

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

VOL. 107 – ISSUE No. 13

OCTOBER 8, 2026

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

MOTIONS COURT SCHEDULE	
CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo . NO MOTIONS 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 -- 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. 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 NO MOTIONS 10/8
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 10/8 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>

Washington County Reports is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. wcbawashcobar.org.

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

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

Washington County Reports USPS 667-460. Subscription Rate \$85.00 for 52 Weekly Issues.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] In a ruling closely watched by both religious freedom and child protection advocates, the Arizona Supreme Court, in July, found that church leaders are shielded by the state's clergy penitent privilege from reporting child abuse disclosed to them. The case involves Paul Adams, a U.S. Customs and Border Protection Officer who was arrested in 2017 after he posted videos of himself abusing his children. Adams, once a longtime member of the Church of Jesus Christ of Latter-Day Saints, had previously confessed to his bishop and admitted to church leaders that he had been sexually assaulting his children for years. Adams was ex-communicated from the church and killed himself while in police custody. Three of his six children filed a lawsuit against the church in 2021, saying it had covered up abuse and failed to report it to authorities. The church, meanwhile, said it wasn't bound by an Arizona law that requires suspected child abuse to be reported to state authorities because of an exemption for clergy. Under the exemption, clergy must have learned about the abuse through a confession or a confidential communication from a penitent. Siding with the church, the Arizona Supreme Court unanimously found that courts can't second guess how a religious institution decides who qualifies as clergy and whether the communication counts as a protected confession, according to the institutions own faith teachings. "Courts can't be in a position where they are picking and choosing which religions get religious exemptions and which ones don't. At some point, courts must accept the description of the religious obligation from the church itself," according to Hiram Sasser, Executive General Counsel to the First Liberty Institute, where his practices focus on 1st Amendment and other rights issues related to religious liberty. The Arizona Supreme Court's ruling means the case against the church will be dismissed. The Court also found that unless there is evidence of fraud or collusion, the 1st Amendment bars juries from evaluating if clergy properly applied their own faith's teachings in choosing not to report. [2] An Atlanta area judge won't face criminal charges after accidentally firing his gun inside a taco restaurant. Police were called to Senior Bird's Tacos and Tequila Bar in Athens, Georgia, last month on a report of gunfire at the business. When they arrived, Clayton County Superior Court Judge Aaron Mason told them he was reaching for his wallet to pay for dinner when he accidentally fired the Glock pistol that was in a leather pocket holster. The bullet left two small holes in Mason's jeans, damage to the restaurant's tile floor and a minor cut on the forehead of a customer who was hit by debris or another object. The customer declined medical treatment, as did two other women inside the restaurant who also reported injuries. Authorities subsequently confirmed that Judge Mason will not face charges. [3] A Pennsylvania attorney was charged last month with cyber harassment and accused of sending obscene and threatening emails to local officials. Lawyer Karl R. Heideck, 45, of Jenkintown, Pennsylvania, is accused of sending emails to a Sussex County, Pennsylvania, Commissioner, claiming that U.S. Immigration and Customs Enforcement Agents had allegedly raped the official's daughters and "they loved it." Heideck also alleged that the official made the country "safe" for pedophiles because "you love them, don't ya, b---h?" while also referring to her as "a dumb b---h," according to the New Jersey Globe Reports. If convicted, Heideck could face up to 1 ½ years in prison.

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

WASHINGTON COUNTY BAR ASSOCIATION 2026 BOARD OF DIRECTORS

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NOTICES TO THE PROFESSION

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 9 -- W&J Pre-Legal CLE: "Data Privacy in the Age of AI," (1s), 3-4pm, W&J Burnett Center, Yost Conference Room. W&J College's W. Ed Sell Legal Lecture. Moderator: Frank C. Botta '81, Esq.; panelists: Craig Chaney '08, Esq., Brad Collins '98, Esq., and Brock McCandless '06, Esq. Register online: <https://lp.constantcontactpages.com/ev/reg/mmybk63>

Oct 13 – CLE: “Stand Tall for the Rule of Law” 6-8pm, W&J Burnett Center, Yost Conference Room. Documentary screening and discussion about the ongoing war in Ukraine co-hosted by W&J’s pre-law and Conflict and Resolution Studies programs. Presenter: Ronald A. Brand, Professor and Academic Director of the Center for International Legal Education (CILE) at the University of Pittsburgh School of Law, who will discuss the film and its subject, the December of 2023 Summit of international law experts in Lviv, Ukraine. Register online at <https://lp.constantcontactpages.com/ev/reg/y7b69g9>

Oct. 16 – CLE & Bar Meeting: “Elections & Mail-In Ballots”, (1s), Doors open at 11:30am for lunch, CLE/Meeting at Noon, Center on Strawberry, 59 E. Strawberry Avenue, Washington (Parking at Citizens Library metered lot). Presented by former PA Governor **Tom Corbett** and former US Attorney **Fred Thieman**, this CLE will bring you up to speed on all the latest rulings and rules. Bar meeting agenda: Election of WCBA 2027 Officers & Directors. Register online: <https://lp.constantcontactpages.com/ev/reg/7p5xd6f>

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 wcbawashco.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.

ESTATE NOTICES**FIRST 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

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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**SECOND 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

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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

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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

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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

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THIRD PUBLICATION

Becker, Marjorie Joanne, a/k/a Marjorie Wener Becker a/k/a Marjorie W. Becker a/k/a Marjorie J. Becker

Late of Borough of Canonsburg, Washington Co., PA

File No. 63-2026-1157

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: Mary Elizabeth Pierson a/k/a Mary E. Pierson c/o

Attorney: Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205

WCR Vol 107 Issues 11,12,13

Cowden, Robert A., a/k/a Bob Cowden

Late of Canonsburg, Washington Co., PA

File No. 63-24-01148

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: Paul Mess & Charles J. Avalli, 6768 Hopkins Neck Road, Easton, MD 21601

Attorney: Charles J. Avalli, Esq., 301 Grant St., Fl. 38, Pittsburgh, PA 15219

WCR Vol 107 Issues 11,12,13

King, Alana Marie, a/k/a Alana M. King

Late of Bentleyville, Washington Co., PA

File No. 63-26-01026

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: Amanda Blevins, 226 Piersol Ave., Bentleyville, PA 15314

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

WCR Vol 107 Issues 11,12,13

King, Mark Douglas, a/k/a Mark D. King

Late of Bentleyville, Washington Co., PA

File No. 63-26-01025

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: Amanda Blevins, 226 Piersol Ave., Bentleyville, PA 15314

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

WCR Vol 107 Issues 11,12,13**Knizner, Sr., Paul Joseph**, a/k/a Paul J. Knizner, Sr. a/k/a Paul Knizner, Sr.

Late of Marianna, Washington Co., PA

File No. 63-25-0110

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: Lynette R. Porter, 62 Poplar Dr., Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13**Kovach, Elsie L.**, a/k/a Elsie Kovach

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

Co-Executors: Patricia Crowley, 131 Sixth St., McDonald, PA 15057; Sandra K. McCloud, 1614 Glenn St., McDonald, PA 15057

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Ste. 101, McDonald, PA 15057

WCR Vol 107 Issues 11,12,13**Logsdon, William Junior**, a/k/a William J. Logsdon

Late of Washington, Washington Co., PA

File No. 63-26-1319

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: Lu Ann Day, 2480 South Main Street Ext, Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13**McDonough, Kristin J.**, a/k/a Kristen Joi McDonough

Late of McMurray, Washington Co., PA

File No. 63-26-1304

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: Dale Van Steenberg c/o

Attorney: Raymond C. Vogliano, Esq., Eckert Seamans Cherin & Mellott, LLC, 600 Grant St., 44th Flr., Pittsburgh, PA 15219

WCR Vol 107 Issues 11,12,13

Pajak, Christopher Anthony

Late of Canonsburg, Cecil Twp., Washington Co., PA

File No. 63-26-1003

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 Miller Pajak, 157 Vista Dr., Canonsburg, PA 15317

WCR Vol 107 Issues 11,12,13

Polan, Jr., Robert W., a/k/a Robert Polan, Jr.

Late of Canton Twp., Washington Co., PA

File No. 63-26-01317

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: Daryl S. Polan, 218 Malone Ridge Rd., Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13

Roberts, Jr., Bert Willis, a/k/a Bert Roberts, Jr.

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

Administrator: Edson M. Roberts, 153 Knob Rd., Brownsville, PA 15417

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

WCR Vol 107 Issues 11,12,13

Russell, Genevieve A., a/k/a Genevieve Ann Russell

Late of Washington, Washington Co., PA

File No. 63-26-01150

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: Scott J. Russell, P.O. Box 82, Gordo, AL 35466

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

WCR Vol 107 Issues 11,12,13

Sleith, Robin Fay

Late of Carroll Twp., Washington Co., PA

File No. 63-26-0334

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 D. Sleith, Sr. a/k/a Charles David Sleith, 53 Craven Dr., Charleroi, PA 15022

Attorney: Mark E. Milsop, Esq., 800 Waterford Dr., Pittsburgh, PA 15222

WCR Vol 107 Issues 11,12,13

Trimmer, Janet L.

Late of Washington, Washington Co., PA

File No. 63-26-1296

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: Warren A. Champ, 1343 Deerfield Rd., Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13

Corporation Notice

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, on September 22, 2026, for the purpose of obtaining a Certificate of Organization of a proposed limited liability company to be organized under the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania. The name of the company is **3106 PROPERTY GROUP, LLC**.

Timothy M. Maatta, Esq.

513 Schoonmaker Avenue, Monessen, PA 15062

724-684-3131

WCR Vol 107 Issue 13

Name Change Notice

Notice is hereby given that on the date of October 6, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-08520 by the petitioner, **Jennifer Wagner Hagerty**, for a change of name to Jennifer Jean Wagner.

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 13

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 STOUTDT ATTORNEYS, (610) 670-2552

WCR Vol 107 Issues 12,13,14

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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OCTOBER 8, 2026

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

MOTIONS COURT SCHEDULE	
CR#/Suite#	Complete info @ www.washingtoncourts.us/101/Judges
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo . NO MOTIONS 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 -- 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. 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 NO MOTIONS 10/8
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 10/8 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>

Washington County Reports is owned & published by the Washington County Bar Association, 119 S. College St., Washington, PA 15301. Phone 724-225-6710. wcbawashcobar.org.

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

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

Washington County Reports USPS 667-460. Subscription Rate \$85.00 for 52 Weekly Issues.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: **[1]** In a ruling closely watched by both religious freedom and child protection advocates, the Arizona Supreme Court, in July, found that church leaders are shielded by the state's clergy penitent privilege from reporting child abuse disclosed to them. The case involves Paul Adams, a U.S. Customs and Border Protection Officer who was arrested in 2017 after he posted videos of himself abusing his children. Adams, once a longtime member of the Church of Jesus Christ of Latter-Day Saints, had previously confessed to his bishop and admitted to church leaders that he had been sexually assaulting his children for years. Adams was ex-communicated from the church and killed himself while in police custody. Three of his six children filed a lawsuit against the church in 2021, saying it had covered up abuse and failed to report it to authorities. The church, meanwhile, said it wasn't bound by an Arizona law that requires suspected child abuse to be reported to state authorities because of an exemption for clergy. Under the exemption, clergy must have learned about the abuse through a confession or a confidential communication from a penitent. Siding with the church, the Arizona Supreme Court unanimously found that courts can't second guess how a religious institution decides who qualifies as clergy and whether the communication counts as a protected confession, according to the institutions own faith teachings. "Courts can't be in a position where they are picking and choosing which religions get religious exemptions and which ones don't. At some point, courts must accept the description of the religious obligation from the church itself," according to Hiram Sasser, Executive General Counsel to the First Liberty Institute, where his practices focus on 1st Amendment and other rights issues related to religious liberty. The Arizona Supreme Court's ruling means the case against the church will be dismissed. The Court also found that unless there is evidence of fraud or collusion, the 1st Amendment bars juries from evaluating if clergy properly applied their own faith's teachings in choosing not to report. **[2]** An Atlanta area judge won't face criminal charges after accidentally firing his gun inside a taco restaurant. Police were called to Senior Bird's Tacos and Tequila Bar in Athens, Georgia, last month on a report of gunfire at the business. When they arrived, Clayton County Superior Court Judge Aaron Mason told them he was reaching for his wallet to pay for dinner when he accidentally fired the Glock pistol that was in a leather pocket holster. The bullet left two small holes in Mason's jeans, damage to the restaurant's tile floor and a minor cut on the forehead of a customer who was hit by debris or another object. The customer declined medical treatment, as did two other women inside the restaurant who also reported injuries. Authorities subsequently confirmed that Judge Mason will not face charges. **[3]** A Pennsylvania attorney was charged last month with cyber harassment and accused of sending obscene and threatening emails to local officials. Lawyer Karl R. Heideck, 45, of Jenkintown, Pennsylvania, is accused of sending emails to a Sussex County, Pennsylvania, Commissioner, claiming that U.S. Immigration and Customs Enforcement Agents had allegedly raped the official's daughters and "they loved it." Heideck also alleged that the official made the country "safe" for pedophiles because "you love them, don't ya, b---h?" while also referring to her as "a dumb b---h," according to the New Jersey Globe Reports. If convicted, Heideck could face up to 1 ½ years in prison.

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 9 -- W&J Pre-Legal CLE: "Data Privacy in the Age of AI," (1s), 3-4pm, W&J Burnett Center, Yost Conference Room. W&J College's W. Ed Sell Legal Lecture. Moderator: Frank C. Botta '81, Esq.; panelists: Craig Chaney '08, Esq., Brad Collins '98, Esq., and Brock McCandless '06, Esq. Register online: <https://lp.constantcontactpages.com/ev/reg/mmybk63>

Oct 13 – CLE: “Stand Tall for the Rule of Law” 6-8pm, W&J Burnett Center, Yost Conference Room. Documentary screening and discussion about the ongoing war in Ukraine co-hosted by W&J’s pre-law and Conflict and Resolution Studies programs. Presenter: Ronald A. Brand, Professor and Academic Director of the Center for International Legal Education (CILE) at the University of Pittsburgh School of Law, who will discuss the film and its subject, the December of 2023 Summit of international law experts in Lviv, Ukraine. Register online at <https://lp.constantcontactpages.com/ev/reg/y7b69g9>

Oct. 16 – CLE & Bar Meeting: “Elections & Mail-In Ballots”, (1s), Doors open at 11:30am for lunch, CLE/Meeting at Noon, Center on Strawberry, 59 E. Strawberry Avenue, Washington (Parking at Citizens Library metered lot). Presented by former PA Governor **Tom Corbett** and former US Attorney **Fred Thieman**, this CLE will bring you up to speed on all the latest rulings and rules. Bar meeting agenda: Election of WCBA 2027 Officers & Directors. Register online: <https://lp.constantcontactpages.com/ev/reg/7p5xd6f>

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 wcbawashco.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.

ESTATE NOTICES**FIRST 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**SECOND 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

THIRD PUBLICATION

Becker, Marjorie Joanne, a/k/a Marjorie Wener Becker a/k/a Marjorie W. Becker a/k/a Marjorie J. Becker

Late of Borough of Canonsburg, Washington Co., PA

File No. 63-2026-1157

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: Mary Elizabeth Pierson a/k/a Mary E. Pierson c/o

Attorney: Leonard A. Costa, Jr., Esq., 97 Noble Ave., Pittsburgh, PA 15205

WCR Vol 107 Issues 11,12,13

Cowden, Robert A., a/k/a Bob Cowden

Late of Canonsburg, Washington Co., PA

File No. 63-24-01148

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: Paul Mess & Charles J. Avalli, 6768 Hopkins Neck Road, Easton, MD 21601

Attorney: Charles J. Avalli, Esq., 301 Grant St., Fl. 38, Pittsburgh, PA 15219

WCR Vol 107 Issues 11,12,13

King, Alana Marie, a/k/a Alana M. King

Late of Bentleyville, Washington Co., PA

File No. 63-26-01026

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: Amanda Blevins, 226 Piersol Ave., Bentleyville, PA 15314

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

WCR Vol 107 Issues 11,12,13

King, Mark Douglas, a/k/a Mark D. King

Late of Bentleyville, Washington Co., PA

File No. 63-26-01025

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: Amanda Blevins, 226 Piersol Ave., Bentleyville, PA 15314

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

WCR Vol 107 Issues 11,12,13**Knizner, Sr., Paul Joseph**, a/k/a Paul J. Knizner, Sr. a/k/a Paul Knizner, Sr.

Late of Marianna, Washington Co., PA

File No. 63-25-0110

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: Lynette R. Porter, 62 Poplar Dr., Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13**Kovach, Elsie L.**, a/k/a Elsie Kovach

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

Co-Executors: Patricia Crowley, 131 Sixth St., McDonald, PA 15057; Sandra K. McCloud, 1614 Glenn St., McDonald, PA 15057

Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 138 N. McDonald St., Ste. 101, McDonald, PA 15057

WCR Vol 107 Issues 11,12,13**Logsdon, William Junior**, a/k/a William J. Logsdon

Late of Washington, Washington Co., PA

File No. 63-26-1319

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: Lu Ann Day, 2480 South Main Street Ext, Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13**McDonough, Kristin J.**, a/k/a Kristen Joi McDonough

Late of McMurray, Washington Co., PA

File No. 63-26-1304

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: Dale Van Steenberg c/o

Attorney: Raymond C. Vogliano, Esq., Eckert Seamans Cherin & Mellott, LLC, 600 Grant St., 44th Flr., Pittsburgh, PA 15219

WCR Vol 107 Issues 11,12,13

Pajak, Christopher Anthony

Late of Canonsburg, Cecil Twp., Washington Co., PA

File No. 63-26-1003

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 Miller Pajak, 157 Vista Dr., Canonsburg, PA 15317

WCR Vol 107 Issues 11,12,13

Polan, Jr., Robert W., a/k/a Robert Polan, Jr.

Late of Canton Twp., Washington Co., PA

File No. 63-26-01317

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: Daryl S. Polan, 218 Malone Ridge Rd., Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13

Roberts, Jr., Bert Willis, a/k/a Bert Roberts, Jr.

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

Administrator: Edson M. Roberts, 153 Knob Rd., Brownsville, PA 15417

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

WCR Vol 107 Issues 11,12,13

Russell, Genevieve A., a/k/a Genevieve Ann Russell

Late of Washington, Washington Co., PA

File No. 63-26-01150

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: Scott J. Russell, P.O. Box 82, Gordo, AL 35466

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

WCR Vol 107 Issues 11,12,13

Sleith, Robin Fay

Late of Carroll Twp., Washington Co., PA

File No. 63-26-0334

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 D. Sleith, Sr. a/k/a Charles David Sleith, 53 Craven Dr., Charleroi, PA 15022

Attorney: Mark E. Milsop, Esq., 800 Waterford Dr., Pittsburgh, PA 15222

WCR Vol 107 Issues 11,12,13

Trimmer, Janet L.

Late of Washington, Washington Co., PA

File No. 63-26-1296

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: Warren A. Champ, 1343 Deerfield Rd., Washington, PA 15301

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

WCR Vol 107 Issues 11,12,13

Corporation Notice

NOTICE is hereby given that a Certificate of Organization-Domestic Limited Liability Company was filed with the Department of State of the Commonwealth of Pennsylvania, on September 22, 2026, for the purpose of obtaining a Certificate of Organization of a proposed limited liability company to be organized under the Limited Liability Company Law of 1994 of the Commonwealth of Pennsylvania. The name of the company is **3106 PROPERTY GROUP, LLC**.

Timothy M. Maatta, Esq.

513 Schoonmaker Avenue, Monessen, PA 15062

724-684-3131

WCR Vol 107 Issue 13

Name Change Notice

Notice is hereby given that on the date of October 6, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-08520 by the petitioner, **Jennifer Wagner Hagerty**, for a change of name to Jennifer Jean Wagner.

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 13

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

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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

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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

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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 STOUTDT ATTORNEYS, (610) 670-2552

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