi, Pennsylvania. He graduated from Charleroi High School in 1959. He then went off to Grove City College where he graduated in 1964.

His lifelong dream was to be a pilot in the military. Unfortunately, he had high blood pressure, so they would not let him be a pilot.

He ended up working for Liberty Mutual as a bodily injury claims adjuster in Buffalo, New York. While he was working at that job, he realized that the attorneys he was dealing with were making three times as much as he was, so he decided he would go to law school.

He went to the University of Buffalo School of Law where he graduated when he was 31 years old in 1970. He worked as an Assistant District Attorney in Buffalo for a while and eventually started his own practice.

At some point he moved to Hawaii with his second wife, Mel, and he started a practice there as well.

He and his second wife moved back to Pennsylvania in the early '90s where he quit practicing law for a while and actually bought an apartment building in Belle Vernon where he essentially served as the landlord of this apartment building. He got tired of, you know, fixing these apartments that always had issues with them, so he decided to take the bar in Pennsylvania.

He passed the bar in 2007 and started his small practice here. He actually worked out of his house in Brownsville. I'm not sure when he became a member of the Washington County Bar, but I assume it was the same time as me, in 2009 or 2010, because we both went to the Bridge the Gap CLE at the Winter Bench Bar conference.

He had a general practice. He handled some criminal defense, some family law, but he really enjoyed personal injury and workers' compensation.

I enjoyed talking with him about his cases, and he would hear me out about my crazy cases doing family law and was just a really wonderful mentor to me throughout my career.

He was a very handy person. He renovated this farmhouse in Brownsville, which was an absolutely gorgeous house.

He had a very dry sense of humor, which I always appreciated. He called me Krissy. He was the only one that called me that. He was the only one allowed to call me that.

But all in all, he really had a long, wonderful full life. His last couple of years were with his third wife, Karen, who also served as his legal assistant. He had four kids, three step kids, twelve grandchildren, and three great-grandchildren. So big family. And most of them are spread out across the country. But he did see them as often as he could. He had a big pool in the back of his house, and the kids and grandkids would all come and play in the pool.

It's been an honor to be allowed to speak about my Uncle Bill. Thank you for having me.

MR. STEELE: Thank you, Ms. Bojarski. Are there any other members of the Bar who wish to speak? Mr. Vanderman?

MR. VANDERMAN: You can't let a fellow from the Mon Valley go past that easy.

I met your Uncle Bill shortly after he had purchased that apartment building from Dean Mori, who was the past president of the Mon Valley Home Builders Association, of which I was the solicitor.

And Dean's reputation, both in home construction and the assets that he retained after he was no longer active as a home builder, was that he did not like to throw money around frivolously. So I had occasion on more than once or twice -- because I also had done a fair amount of construction myself -- had the occasion to chitchat about the latest set of repairs and how investing in real estate in apartments that have been neglected is not exactly the quickest way to financial success. I did not argue that point. I had discovered that for myself several years prior to that.

The thing I did want to mention particularly: When a person presents themselves, they make an impression, and the impression unequivocally for me was positive. A gentleman's gentleman. A person well-spoken. A tremendous command of the English language and clearly an intellect.

The fact that was amusing to me to be thinking of him with the hammers and the nails and the saws and the plumbing and the wiring and all that goes with it, when he had all those gifts that some are endowed with and others struggle to achieve in the profession of law. But I always enjoyed chatting with him, and though we had no professional relationship associated with law, I always considered him of the highest cut of the cloth. A quality person. Thank you.

MR. STEELE: Thank you, Mr. Vanderman.

Are there any other members of the Bar that wish to speak?

The Bar Association did receive a written submission from Karen Worthington, the wife of Bill Worthington. I will read that into the record now.

"We gather today in remembrance of our colleague, William Worthington, whose life and career left a lasting mark on those who knew him.

"A graduate of Charleroi High School, he went on to practice law in Buffalo, New York; Waianae, Hawaii; and Brownsville, Pennsylvania.

"Before relocating to Hawaii, he served with distinction as District Justice in Elma, New York. Throughout his career he concentrated in personal injury and medical malpractice, work he truly loved and approached with dedication and care.

"Beyond the courtroom and the office, he held his family close and found deep contentment in the woods surrounding his home in Brownsville. He also loved airplanes and the freedom of flight, having flown a few himself.

"He is deeply missed and forever loved. His commitment to the law, his affection for those closest to him, and the quiet joys he found in nature and in the sky remain with us."

Thank you. Are there any members of the Court who wish to speak?

PRESIDENT JUDGE COSTANZO: The Court will now recess, and we will do so in memory of our departed colleague, William Worthington.

ESTATE NOTICES**FIRST PUBLICATION**

Antionette, Jr., George W., a/k/a George W. Antionette

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: Elizabeth Antionette, 322 Hawthorne St., Canonsburg, PA 15317

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

WCR Vol 107 Issues 14,15,16

Beatty, Paula Jean, a/k/a Paula J. Beatty

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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Chance M. Beatty, 2978 S. Bridge Rd., Washington, PA 15301, Levi R. Beatty, 1 Beatty Ln., 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 107 Issues 14,15,16

Claire, Kathleen T., a/k/a Kathleen Teresa Claire

Late of Canonsburg, Washington Co., PA

File No. 63-26-0966

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

Executor: Thomas Wilson a/k/a Thomas Raymond Wilson, 121 Marquis Dr., Eighty Four, PA 15330

Attorney: Michele P. Conti, Esq., 7880 Steubenville Pike, Oakdale, PA 15071

WCR Vol 107 Issues 14,15,16

Closser, William K., a/k/a William Kennedy Closser

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

Administratrix: Jessica L. Closser, 37 Harris Farm Court, Thomasville, NC 27360

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

WCR Vol 107 Issues 14,15,16

Farrand, Jean E., a/k/a Jean A. Farrand

Late of McMurray, Washington Co., PA

File No. 63-2026-1454

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: Peter N. Farrand and Michael T. Farrand, 280 North Sherwood Court, Souderton, PA 18964

Attorney: Bruce L. Castor, III., Esq., Thomas A. Will and Assoc., 6000 Town Center Blvd., Ste. 106, Canonsburg, PA 15317

WCR Vol 107 Issues 14,15,16

Jenny, Ryan, a/k/a Ryan John Jenny

Late of Houston Borough, Washington Co., PA

File No. 63-2026-1442

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: Kate McKinley a/k/a Kathleen Sue McKinley, 810 Applewood Lane, Herminie, PA 15637

Attorney: Lois M. Vitti, Esq., 663 Fifth St., Oakmont, PA 15139

WCR Vol 107 Issues 14,15,16

Kahl, Thomas Edward, a/k/a Thomas E. Kahl

Late of Monongahela, Washington Co., PA

File No. 63-26-1460

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: Grace Elizabeth Kahl, a/k/a Grace Elizabeth Hill-Kahl, 129 Tower Street, Monongahela, PA 15063

Attorney: Donald B. Formoso, Esq., Peacock Keller, LLP, 95 West Beau St., Ste. 600, Washington, PA 15301

WCR Vol 107 Issues 14,15,16

Lutz, III, George John, a/k/a George J. Lutz, III, a/k/a George J. Lutz, Jr.

Late of Eighty-Four, Washington Co., PA

File No. 63-26-01449

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

Executor: Jennifer L. Schiebel, 491 Clearfield Road, Cabot, PA 16023

Attorney: Dorothy A. Milovac, Esq., Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

WCR Vol 107 Issues 14,15,16

Mincin, Judith Ann

Late of Canonsburg, Washington Co., PA

File No. 63-25-1511

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 M. Jefferson, 107 Queens Way, Canonsburg, PA 15317

Attorney: John Halley, Esq., 9380 McKnight Rd., Ste. 106, Pittsburgh, PA 15237

WCR Vol 107 Issues 14,15,16

O'Brien, Dawn M.

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-0116

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: Patricia O'Brien Roche and Melinda A. Mercer a/k/a Melinda Anne Mercer c/o

Attorney: Amanda E. Palbus, Esq., Myers Law Group, LLC, 17025 Perry Highway, Warrendale, PA 15086

WCR Vol 107 Issues 14,15,16

Penvose, Kimberly Jo

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

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

Administrator: Gene Penvose (a/k/a Gene R. Penvose) c/o

Attorney: Kristen L. Behrens, Esq., Dilworth Paxson LLP, 1650 Market St., Ste. 1200, Phila., PA 19103

WCR Vol 107 Issues 14,15,16

Phillips, Robert Craig, a/k/a Robert C. Phillips

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: Craig Lindley a/k/a Craig Phillips c/o

Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 107 Issues 14,15,16

Poznick, Ronnie F., a/k/a Ronald F. Poznick

Late of Washington, Washington Co., PA

File No. 63-25-0121

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 A. Poznick, 598 Maryland Ave., Washington, PA 15301

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

WCR Vol 107 Issues 14,15,16

Ranko, Mary L., a/k/a Mary Lee Ranko

Late of Washington Co., PA

File No. 63-26-1404

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

Executor: Thomas L. Swart, 304 E. McMurray Road, McMurray, PA 15317

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

WCR Vol 107 Issues 14,15,16**Rockwell, Racquelle F.**

Late of Scenery Hill, Washington Co., PA

File No. 63-26-1320

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: Gabriella M. Rockwell, 2403 East National Pike, Scenery Hill, PA 15360

Attorney: Todd A. Fuller, Esq, Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 107 Issues 14,15,16**Westfall, Ronald, a/k/a Ronald R. Westfall a/k/a Ronald Rankin Westfall**

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

Administratrix: Tonya Phillips a/k/a Tonya R. Phillips, 1004 McGovern Rd., Houston, PA 15342

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

WCR Vol 107 Issues 14,15,16**Wright, Bonnie Virginia**

Late of Brownsville, 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: Jennifer Lynn Bielawski, 328 Knob Rd., Brownsville, PA 15417

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

WCR Vol 107 Issues 14,15,16**SECOND PUBLICATION****Allison, Pamela A.**

Late of Canonsburg, Washington Co., PA

File No. 63-26-1278

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

Administrator: Robert F. Allison aka Robert Frank Allison, 627 Marple Ave., Canonsburg, PA 15317

Attorney: Mary Bower Sheats, Esq., 1195 Washington Pike, Ste. 325, Bridgeville, PA 15017

WCR Vol 107 Issues 13,14,15

Baird, Edward Kenneth, a/k/a Edward Baird

Late of California, Washington Co., PA

File No. 63-26-1211

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: Kala Kuvinka c/o

Attorney: Sean M. Lementowski, Esq., 99 E. Main St., Uniontown, PA 15401

WCR Vol 107 Issues 13,14,15**Cicci, Gilbert A.**

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

Executor: Anthony A. Cicci, P.O. Box 413, Cokeburg, PA 15324

Attorney: John M. Petrisek, Esq., 998 Main Street, Bentleyville, PA 15314

WCR Vol 107 Issues 13,14,15**Klose, Lori Lee**

Late of Canonsburg, Washington Co., PA

File No. 63-26-01362

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: Joshua D. Klose, 32 Green Glen Dr., Pittsburgh, PA 15227

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

WCR Vol 107 Issues 13,14,15**Mahoney, James Patrick**

Late of Peters Township, Washington Co., PA

File No. 63-26-1400

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: Charles J. O'Neill, Jr., 37 McMurray Rd., Bldg. 1, Ste. 204, Pittsburgh, PA 15241

Attorney: Ashley M. Elias, Esq., 150 Pleasant Dr., Ste. 101, Aliquippa, PA 15001

WCR Vol 107 Issues 14,15,16**Opfer, Alvin P.**, a/k/a Alvin Prescott Opfer

Late of Eighty Four, Washington Co., PA

File No. 63-26-1333

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: Nancy L. Griffiths-Opfer c/o

Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 2400 Ansys Dr., Canonsburg, PA 15317

WCR Vol 1 Issues 13,14,15

Rhoades, Patricia Lynn, a/k/a Patricia L. Rhoades

Late of Burgettstown, Washington Co., PA

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

Executrix: Amy E. Mitko c/o

Attorney: Natalie M. Ruschell, Esq., Ruschell & Assoc., LLC, P.O. Box 577, Midway, PA 15060

WCR Vol 107 Issues 13,14,15**Rockwell, Eric D.**

Late of Scenery Hill, Washington Co., PA

File No. 63-26-1321

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: Gabriella M. Rockwell, 2403 East National Pike, Scenery Hill, PA 15360

Attorney: Todd A. Fuller, Esq., Brenlove & Fuller, LLC, 401 Washington Ave., Bridgeville, PA 15017

WCR Vol 107 Issues 13,14,15**Wharton, Rebecca M.**, a/k/a Rebecca McCreight Wharton a/k/a Rebecca Ann Wharton

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: John R. Wharton a/k/a John Richard Wharton, 705 N. Wade Ave., Washington, PA 15301

WCR Vol 107 Issues 13,14,15**White, Ronald Edwin**, a/k/a Ronald White

Late of California, 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: Susan M. White, 1122 Wood St., California, PA 15419

Attorney: Kathleen Smith-Delach, Phillips Froetschel LLC, 310 Grant St., Ste. 700, Pittsburgh, PA 15219

WCR Vol 107 Issues 13,14,15**Young, Betty Lou**, a/k/a Betty L. Young

Late of McMurray, Washington Co., PA

File No. 63-26-0668

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: Dawn Pustay c/o

Attorney: Wendy Denton Heleen, Esq., GRB Law, 2100 Georgetown Dr., Ste. 300, Sewickley, PA 15143

WCR Vol 107 Issues 13,14,15

THIRD PUBLICATION

Brigich, Mark Steven, a/k/a Mark S. Brigich a/k/a Mark Brigich

Late of Washington, Washington Co., PA

File No. 63-26-01118

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 Brigich a/k/a John M. Brigich a/k/a John Mark Brigich, 90 Johnson Hill Rd., Canonsburg, PA 15317

Attorney: E. J. Julian, Esq., Julian Law Firm, 71 N. Main St., Washington, PA 15301

WCR Vol 107 Issues 12,13,14

Corbitt, Jimmie Lee, a/k/a Jimmie Lee Groomes Corbitt

Late of Donora, Washington Co., PA

File No. 63-26-1229

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: Janet Corbitt, 121 Modisette Ave., Donora, PA 15033

Attorney: Joseph M. Gaydos, Jr., Esq., 1223 Long Run Rd., White Oak, PA 15131

WCR Vol 107 Issues 12,13,14

Ferraro, Marilyn D.

Late of City of Washington, Washington Co., PA

File No. 63-26-1156

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: Anastasia D. Alexander, 49 Imperial Ave., Washington, PA 15301

WCR Vol 107 Issues 12,13,14

Glendenning, William Enlow

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

Administrator: Heather Parks, 516 McClane Farm Rd., Washington, PA 15301

Attorney: Nicholas A. Corino, Esq., 1207 Fifth Ave., Ste. 200, Pittsburgh, PA 15219

WCR Vol 107 Issues 12,13,14

Leach, Donna Rae

Late of McMurray, 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: Troy Mackenzie aka Troy David Mackenzie, 344 Penrose Dr., Irwin, PA 15642

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

WCR Vol 107 Issues 12,13,14

Mertens, Jeffrey W.

Late of McMurray, Washington Co., PA

File No. 63-25-1259

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: Erik R. Mertens aka Erik Ryder Mertens, 202 Windmere Ct., McMurray, PA 15317

Attorney: Edward J. Balzarini, Jr., Esq., Balzarini & Watson, 310 Grant St., Ste. 3303, Pittsburgh, PA 15219

WCR Vol 107 Issues

Shamitko, Nancy Jo

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: Ronald K. Shamitko c/o

Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 107 Issues 12,13,14

Stinely, Patricia D.

Late of Borough of East 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 Co-Executors or attorney, and all persons indebted to the decedent to make payment to the Co-Executors without delay.

Co-Executors: Nancy Stinely & James R. Stinely c/o

Attorney: Frank C. Roney, Jr., Esq., The Roney Law Office, 228 South Main St., Washington, PA 15301

WCR Vol 107 Issues 12,13,14

NOTICE OF TRUST

Re: Mary Jo Reilly – Mary Jo Reilly Revocable Trust dated June 3, 2016, as amended October 30, 2023 (Revocable Trust)

Notice is hereby given that Susanne Hatch Deegan is the Trustee of the above-named Trust. All persons indebted to Mary Jo Reilly are requested to make payment and all those having claims against Mary Jo Reilly are directed to present the same without delay to:

Mary Jo Reilly Revocable Trust, Susanne Hatch Deegan, Trustee; 315 Braeburn Drive, McMurray, PA 15317

Or to: Rebecca A. Winge, Esquire, Houston Harbaugh, P.C., Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

WCR Vol 107 Issues 12,13,14

Corporation Notices

FICTITIOUS NAME NOTICE

Notice is hereby given that an application for registration of the fictitious name **PUwise360** has been filed with the Pennsylvania Department of State pursuant to the Fictitious Names Act, 54 Pa.C.S. § 311.

The principal place of business is located at 121 Inverness Drive, McMurray, PA 15317, Washington County, Pennsylvania.

The name and address of the individual party to the registration are Lutz Heidrich, 121 Inverness Drive, McMurray, PA 15317.

WCR Vol 107 Issue 14

NOTICE OF VOLUNTARY DISSOLUTION OF THE BUSINESS CORPORATION

Notice is hereby given by **D'ALESIO-TRETTEL INSURANCE SERVICES, INC.**, a Pennsylvania Business Corporation, that said Corporation is winding up its affairs in the manner prescribed by Section 1975 of the Business Corporation Law of 1988 et seq., as amended, so that its corporate existence shall cease upon the filing of the Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

Clark A. Mitchell, Esquire
MITCHELL LAW GROUP, LLC
17 South College Street
Washington, PA 15301

WCR Vol 107 Issue 14

Termination of Parental Rights

PUBLIC NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
ORPHANS' COURT DIVISION NO: 63-26-01313

IN RE: ALYVIA SEPESY a/k/a ALYVIA JO SEPESY a/k/a BABY GIRL SEPESY
D.O.B. 8/5/2025, PLACE OF BIRTH: ALLEGHENY COUNTY, PENNSYLVANIA

FEMALE CHILD OF: APRIL SEPESY A/K/A APRIL S SEPESY A/K/A APRIL A SEPESY A/K/A APRIL
SARAH-ANN SEPESY A/K/A APRIL SEPSEY A/K/A APRIL A SEPSEY A/K/A APRIL S SEPSEY A/K/A
APRIL SARAH-ANN SEPSEY AND ANY UNKNOWN FATHER

Take notice that a Petition for Involuntary Termination of Parental Rights of Parents, APRIL SEPESY A/K/A APRIL S SEPESY A/K/A APRIL A SEPESY A/K/A APRIL SARAH-ANN SEPESY A/K/A APRIL SEPSEY A/K/A APRIL A SEPSEY A/K/A APRIL S SEPSEY A/K/A APRIL SARAH-ANN SEPSEY AND ANY UNKNOWN FATHER, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on November 2, 2026, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Summit Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

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

WCR Vol 107 Issue 14

Name Change Notice

Notice is hereby given that on the date of September 10, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. CV-2026-08552 by the petitioner, **Joel Aaron Fowler** for a change of name to Joel Luke Dunn.

The court has fixed the date of November 10, 2026, and time of 9:00 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 107 Issue 14

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, NOVEMBER 6, 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)

CANONSBURG

PHH MORTGAGE CORPORATION

vs

DEREK PENN A/K/A DEREK K. PENN, In His Capacity as Administrator of the Estate of EDITH M. PENN
and in His Capacity as Heir of WILLIAM K. PENN, ET AL

DOCKET #: 2026-1717

JUDGEMENT: \$163,980.98

In the Commonwealth of Pennsylvania, Washington County, Canonsburg Borough (formerly Cecil);

Address: 501 GLADDEN ROAD, CANONSBURG, PA 15317

Tax #: 095-001-07-04-0013-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 107 Issues 12,13,14

CANTON

ROCKET MORTGAGE, LLC

vs

CONNOR A. MCGINNIS

DOCKET #: 2026-1468

JUDGEMENT: \$90,807.84

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

Address: 520 HAYES AVENUE, WASHINGTON, PA 15301

Tax #: 120-011-08-05-0005-01

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 107 Issues 12,13,14

CENTERVILLE

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION, ET AL
vs
CHRISTOPHER POHILL A/K/A CHRISTOPHER A. POHILL; TONYA POHILL

DOCKET #: 2026-4270

JUDGEMENT: \$63,439.48

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

Address: 144 ARMOUR STREET, RICHEYVILLE, PA 15358

Tax #: 154-007-00-00-0005-01

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 12,13,14

CENTERVILLE (Cont'd)

WILMINGTON SAVINGS FUND SOCIETY, FSB

vs

ESTATE OF CHARLES D. POLAND, ET AL

DOCKET #: 2025-4517

JUDGEMENT: \$81,463.59

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

Address: 409 ASH STREET, RICHEYVILLE, PA 15358

Tax #: 154-005-00-03-0036-00

Improvements: Residential Dwelling

Attorney: ROMANO GARUBO & ARGENTIERI COUNSELORS AT LAW LLC, (856) 384-1515

WCR Vol 107 Issues 12,13,14

COKEBURG

PNC BANK, NATIONAL ASSOCIATION

vs

DAWN R. SKARIOT

DOCKET #: 2025-8710

JUDGEMENT: \$63,266.37

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

Address: 19 LINCOLN STREET, COKEBURG, PA 15324

Tax #: 200-004-00-03-0010-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 107 Issues 12,13,14

FALLOWFIELD

LIMOSA, LLC

vs

DAVID HUGHES, Executor of ROSETTA DELIA HUGHES, Deceased, ET AL

DOCKET #: 2023-5796

JUDGEMENT: \$83,911.23

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

Address: 26 ROUTE 88, CHARLEROI, PA 15022

Tax #: 320-007-01-02-0040-00

Improvements: Residential Dwelling

Attorney: FEIN, SUCH, KAHN & SHEPARD, P.C., (973) 538-4700

WCR Vol 107 Issues 12,13,14**MONONGAHELA**

MIDFIRST BANK

vs

ROBERT L. KEPICS

DOCKET #: 2024-1739

JUDGEMENT: \$8,581.65

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

Address: 206 2ND AVENUE AKA 206 SECOND AVENUE, MONONGAHELA, PA 15063

Tax #: 430-020-00-01-0008-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 12,13,14**NORTH FRANKLIN**

AVAIL 1 LLC

vs

MARK STEELE, In His Capacity as Heir of ORVAL J. STEELE, ET AL

DOCKET #: 2025-528

JUDGEMENT: \$369,569.01

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

Address: 15 CARIO DRIVE, WASHINGTON, PA 15301

Tax #: 750-003-00-00-0014-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 107 Issues 12,13,14

NORTH STRABANE

WILMINGTON SAVINGS FUND SOCIETY, FSB, As Owner Trustee of the Residential Credit Opportunities Trust X-C

vs

BRIAN WATSON

DOCKET #: 2024-5348

JUDGEMENT: \$346,849.03

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

Address: 576 CHESNIC DRIVE, CANONSBURG, PA 15317

Tax #: 520-015-01-04-0015-05C

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 12,13,14

SMITH

U.S. BANK NATIONAL ASSOCIATION

vs

MARK ORISON, In His Capacity as Heir of ANNE ORISON, ET AL

DOCKET #: 2026-1635

JUDGEMENT: \$41,548.27

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

Address: 290 FRANCIS MINE STATE ROAD, BURGETTSTOWN, PA 15021

Tax #: 570-016-01-01-0024-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WCR Vol 107 Issues 12,13,14

UNION

U.S. BANK TRUST NATIONAL ASSOCIATION

vs

DOUGLAS EDWARD DOLTON, as Administrator of the Estate of DONNA J. DZUBAY A/K/A DONNA DZUBAY, Deceased

DOCKET #: 2026-4274

JUDGEMENT: \$53,495.57

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

Address: 63 PUMPKIN CENTER ROAD, FINLEYVILLE, PA 15332

Tax #: 640-006-00-00-0028-00

Improvements: Residential Dwelling

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

WCR Vol 107 Issues 12,13,14

WEST BETHLEHEM

TOWD POINT MORTGAGE TRUST 2017-4, U.S. BANK NATIONAL ASSOCIATION, As Indenture Trustee
vs
ANTHONY SCOTT MEGA; MELISSA ANN RASEL MEGA

DOCKET #: 2026-1637

JUDGEMENT: \$137,481.65

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

Address: 877 LONE PINE ROAD, AMITY, PA 15311

Tax #: 660-021-00-00-0020-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, (855) 225-6906

WEST BETHLEHEM (Cont'd)

NATIONAL LOAN INVESTORS, L.P., Assignee of Residential Funding Corporation, Assignee of
Commonpoint Mortgage

vs

SHEILA L. MOORE

DOCKET #: 2026-3832

JUDGEMENT: \$68,970.80

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

Address: 81 FISHER HOLLOW ROAD, AMITY, PA 15311

Tax #: 660-022-00-00-0005-00

Improvements: Residential Dwelling

Attorney: KOZLOFF STOUT ATTORNEYS, (610) 670-2552