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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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 10/22**
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. 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. **No motions 11/19/26. 12/3/26 Motions will be held on 12/2/26.** **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	*Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week*

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OBITER DICTUM

From the ABA Journal Daily Newsletter: **[1]** Makers of ice cream bars, energy drinks, gummy worms, barbeque sauces, protein bars, and other products are now facing lawsuits over the use a sweetener used in products which allege contain "zero sugar." According to Bloomberg Law, nearly sixty suits have been filed against food producers who use a sugar substitute called allulose. The suits follow a July ruling from the U.S. Court of Appeals for the 7th Circuit that re-instated consumer deception claims against Chobani. Allulose is a simple sugar that occurs naturally in figs and molasses and is extremely sweet with minimal calories. It has a small metabolic impact on human body with almost no impact on blood glucose and therefore isn't associated with many negative health effects of more traditional sugars. Before the 7th Circuit's ruling, companies could treat guidance from the Food and Drug Administration as permission to leave allulose out of the total sugars' calculation. But it's "painfully clear" now that guidance isn't going to "reach into state law, consumer protection law, and somehow create some kind of additional cover," according to Laura Bentele, a partner at Armstrong Teasdale. The ruling has created an "extremely high risk" that companies labeling items made with allulose as "zero sugar" are going to get sued, said T. Daniel Logan, a partner at Kleinfeld Kaplan Becker. **[2]** The U.S. Court of Appeals for the 9th Circuit recently overturned a preliminary injunction that would have sent more than 100 transgender women convicted of felonies from Oregon's men's prisons to women's facilities. The preliminary injunction, issued in April, included an unnamed plaintiff known in court documents as "J.F.," who 9th Circuit Judge Eric Tung wrote, "sexually assaulted a woman" with a foot-long plastic object. "The District Court improperly disregarded the overwhelming contrary evidence presented by defendants in favor of baseless speculation," according to Circuit Judge Tung. In the opinion, the words "transgender" appear in quotation marks and Tung referred to transgender women as "male inmates who claim to be female." Jenny Hansson, a spokesperson for the Oregon Department of Justice, said in an email, "While we agree with the outcome of the case, we strongly disagree with the court's harmful language. It does not reflect our belief or our values." **[3]** A woman who was hit and dragged by a city bus in Manhattan, New York City, has been awarded 37 million for pain and suffering - thought to be the largest such award granted by the appellate Divisions 1st Judicial Department of the New York Supreme Court. Aurora Beauchamp was struck by a metropolitan transportation bus while crossing the street in 2017 and was dragged about 20 feet before the bus stopped on top of her legs. A jury in February 2024 awarded Beauchamp 72.5 million, but a three-judge panel from the appellate court remitted the award for past and future pain and suffering from 25 million and 32 million to 20 million and 17 million respectively. It also reduced her husband's loss of consortium claim to 2.6 million and trimmed Beauchamp's future medical expenses to 8.24 million. It is still thought to be the largest pain and suffering award for which the 1st Judicial Department has ever addressed. **Other News**: Imposition of probation conditions that address rehabilitation and treatment for inappropriate sexual conduct improper when the factual basis for the guilty plea to endangering welfare of children charge did not involve sexual conduct activity. Commonwealth v. Seiden, 2026 Pa.Super. 93 (May 6, 2026).

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

Butler County Family Court Administrator/Director of Domestic Relations

A position within the Butler PA Family Court, Custody Conciliator/Family Court Solicitor, is available, Duties and Responsibilities: Assume responsibilities of the Custody Conciliator as promulgated by law, Supervise custody and protection order sections of Family Court, serve as Family Court Solicitor.

A complete list of duties, responsibilities, application are available at https://www.butlercountypa.gov/DocumentCenter/View/967/Job-Application-PDF

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

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.

ESTATE NOTICES

FIRST PUBLICATION

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

Executor: Matthew A. Battistone, 6816 Ridge Ave., Finleyville, PA 15332

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

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DeFurio, Barbara Orlosky, a/k/a Barbara A. DeFurio

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: Michael J. Orlosky a/k/a Michael Joseph Orlosky, 1462 Laurel Dr., Sewickley, PA 15143

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

WCR Vol 107 Issues 15,16,17

Garber Sr., James Albert, a/k/a James Albert Garber a/k/a James A Garber a/k/a Jamesd Garber

Late of City of Washington, Washington Co., PA

File No. 63-26-1488

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: Timothy D. Garber, 2740 Jefferson Ave., Washington, PA 15301

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

WCR Vol 107 Issues 14,15,16

Getzik, Patricia, a/k/a Patricia B. Getzik

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

Executor: Chris Vermilya a/k/a Christopher W. Vermilya, 120 Hutchinson Ave., Canonsburg, PA 15317

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

WCR Vol 107 Issues 15,16,17

Haney, Gilbert J., a/k/a Gilbert James Haney

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: Paula D. Clark, 472 Haney Rd., Washington, PA 15301

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

WCR Vol 107 Issues 15,16,17

Kabay, Carol Matthews, a/k/a Carol M. Kabay, a/k/a Carol Kabay

Late of Washington, Washington Co., PA

File No. 63-26-1469

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: Jacob S. Pollock, 4800 Mill Park Dr., Glen Allen, VA 23060

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

WCR Vol 107 Issues 15,16,17

Mansfield, Sr., William R., a/k/a William Robert Mansfield, Sr. a/k/a William R. Mansfield

Late of Morris Twp., Washington Co., PA

File No. 63-26-1419

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

Executor: William R. Mansfield, Jr., 154 Covered Bridge Rd., Prosperity, PA 15329

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

WCR Vol 107 Issues 15,16,17

McPeake, David A.

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-1491

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: Pamela M. Poremski, 124 Water View Dr., Hawley, PA 18428

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

WCR Vol 107 Issues 15,16,17

Pierce, Madeline B., a/k/a Madeline Blanche Pierce

Late of Monongahela, Washington Co., PA

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

Administratrix: Janet M. Pierce, 616 Hancock St., Monongahela, PA 15063

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

WCR Vol 107 Issues 15,16,17

Pokorny, Sharon J., a/k/a Sherry Pokorny

Late of Venetia, 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: Rudolph M. Pokorny, 104 Brooke Dr., Venetia, PA 15367

WCR Vol 107 Issues 15,16,17

Ruse, Kerry G.

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

Executor: Christopher W. Ruse, 119 Elmwood Dr., Glenshaw, PA 15116

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

WCR Vol 107 Issues 15,16,17

Staton, Vicki L.

Late of Amwell Twp., Washington Co., PA

File No. 63-25-1205

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: Barbara E. Waddington, 242 Waynesburg Rd., Washington, PA 15301

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

WCR Vol 107 Issues 15,16,17

Sterling, III, Thomas W., a/k/a Thomas William Sterling

Late of Canonsburg, Washington Co., PA

File No. 63-26-0829

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

Administrator CTA: Tristan K. Luengen c/o

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

WCR Vol 107 Issues 15,16,17

Tatar, Marcia L.

Late of Union Twp., Washington Co., PA

File No. 63-26-1028

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: Jesscia M. Tatar c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

Taylor, Ann Marie, a/k/a Ann Taylor

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

Executor: Gary Lee Taylor c/o

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

WCR Vol 107 Issues 15,16,17

Terrett, Linda

Late of Bentleyville, Washington Co., PA

File No. 63-26-1464

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: Kimberly D. Tiano, 252 California Drive, Coal Center, PA 15423

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

WCR Vol 107 Issues 15,16,17

Urcho, Louis J., a/k/a John Urcho

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: Louis W. Urcho, 101 Gibson Rd., Bentleyville, PA 15314

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

WCR Vol 107 Issues 15,16,17

White, Carol Jane, a/k/a Carol J. White

Late of Union, Washington Co., PA

File No. 63-26-1071

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: Philip Carl White c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

Wise, Herbert John, a/k/a Herbert J. Wise a/k/a Herbert Wise

Late of Washington, Washington Co., PA

File No. 63-26-1403

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 J. Rosselle c/o

Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 2400 Ansys Dr., Ste. 102, Canonsburg, PA 15317

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SECOND 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

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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

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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

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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

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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

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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

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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

THIRD 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

INCORPORATION NOTICES

NOITCE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is:

McGuffey Youth Softball

The Articles of Incorporation (filing date) March 23, 2026.
The Mitchell Law Group, LLC.
Clark A. Mitchell, Esq.
17 S. College Street
Washington, PA 15301
(724) 229-9500

WCR Vol 107 Issue 15

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on September 29, 2026 for the purpose of obtaining a Certificate of Incorporation of a proposed non-profit corporation which was organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania of 1988. The name of the corporation is **James M. Sulkowski Museum of Art, Inc.** with its principal place of business being located at 329 Hawthorne Street Canonsburg PA 15317

James P. Liekar, Esq.

WCR Vol 107 Issue 15

REAL PROPERTY NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. CV-2026-01717
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
PHH MORTGAGE CORPORATION, Plaintiff
v.
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; CHANTEL THOMAS, IN HER CAPACITY AS HEIR OF WILLIAM K. PENN; DARNETTE PERRY, IN HER CAPACITY AS HEIR OF WILLIAM K. PENN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM K. PENN, Defendants
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM K. PENN
Defendant(s), 501 GLADDEN ROAD CANONSBURG, PA 15317

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. CV-2026-01717, seeking to foreclose the mortgage secured on your property located, 501 GLADDEN ROAD CANONSBURG, PA 15317.
NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 you, and a judgment may be entered against you by the Court without further notice for any money claimed in the 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington PA, 15301
724-225-6170
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
M. Troy Freedman, Esquire, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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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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 10/22**
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. 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. **No motions 11/19/26. 12/3/26 Motions will be held on 12/2/26.** **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	*Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week*

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

From the ABA Journal Daily Newsletter: **[1]** Makers of ice cream bars, energy drinks, gummy worms, barbeque sauces, protein bars, and other products are now facing lawsuits over the use a sweetener used in products which allege contain "zero sugar." According to Bloomberg Law, nearly sixty suits have been filed against food producers who use a sugar substitute called allulose. The suits follow a July ruling from the U.S. Court of Appeals for the 7th Circuit that re-instated consumer deception claims against Chobani. Allulose is a simple sugar that occurs naturally in figs and molasses and is extremely sweet with minimal calories. It has a small metabolic impact on human body with almost no impact on blood glucose and therefore isn't associated with many negative health effects of more traditional sugars. Before the 7th Circuit's ruling, companies could treat guidance from the Food and Drug Administration as permission to leave allulose out of the total sugars' calculation. But it's "painfully clear" now that guidance isn't going to "reach into state law, consumer protection law, and somehow create some kind of additional cover," according to Laura Bentele, a partner at Armstrong Teasdale. The ruling has created an "extremely high risk" that companies labeling items made with allulose as "zero sugar" are going to get sued, said T. Daniel Logan, a partner at Kleinfeld Kaplan Becker. **[2]** The U.S. Court of Appeals for the 9th Circuit recently overturned a preliminary injunction that would have sent more than 100 transgender women convicted of felonies from Oregon's men's prisons to women's facilities. The preliminary injunction, issued in April, included an unnamed plaintiff known in court documents as "J.F.," who 9th Circuit Judge Eric Tung wrote, "sexually assaulted a woman" with a foot-long plastic object. "The District Court improperly disregarded the overwhelming contrary evidence presented by defendants in favor of baseless speculation," according to Circuit Judge Tung. In the opinion, the words "transgender" appear in quotation marks and Tung referred to transgender women as "male inmates who claim to be female." Jenny Hansson, a spokesperson for the Oregon Department of Justice, said in an email, "While we agree with the outcome of the case, we strongly disagree with the court's harmful language. It does not reflect our belief or our values." **[3]** A woman who was hit and dragged by a city bus in Manhattan, New York City, has been awarded 37 million for pain and suffering - thought to be the largest such award granted by the appellate Divisions 1st Judicial Department of the New York Supreme Court. Aurora Beauchamp was struck by a metropolitan transportation bus while crossing the street in 2017 and was dragged about 20 feet before the bus stopped on top of her legs. A jury in February 2024 awarded Beauchamp 72.5 million, but a three-judge panel from the appellate court remitted the award for past and future pain and suffering from 25 million and 32 million to 20 million and 17 million respectively. It also reduced her husband's loss of consortium claim to 2.6 million and trimmed Beauchamp's future medical expenses to 8.24 million. It is still thought to be the largest pain and suffering award for which the 1st Judicial Department has ever addressed. **Other News**: Imposition of probation conditions that address rehabilitation and treatment for inappropriate sexual conduct improper when the factual basis for the guilty plea to endangering welfare of children charge did not involve sexual conduct activity. Commonwealth v. Seiden, 2026 Pa.Super. 93 (May 6, 2026).

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

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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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@washingtoncourts.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.washingtoncourts.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

Butler County Family Court Administrator/Director of Domestic Relations

A position within the Butler PA Family Court, Custody Conciliator/Family Court Solicitor, is available, Duties and Responsibilities: Assume responsibilities of the Custody Conciliator as promulgated by law, Supervise custody and protection order sections of Family Court, serve as Family Court Solicitor.

A complete list of duties, responsibilities, application are available at https://www.butlercountypa.gov/DocumentCenter/View/967/Job-Application-PDF

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

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.

ESTATE NOTICES

FIRST PUBLICATION

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

Executor: Matthew A. Battistone, 6816 Ridge Ave., Finleyville, PA 15332

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

WCR Vol 107 Issues 15,16,17

DeFurio, Barbara Orlosky, a/k/a Barbara A. DeFurio

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: Michael J. Orlosky a/k/a Michael Joseph Orlosky, 1462 Laurel Dr., Sewickley, PA 15143

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

WCR Vol 107 Issues 15,16,17

Garber Sr., James Albert, a/k/a James Albert Garber a/k/a James A Garber a/k/a Jamesd Garber

Late of City of Washington, Washington Co., PA

File No. 63-26-1488

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: Timothy D. Garber, 2740 Jefferson Ave., Washington, PA 15301

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

WCR Vol 107 Issues 14,15,16

Getzik, Patricia, a/k/a Patricia B. Getzik

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

Executor: Chris Vermilya a/k/a Christopher W. Vermilya, 120 Hutchinson Ave., Canonsburg, PA 15317

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

WCR Vol 107 Issues 15,16,17

Haney, Gilbert J., a/k/a Gilbert James Haney

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: Paula D. Clark, 472 Haney Rd., Washington, PA 15301

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

WCR Vol 107 Issues 15,16,17

Kabay, Carol Matthews, a/k/a Carol M. Kabay, a/k/a Carol Kabay

Late of Washington, Washington Co., PA

File No. 63-26-1469

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: Jacob S. Pollock, 4800 Mill Park Dr., Glen Allen, VA 23060

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

WCR Vol 107 Issues 15,16,17

Mansfield, Sr., William R., a/k/a William Robert Mansfield, Sr. a/k/a William R. Mansfield

Late of Morris Twp., Washington Co., PA

File No. 63-26-1419

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

Executor: William R. Mansfield, Jr., 154 Covered Bridge Rd., Prosperity, PA 15329

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

WCR Vol 107 Issues 15,16,17

McPeake, David A.

Late of Chartiers Twp., Washington Co., PA

File No. 63-26-1491

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: Pamela M. Poremski, 124 Water View Dr., Hawley, PA 18428

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

WCR Vol 107 Issues 15,16,17

Pierce, Madeline B., a/k/a Madeline Blanche Pierce

Late of Monongahela, Washington Co., PA

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

Administratrix: Janet M. Pierce, 616 Hancock St., Monongahela, PA 15063

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

WCR Vol 107 Issues 15,16,17

Pokorny, Sharon J., a/k/a Sherry Pokorny

Late of Venetia, 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: Rudolph M. Pokorny, 104 Brooke Dr., Venetia, PA 15367

WCR Vol 107 Issues 15,16,17

Ruse, Kerry G.

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

Executor: Christopher W. Ruse, 119 Elmwood Dr., Glenshaw, PA 15116

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

WCR Vol 107 Issues 15,16,17

Staton, Vicki L.

Late of Amwell Twp., Washington Co., PA

File No. 63-25-1205

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: Barbara E. Waddington, 242 Waynesburg Rd., Washington, PA 15301

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

WCR Vol 107 Issues 15,16,17

Sterling, III, Thomas W., a/k/a Thomas William Sterling

Late of Canonsburg, Washington Co., PA

File No. 63-26-0829

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

Administrator CTA: Tristan K. Luengen c/o

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

WCR Vol 107 Issues 15,16,17

Tatar, Marcia L.

Late of Union Twp., Washington Co., PA

File No. 63-26-1028

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: Jesscia M. Tatar c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

Taylor, Ann Marie, a/k/a Ann Taylor

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

Executor: Gary Lee Taylor c/o

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

WCR Vol 107 Issues 15,16,17

Terrett, Linda

Late of Bentleyville, Washington Co., PA

File No. 63-26-1464

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: Kimberly D. Tiano, 252 California Drive, Coal Center, PA 15423

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

WCR Vol 107 Issues 15,16,17

Urcho, Louis J., a/k/a John Urcho

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: Louis W. Urcho, 101 Gibson Rd., Bentleyville, PA 15314

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

WCR Vol 107 Issues 15,16,17

White, Carol Jane, a/k/a Carol J. White

Late of Union, Washington Co., PA

File No. 63-26-1071

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: Philip Carl White c/o

Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, 333 Technology Dr., Ste. 255, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

Wise, Herbert John, a/k/a Herbert J. Wise a/k/a Herbert Wise

Late of Washington, Washington Co., PA

File No. 63-26-1403

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 J. Rosselle c/o

Attorney: Stephanie M. Sewak, Esq., Stephanie M. Sewak, P.C., 2400 Ansys Dr., Ste. 102, Canonsburg, PA 15317

WCR Vol 107 Issues 15,16,17

SECOND 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

THIRD 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

INCORPORATION NOTICES

NOITCE IS HEREBY GIVEN that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, for the purpose of obtaining a Certificate of Incorporation pursuant to the Pennsylvania Nonprofit Corporation Law of 1988, as amended.

The name of the corporation is:

McGuffey Youth Softball

The Articles of Incorporation (filing date) March 23, 2026.
The Mitchell Law Group, LLC.
Clark A. Mitchell, Esq.
17 S. College Street
Washington, PA 15301
(724) 229-9500

WCR Vol 107 Issue 15

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania at Harrisburg, Pennsylvania, on September 29, 2026 for the purpose of obtaining a Certificate of Incorporation of a proposed non-profit corporation which was organized under the Nonprofit Corporation Law of the Commonwealth of Pennsylvania of 1988. The name of the corporation is **James M. Sulkowski Museum of Art, Inc.** with its principal place of business being located at 329 Hawthorne Street Canonsburg PA 15317

James P. Liekar, Esq.

WCR Vol 107 Issue 15

REAL PROPERTY NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
WASHINGTON COUNTY, PA
CIVIL ACTION-LAW
NO. CV-2026-01717
NOTICE OF ACTION IN MORTGAGE FORECLOSURE
PHH MORTGAGE CORPORATION, Plaintiff
v.
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; CHANTEL THOMAS, IN HER CAPACITY AS HEIR OF WILLIAM K. PENN; DARNETTE PERRY, IN HER CAPACITY AS HEIR OF WILLIAM K. PENN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM K. PENN, Defendants
To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM K. PENN
Defendant(s), 501 GLADDEN ROAD CANONSBURG, PA 15317

COMPLAINT IN MORTGAGE FORECLOSURE
You are hereby notified that Plaintiff, PHH MORTGAGE CORPORATION, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County, PA docketed to No. CV-2026-01717, seeking to foreclose the mortgage secured on your property located, 501 GLADDEN ROAD CANONSBURG, PA 15317.
NOTICE
YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the 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 you, and a judgment may be entered against you by the Court without further notice for any money claimed in the 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 PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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

Southwestern Pennsylvania Legal Aid Society
10 West Cherry Avenue
Washington PA, 15301
724-225-6170
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
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