

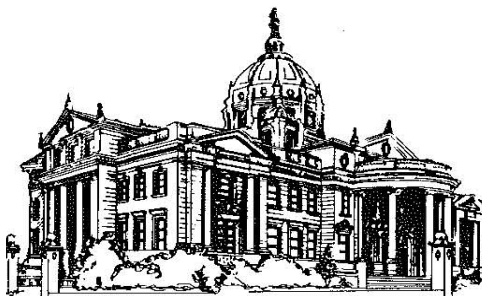
WASHINGTON COUNTY REPORTS

CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS OF THE COUNTY OF WASHINGTON, PENNSYLVANIA. Established March 31, 1920 as the **Official Legal Periodical** for Washington County, Pennsylvania. Owned & Published since January 1, 1958 by the **Washington County Bar Association**, 119 S. College St., Washington, PA 15301

Vol. 106 No. 45 – MAY 21, 2026

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

MOTIONS COURT SCHEDULE

CR#/Suite#	<p>Complete info @ www.washingtoncourts.us/101/Judges</p> <p>Correction: Courthouse & Bar Office CLOSED Monday, May 25 in observance of Memorial Day and Friday, June 19 in observance of Juneteenth.</p>
Costanzo, Valarie CR#7/1001	Motions Wed & Thurs at 9:15a.m, in person, with sign up at least 24 hours prior to presentation. Judge of the Term, Criminal: Apr., Jun., Aug., Oct., Dec. For complete Standard Operating Procedures: https://www.washingtoncourts.us/194/Valarie-Costanzo .
DiSalle, John CR#2/2002	All family court and unassigned civil motions presented on behalf of motions represented by counsel shall be handled remotely via email, fax, or mailed to chamber. Attorneys must e-file all motions prior to emailing them to Judge DiSalle's staff. Counsel for the filing party must notify all necessary parties that the motion is being filed and shall clearly indicate to the court whether the motion is contested. Contested motions shall include a scheduling order. Pro Se motions, and emergency motions (i.e. those involving the health, safety and welfare of a child or risk of flight), and unassigned civil motions, shall be presented on Tuesdays at 9:15 a.m. in courtroom #2 with requisite five (5) days' notice to all necessary parties. Civil Judge of the Term: 22nd to end of the month. NO MOTIONS WEEK OF MAY 25
Lucas, Michael, CR#6/1006	Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a Civil Judge of the Term, 1st-21st of each month. Motions Court is held in person. Motions sign-up in person, mail or email. Original motion to be filed with Prothonotary prior to presentation and copy of motion delivered to chambers to arrive by noon (12:00p) the business day prior to the scheduled presentation.
McDonald, Traci CR#1/2001	Tu & Th 9:30a. Motions in person, with signup by Noon the business day prior to presentation. Judge of the Term, Criminal: Mar., May, Jul., Sept., Nov. See Standard Operating Procedures at https://www.washingtoncourts.us/258/Traci-L-McDonald
Pettit, Jesse CR#3/2003	Tu & Th 9:15a. Motions in person, with signup for Tues. motions by Noon the Friday prior and signup for Thurs. motions by Noon the Monday prior. See Standard Operating Procedures: https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge .
Senior Judges Emery, K. & Motto, D. CR#4/3005	Senior Judges do not regularly hold sessions of Motions Court. If a party has a motion to present to a senior judge, please contact staff at 724-250-6510. Questions regarding case assignments may be directed to the Court Administrator's Office at 724-228-6797.

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OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] The use of monetary sanctions against attorneys is seemingly on the rise as courts continue to address artificial intelligence-generated hallucinations in case documents. “I’m seeing some real frustration,” Judge John Browning, a retired Texas 5th Court of Appeals judge and a professor at Faulkner University’s Thomas Goode Jones School of Law, told law.com. “Courts are really starting to take these things, I think, more seriously because of the frustration that these kinds of cases are increasing around the country.” As one recent example, the U.S. Court of Appeals for the 5th Circuit issued a \$2,500 sanction against an attorney who admitted to using vLex in Thomson Reuters’ Co-Counsel to draft her arguments, law.com reports. The Court acknowledged imposing a steeper fine because the attorney didn’t accept responsibility. In another case, Senior Judge Walter H. Rice of the U.S. District Court for the Southern District of Ohio imposed a collective sanction of \$7,500 against two attorneys for AI hallucinations, law.com reports. He also found them in contempt and referred them to the Ohio Supreme Court’s Office of Disciplinary Counsel for “the most egregious violations of Rule 11” that he’d seen on the bench. And in a third recent case, the U.S. Court of Appeals for the 6th Circuit imposed a total sanction of \$30,000 against two attorneys for more than two dozen fake case citations, law.com reports. It also dismissed a case because of “the pervasive misconduct” that rendered it “almost entirely frivolous.” I do think that, by and large, at least many courts have indeed taken pretty substantial steps to punish people,” Eugene Volokh, a professor at the University of California at Los Angeles School of Law, told law.com.

[2] A woman who allegedly took abortion inducing pills, after which the baby was delivered and later died, has been arrested and charged with murder. A Judge in Georgia, where the woman resides, however, expressed some concerns about the charge during a recent hearing. Alexia Moore, 31, of Georgia, allegedly consumed about eight misoprostol pills that she purchased on-line - a typical dose of the medication - and later was rushed to a Georgia hospital on December 30th, after suffering severe abdominal pains. According to NBC News, “In 2019, Georgia passed a law that prohibits an abortion after a detectable human heartbeat. That’s generally at about six weeks’ gestation. Exceptions are made in the event of a medical emergency and in cases of rape or incest that involve an official police report and where the probable gestational age of the unborn child is 20 weeks or less. Moore, 31, had been pregnant for 22 to 24 weeks based on medical information that the baby had a ‘beating heart and was struggling to breathe,’ according to the warrant.” The baby was declared dead shortly after being delivered by a medical team. Moore was arrested two months later, the warrant stating that she “unlawfully and with malice aforethought caused the death of baby girl Moore,” according to a story published by the New York Times. After the U.S. Supreme Court overturned Roe v. Wade in 2022, and ended the constitutional right to an abortion, Georgia and other states instituted severely restrictive abortion laws. “I think that charge is extremely problematic,” said Judge Steven G. Blackerby of the Brunswick Judicial Circuit Superior Court in Georgia. “That is going to be a hard charge to convict upon.” Judge Blackerby set Moore’s bond at \$1.00. In addition, Moore faces a charge for felony drug possession for allegedly having oxycodone without a prescription, according to the arrest report. [3] A U.S. Appeals Court has called a 150 year old federal ban on home distilling a “necessary and proper” way of collecting taxes on home brewed spirits, shortly after another appeals court concluded differently. Recently, the United States Court of Appeals for the 6th Circuit voted 2-1 that the ban was unconstitutional. The ban was challenged in that case by an Ohio brewery and taproom owner John Ream, who wanted to distill whiskey at home for his personal enjoyment. In early April, the U.S. Court of Appeals for the 5th Circuit at New Orleans concluded that the ban was unconstitutional and an “unnecessary improper means” for Congress to excise tax, according to coverage by Reuters.

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

<p>President: Thomas A. Steele Pres.-Elect: Brett A. Clancy Vice-President: John E. Egers Secretary: John P. Friedmann Treasurer: Tamora L. Reese Immediate Past-Pres.: Deana M. Stephens Bar Foundation Ch: MariAnn Hathaway</p>	<p>David B. Bassi (2026) David J. Finder (2026) Lindsey Lizik (2027) Michael R. Proctor (2027) Minna Jayakumar Allison (2028) Rose A. Semple (2028) Jacob Mihalov, YLD Pres. Michael Fisher, YLD Pres.-elect Hon. Katherine Emery, SLD President Joseph A. Macerelli, SLD Pres.-elect</p>
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NOTICE TO THE PROFESSION

Position Opening — Attorney, Children & Youth

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

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

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

Position Opening — Part-Time Assistant Public Defender

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

A Juris Doctor Degree and a license to practice law in Pennsylvania (member of the Pennsylvania Bar) are required, as is prior experience as an attorney. A thorough knowledge of the law, the court system and legal proceedings is essential, as is the ability to perform legal research. The incumbent must remain current in the law through continuing education. The incumbent will deal directly with inmates, frequently in the Correctional Facility, and must be aware of the physical risks that may be involved. Computer skills are necessary. A valid driver's license and reliable transportation are necessary, as this position requires traveling to magistrate offices throughout the county.

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

You Are Invited



PLEASE JOIN US TO
CELEBRATE THE
REOPENING OF THE
FRONT DOORS OF
THE HISTORIC
COURTHOUSE.

WASHINGTON COUNTY
COURTHOUSE
WEDNESDAY, MAY 27TH AT
10:30AM

WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

May 27 — Public Law Day Celebration, 6-8pm, Washington County Courthouse. Featuring a very special prominent guest from America's history, awards to Law Day contest winners, presentation of the Liberty Bell Award, re-affirmation of Oath by attorneys in attendance, and a dessert reception. Free and open to the public.

June 16 — Visit by Thomas Jefferson a Law Day and 250AmericaPA Celebration, 6-8:30pm, Tuesday, June 16, at the Rossin Center Ballroom, Washington & Jefferson College.

Attendees will join President Jefferson, as portrayed by American Historical Theatre actor Steve Edenbo, at a "Jeffersonian Dinner," a tradition which began at Monticello, Jefferson's home, in the 1700s. Rather than the usual stifled small talk typical of the era's dinner parties, Jefferson's gatherings were an occasion for lively conversation on a controversial or philosophical topic of the day such as education, science, or politics. To lay the groundwork for civil discourse and lessen partisan in-fighting, the discussion would not commence until "after the cheese course," when guests had become more comfortable and familiar with each other, thus emphasizing shared humanity and personal relationships over political disagreements.



After dinner, President Jefferson will address the full audience, sharing leadership insights and lessons from his 40 world-changing years in politics, providing an opportunity to better understand America's formation 250 years ago as well as today's political landscape. He will entertain questions toward the end and pose afterwards for photos with attendees.

Edenbo is featured as Thomas Jefferson in the 2025 History Channel documentary "Thomas Jefferson," a six-part docuseries about Jefferson's life from 1776 until his death in 1826. He has performed for two decades as Thomas Jefferson throughout the United States and England at venues that include Monticello, The National Archives in D.C. and New York City, The Smithsonian Institution, The National Constitution Center, and Carpenter's Hall. He was awarded a Research Fellowship at Monticello in 2008 by the Robert H. Smith International Center for Jefferson Studies. He is the only person who has been invited to interpret Thomas Jefferson at Philadelphia's Declaration House, a re-creation by Independence National Historical Parks of the building in which Jefferson lived and wrote the Declaration of Independence.

There will be additional details coming soon! Raffle tickets to dine with President Jefferson at his dinner table will be available at an as yet-undetermined-cost, with winners to be drawn in advance of the dinner. Each table of eight diners will have a common discussion topic. The post-dinner presentation by Jefferson will take place from 7:15pm-8:30pm and is free and open to the public; one substantive CLE credit is available for attorneys for an additional \$25. Registration is not yet open.

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

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

September 3— SHRED DAY! — 3-5pm, Citizens' Library parking lot, with Food Truck Tailgate Party

Nov 21 -- Annual Bar Banquet, Pennsylvania Trolley Museum

ESTATE NOTICES

FIRST PUBLICATION

Gebhardt, John Edward

a/k/a John E. Gebhardt
a/k/a John Gebhardt
Late of Washington
Washington Co., PA
File No. 63-26-0496

The Register of Wills has granted Letters on the 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: Georgianna Tarr
Gebhardt a/k/a Georgianna T.
Gebhardt, 455 Old Hickory Ridge
Road, Washington, PA 15301
Attorney: E. J. Julian, Esq., Julian
Law Firm, 71 North Main Street,
Washington, PA 15301

WCR Vol 106 Issues 45,46,47

Georgetti, Ruth Evelyn

Late of Avella
Washington Co., PA
File No. 63-26-00158

The Register of Wills has granted Letters on the 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: Jody Georgetti, 961 Sugar
Run Road, Avella, PA 15312
Attorney: Thomas A. Will, Esq.,
Thomas A. Will & Associates, 6000
Town Center Boulevard, Suite 106,
Canonsburg, PA 15317

WCR Vol 106 Issues 45,46,47

Graham, Suzanna Lee

Late of Canonsburg
Washington Co., PA
File No. 63-26-0666

The Register of Wills has granted

Letters on the 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: Brett Robertson, 108
Whispering Heights Lane, Venetia,
PA 15367

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

WCR Vol 106 Issues 45,46,47

Lane, Edward

Late of Washington
Washington Co., PA
File No. 63-26-0655

The Register of Wills has granted Letters on the 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: Wendy Lane, 5828 Glen
Ora Drive, Bethel Park, PA 15102

WCR Vol 106 Issues 45,46,47

Michetti, David J.

Late of Bridgeville
Washington Co., PA
File No. 63-26-0665

The Register of Wills has granted Letters on the 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: Samantha Sekanick,
522 Fruitwood Drive, Bethel Park,
PA 15102

Attorney: Justin Ellis, Esq., Zacharia
Brown Law Offices, 108 West
McMurray Road, Canonsburg, PA

15317

WCR Vol 106 Issues 45,46,47

Philipkosky, Walter

a/k/a Walter R. Philipkosky
Late of Coal Center
Washington Co., PA
File No. 63-26-0545

The Register of Wills has granted Letters on the 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 Philipkosky,
104 Thomason Point, Greenwood,
SC 29649

Attorney: Dennis M. Makel, Esq.,
Makel & Associates, LLC, 98 East
Maiden Street, Washington, PA
15301

WCR Vol 106 Issues 45,46,47

Sanders, Ethel M.

a/k/a Ethel Maxine Sanders
a/k/a Maxine Sanders
Late of North Charleroi Borough
Washington Co., PA

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

Executrix: Lois Jean Mahn,
507 6th Street, Charleroi PA 15022
Attorney: Richard C. Mudrick, Esq.,
300 Fallowfield Avenue, Charleroi,
PA 15022

WCR Vol 106 Issues 45,46,47

Wilson, Sandra K.

Late of McDonald
Washington Co., PA
File No. 63-26-0474

The Register of Wills has granted

Letters on the 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: Dawn M. Swayne,
9348 Noblestown Road, McDonald,
PA 15126

Attorney: Lawrence E. Bolind, Jr.,
Esq., 238 Main Street, Imperial, PA
15126

WCR Vol 106 Issues 45,46,47

SECOND PUBLICATION

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

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

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

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

WCR Vol 106 Issues 44,45,46

Bruno, Joseph A.
Late of Speers Borough
Washington Co., PA

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

Executrix: Denise M. Bruno,
131 Taylor Run Road, Monongahela,
PA 15063

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

WCR Vol 106 Issues 44, 45,46

Bucchianeri, Ruth E.
Late of Township of Carroll
Washington Co., PA

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

Executor: Bernard A. Bucchianeri,
770 Dry Run Road, Monongahela,
PA 15063

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

WCR Vol 106 Issues 44, 45,46

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

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

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

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

WCR Vol 106 Issues 44, 45,46

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

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

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

Attorney: Stephen J. Taczak, Esq.,
12 N. Jefferson Avenue, Can-
onsburg, PA 15317

WCR Vol 106 Issues 44, 45,46

Nicholls, Colleen B.
Late of North Franklin Township
Washington Co., PA

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

Executor: Samuel Glenne Nicholls
III, 1204 Hughes Avenue, Martins
Ferry, OH 43935

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

WCR Vol 106 Issues 44, 45,46

THIRD PUBLICATION

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

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the

decedent to make payment to the Executrix without delay.

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

WCR Vol 106 Issues 43,44,45

Dominski, Deron Lee

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

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

Administrator: Joseph Dominski, 501 5th Street, Langeloth, PA 15054

Attorney: Loretta Kendall, Esq., 364 E. Lincoln Ave., McDonald, PA 15057

WCR Vol 106 Issues 43,44,45

Guidas, Deborah K.

Late of Washington
Washington Co., PA

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

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

WCR Vol 106 Issues 43,44,45

Lukan, Dolores Elvira

Late of McDonald
Washington Co., PA

File No. 63-26-0609

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

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

WCR Vol 106 Issues

Minter, Michael S.

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

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

Executor: Amanda Katherine Minter Pistner a/k/a Amanda K. Pistner
a/k/a Amanda K. Minter c/o
Attorney: E. J. Julian, Esq., Julian Law Firm, 71 North Main Street, Washington, PA 15301

WCR Vol 106 Issues 43,44,45

Ronsicki, Diane M.

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

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

Executor: Matthew Snodgrass,

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

WCR Vol 106 Issues 43,44,45

Stuckwish, Frank W.

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

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

Administrator: Linda Stuckwish, 42 Old Ridge Road, Avella, PA 15312

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

WCR Vol 106 Issues 43,44,45

Taylor, Helen E.

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

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

Administrator: Diane Johnson a/k/a Diane Renee Johnson, 115 Oxbridge Drive, Pittsburgh, PA 15237
Attorney: Samel L. Mack, Esq., 713 Wilmington Avenue, New Castle, PA 16101

WCR Vol 106 Issues 43,44,45

Zedel, Raymond H.

a/k/a Raymond H. Zedel, Jr.
Late of Canonsburg
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to re-

quest all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Beverly Kathleen
Adams, 93 Crossroads Road,
Avella, PA 15312

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

WCR Vol 106 Issues 43,44,45

**REAL PROPERTY
NOTICE**

**PUBLIC
NOTICE**

PUBLIC NOTICE

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

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

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

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

WCR Vol 106 Issues 44,45,46

DONEGAL TOWNSHIP
WASHINGTON COUNTY

Notice is hereby given that at its regular meeting on Tuesday May 26, 2026, at 4:00 pm, in the Township Municipal Building, located at 34 N. Liberty Street West Alexander, PA 15376; the Board of Supervisors of Donegal Township will consider for adoption an ordinance concerning the following:

AN ORDINANCE OF THE
TOWNSHIP OF DONEGAL,
WASHINGTON COUNTY,
PENNSYLVANIA, PROVIDING
FOR THE VACATION OF
VALLEY ROAD WITHIN THE
TOWNSHIP.

WCR Vol 106 Issue 45

SHERIFF'S SALE—Anthony E. Andronas, Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by ANTHONY E. ANDRONAS, Sheriff of Washington County, Pennsylvania on **FRIDAY, JUNE 5, 2026**, at **10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff website and watch for news releases for more information.

CONDITIONS OF SALE: Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be deducted from the winning bidder's account at the **completion of the sale** and the balance will be due on or before the following **WEDNESDAY at 4:00 o'clock P.M.** at the Sheriff's Office. If the balance of payment is not made by Wednesday following the date of sale, the property will again be put up for sale on the following **FRIDAY at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete descriptions of the properties are on file in the Sheriff's Office at 95 West Beau St., Suite 110, Washington, PA)

BENTLEYVILLE

WASHINGTON
FINANCIAL BANK

vs
SARAH A. CUNNINGHAM

DOCKET #: 2026-328
JUDGEMENT: \$40,623.80

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

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

Attorney: McGRATH McCALL,
P.C., (412) 281-4333

WCR Vol 106 Issues 43,44,45

BLAINE

BRAVO RESIDENTIAL
FUNDING TRUST 2024-RPL1

vs
KAREN L. BEATTY

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

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

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

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

WCR Vol 106 Issues 43,44,45

CANTON

ROCKET MORTGAGE,
LLC F/K/A QUICKEN LOANS,
LLC

vs
THE UNKNOWN HEIRS OF
DAVID B. CARPENTER, ET AL

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

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

Improvements: Residential Dwelling

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

WCR Vol 106 Issues 43,44,45

CARROLL

LAKEVIEW LOAN
SERVICING LLC

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

DOCKET #: 2025-3562
JUDGEMENT: \$256,494.26

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

Address: 1240 KEENAN HILL
ROAD, MONONGAHELA, PA
15063

Tax #: 130-007-00-00-0020-03
Improvements: Residential Dwelling

Attorney: ORLANS LAW GROUP
PLLC, (484) 367-4191

WCR Vol 106 Issues 43,44,45

CHARTIERS (& CANTON)

PENNYMAC LOAN
SERVICES LLC

vs
JOANNA MONGELLUZZO

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

Address: 1469 HENDERSON
AENUE, WASHINGTON, PA
15301

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

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

WCR Vol 106 Issues 43,44,45

EAST BETHLEHEM

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

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

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

Attorney: THE MANLEY LAW
FIRM LLC, (614) 220-5611

WCR Vol 106 Issues 43,44,45

JEFFERSON

WELLS FARGO BANK, N.A.
vs
JACLYN ELICH

DOCKET #: 2015-6912
JUDGEMENT: \$118,291.17
In the Commonwealth of Pennsyl-
vania, Washington County, Jeffer-
son Township;

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

Attorney: BROCK & SCOTT,

PLLC, (844) 856-6646
WCR Vol 106 Issues 43,44,45

MCDONALD

CARRINGTON MORTGAGE
SERVICES, LLC
vs
CHARLES KOZAKIEWICZ

DOCKET #: 2022-4795
JUDGEMENT: \$128,234.91
In the Commonwealth of Pennsyl-
vania, Washington County, McDon-
ald Borough;

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

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

NEW EAGLE

DEUTSCHE BANK NATIONAL
TRUST COMPANY, ET AL
vs
MICHELLE WATSON

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

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

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

WCR Vol 106 Issues 43,44,45

SOUTH FRANKLIN

LAKEVIEW LOAN
SERVICING LLC
vs
NICHOLAS LEGERSKI AND
JANET LEGERSKI

DOCKET #: 2025-2212
JUDGEMENT: \$194,331.85
In the Commonwealth of Pennsyl-
vania, Washington County, South
Franklin Township;

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

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

WCR Vol 106 Issues 43,44,45

WASHINGTON

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

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

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

WCR Vol 106 Issues 43,44,45