

# 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

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**Vol. 107 No. 1 – JULY 16, 2026**

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## Table of Contents

|                                               |                |
|-----------------------------------------------|----------------|
| Motions Court Schedule .....                  | 2              |
| Obiter Dictum .....                           | 3              |
| WCBA Bar Calendar .....                       | 4              |
| Estate Notices .....                          | 5              |
| Name Change Notices .....                     | 10             |
| Termination of Parental Rights Notices .....  | 10             |
| Real Property Notice .....                    | 12             |
| <b>SHERIFF SALES FOR AUGUST 7, 2026 .....</b> | <b>13</b>      |
| <b>2026 DELINQUENT TAX SALE NOTICE .....</b>  | <b>Page 17</b> |
| <b>SUPPLEMENT (42 PAGES)</b>                  |                |



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

### MOTIONS COURT SCHEDULE

| CR#/Suite#                                             | Complete info @ <a href="http://www.washingtoncourts.us/101/Judges">www.washingtoncourts.us/101/Judges</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Costanzo, Valarie<br>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: <a href="https://www.washingtoncourts.us/194/Valarie-Costanzo">https://www.washingtoncourts.us/194/Valarie-Costanzo</a> . <b>NO MOTIONS 7/22-7/23</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| DiSalle, John<br>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.<br>Civil Judge of the Term: 22nd to end of the month. |
| Lucas, Michael,<br>CR#6/1006                           | Motions 1st-21th of each month on M 1:15p and Tu-Fri 8:45a<br>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.<br><b>NO MOTIONS 8/3—8/6. MOTIONS COURT WILL RESUME 8/7</b>                                                                                                                                                                                                                                                                                                                                                                        |
| McDonald, Traci<br>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 <a href="https://www.washingtoncourts.us/258/Traci-L-McDonald">https://www.washingtoncourts.us/258/Traci-L-McDonald</a><br><b>NO MOTIONS 7/23</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Pettit, Jesse<br>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: <a href="https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge">https://www.washingtoncourts.us/375/Jesse-D-Pettit-Judge</a> .<br><b>NO MOTIONS 7/23, 7/28, 7/30</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Senior Judges<br>Emery, K.<br>& Motto, D.<br>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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Pursuant to Section III of the Administrative Regulations Order filed on November 12, 2025, all sitting judges are required to establish a motions court schedule which shall be held in-person at a minimum of two days per week

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## OBITER DICTUM

From the ABA Journal Daily Newsletter: [1] The Trump administration on-boarded last month a record setting class of new federal immigration judges. The Department of Justice swore in 77 permanent immigration judges and 5 temporary immigration judges. The appointments raised the total number of judges to close to 700, reversing a decline after more than 100 were fired since early 2025. The new judges will help address a backlog of cases. The DOJ oversees the U.S. Immigration Court System. Immigration judges decide whether non-citizens the government is seeking to deport should be removed from the U.S. or be allowed to stay. Most of the new immigration judges had previously worked as lawyers for U.S. Immigration and Customs Enforcement, prosecutors, or in the military. Some of the other new judges previously worked as state or local judges or as lawyers in private practice, according to CBS news. [2] A former prosecutor for the Department of Justice has been indicted for allegedly sending herself copies of former special counsel Jack Smith's report on his investigation into President Donald Trump in classified documents at his Mar-a-Lago home in Florida. During a hearing in federal court in West Palm Beach, Florida, Carmen Lineberger, who has worked in the U.S. Attorney's Office for the Southern District of Florida, entered a not guilty plea to four charges relating to stealing and concealing government records. She was released on her own recognizance, according to stories by Politico and Reuters. According to the indictment returned last month, Lineberger was the managing Assistant U.S. Attorney in Fort Pierce, Florida, last year when she sent her personal email account the copy of the Smith report, along with other internal DOJ memos. Lineberger tried to cover her tracks by naming the files containing the government records "chocolate\_cake\_recipe.pdf" and "bundt\_cake\_recipe.pdf," the indictment alleges. Lineberger was charged with one felony count of obstruction of justice, one felony count of concealing government records, and two misdemeanor counts of stealing government property valued at under \$1,000. The maximum sentence if she is convicted on all charges is 25 years, according to a May 20 press release from the DOJ. [3] A \$5 million jury verdict against a San Antonio attorney who grabbed an opposing counsel's bottom in a courthouse lobby was upheld last week by a Texas appeals court. A panel from the 4th Court of Appeals in San Antonio ruled that the evidence was sufficient to support the assault finding and the damages awarded. Houston attorney Michele Acosta sued San Antonio lawyer Allan Manka, claiming that he assaulted her during a courthouse encounter in Wilson County, Texas in June 2019. Security camera footage showed Manka sliding his hand across Acosta's lower back and waist, touching her hair and putting his arm around her shoulder. The incident happened while they were the opposing counsel in a family law case and were waiting in the lobby for their clients. Acosta sued for assault and intentional infliction of emotional distress, and, in 2024, a Texas jury awarded her \$5 million dollars in mental anguish damages. "When viewed in the light most favorable to Acosta, the evidence described above would permit reasonable people to conclude that Manka grabbed and squeezed Acosta's buttocks without her consent; that he knew his actions were not professional and not appropriate at all; and that he deliberately engaged in such actions because she was his opposing counsel and he wanted to make her uncomfortable," Justice Lori Valenzuela wrote for the three judge panel.

*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

### Kanalis Office RELOCATION

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 Monday, August 31, 2026.

### Position Opening — Assistant Public Defender — Trial Attorney

The Washington County Public Defender's office is seeking to hire a Full-time Assistant Public Defender — Trial Attorney to represent indigent defendants at all criminal proceedings. A Juris Doctor Degree and a license to practice law in PA (member of the PA 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. Starting Salary \$77,254, benefits available after 90 days.

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

## WASHINGTON COUNTY BAR ASSOCIATION CALENDAR

**Jul 21 -- Annual Bar Picnic & Golf Outing**, Southpointe Golf Club

**Jul 31 -- SLD Summer Q2 Outing: Clemente Museum**, 6-7:30pm, Lawrenceville, PA. \$30 per person (ONLY 4 TICKETS REMAINING!). Ticket includes a 75 minute guided tour of the museum and a glass of wine from the Engine House 25 Wine Cellar. Hosted by the WCBA Senior Lawyers Division.

**Aug 4 -- YLD Summer Q2 Outing @ the Wild Things**. FREE tickets for the first 20 YLD registrants (indoor/outdoor seating in Washington County Community Foundation's box). Early entrance to the park, "\$2.50 Tuesday promotions" (George Washington bobbleheads to first 250, \$2.50 beer, pop, ice cream, popcorn, etc.) and the 7:05pm game. Once the 20 free tickets are claimed, we will assess our options for more tickets!

**Aug 14-16 -- Summer Bench Bar**, Oglebay Resort, Wheeling.

**Sep 3 -- SHRED DAY!** 3-5pm (shredding), 3-6:30pm (food truck), Citizens Library Parking Lot. Bring your boxes of shredding (up to 6 boxes per member) and/or join us for a Tailgate Party with Steel City Slice Food Truck.

**Sep 29 -- Bar Meeting & CLE**: "Overview of Right to Know / Open Records, Sunshine Act, & More," presented by Melissa Bevan Melewsky, Media Law Counsel, PA NewsMedia Association. Time/Location tbd. Registration not yet open. There will be a Bar Association business meeting for the purpose of presenting the WCBA Nominating Committee Slate of Officers and Directors for 2027.

**Oct 3 -- "Bourbon, Boots & Bling Comedy Night Fundraiser,"** Washington Park, Rotary Main Pavilion. Benefits the Washington County Bar Foundation. Mark your calendar! Details coming soon!

**Oct 9 -- W&J Pre-Legal CLE**: "Data Privacy in the Age of AI," 3pm, W&J College's W. Ed Sell Legal Lecture. Panelists TBD. This year's award will be presented to the Hon. Kevin Ohlson, U.S. Court of Appeals for the Armed Forces, Class of '82. Registration is not yet open.

**Nov 21 (Sat.) -- Annual Bar Banquet**, PA Trolley Museum

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

**Aug 25-Sep 3, 2027 -- CLE Abroad with WCBA in Ireland!** This trip with our favorite CLE travel providers has been timed to occur in conjunction with the Pitt vs Wisconsin game on August 28 in Dublin for the AerLingus College Football Classic! There are 5-, 7-, or 9- day packages available: an optional Pre-Trip to Cork on Aug 25-27, core program in Dublin Aug 27 - Sep 1, then an optional post-trip to Belfast Sep 1 - 3. Email [wcbawashcobar.org](mailto:wcbawashcobar.org) for a brochure and information.

## ESTATE NOTICES

### FIRST PUBLICATION

**Ackerman, Pamela Jane**

a/k/a P. Jane Ackerman  
a/k/a Jane Ackerman  
Late of Donora 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: Nancy A. Johnson, 71 Kenric Avenue, Donora, PA 15033  
Attorney: Alan Benyak, Esq., 401 Sixth Street at Washington Avenue, Post Office Box 1, Charleroi, PA 15022

WCR Vol 107 Issues 1,2,3

**Arnold, Jr., James C.**

Late of Canonsburg  
Washington Co., PA

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

Administratrix: Lani P. Arnold, 27 Scott Way, Canonsburg, PA 15317  
Attorney: Matthew J. Madvay, Esq., 60 East Beau Street, Washington, PA 15301

WCR Vol 107 Issues 1,2,3

**Balionis, Paul R.**

Late of Pittsburgh  
Washington Co., PA  
File No. 63-25-1533

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: Linda D. Balionis aka Linda Diane Balionis, 1110 Highfield Court, Apt. 102, Bethel Park, PA 15102

Attorney: R. Douglas Denardo, Esq., Tucker Arensberg, One PPG Place, Suite 1500, Pittsburgh, PA 15222

WCR Vol 107 Issues 1,2,3

**Furman, Mary Alice**

Late of Finleyville  
Washington Co., PA  
File No. 63251569

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: Brian R. Furman, 827 N. Chestnut St., Lansdale, PA 19446  
Attorney: Betty A. Dillon, Esq., 1725 Washington Road, Suite 503, Pittsburgh, PA 15241

WCR Vol 107 Issues 1,2,3

**Johnston, Jesse C.**

Late of Finleyville  
Washington Co., PA  
File No. 63-26-0934

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: J. Bruce Johnston, 205 Jonquil Place, Pittsburgh, PA 15228

Attorney: Daniel L. Goodyear, Esq., Sciallo & Goodyear, 3809 Willow Avenue, Pittsburgh, PA 15234

WCR Vol 107 Issues 1,2,3

**McKinney, Louise**

Late of South Strabane Township  
Washington Co., PA

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

Ricky E. McKinney a/k/a Rickey McKinney, 1831 West Chestnut Street, Washington, PA 15301  
Attorney: Arthur M. Wilson, Esq., Wilson Law Office, P.C., 189 Hackney Station Road, Amity, PA 15311

WCR Vol 107 Issues 1,2,3

**Milliken, George Steven**

a/k/a George S. Milliken  
Late of Charleroi  
Washington Co., PA  
File No. 63-26-0756

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: Stephen J. Russell, 517 Luray Avenue, Johnstown, PA 15904

Attorney: E. J. Julian, Esq., Julian Law Firm, 71 North Main Street, Washington, PA 15301

WCR Vol 107 Issues 1,2,3

**Molla, Livio A.**

a/k/a Livio Alfred Molla  
Late of North Franklin Township  
Washington Co., PA  
File No. 63-26-00979

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: Raymond Molla, 349  
Potato Run Road, Washington, PA  
15301

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

WCR Vol 107 Issues 1,2,3

**Moore, James H.**

a/k/a James Howard Moore  
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: Amy L. Fleming, 107  
First Street, Bentleyville, PA 15314  
Attorney: Matthew J. Madvay, Esq.,  
60 East Beau Street, Washington,  
PA 15301

WCR Vol 107 Issues 1,2,3

**Torboli, Betty**

a/k/a Betty Jane Torboli  
Late of Avella  
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: Patience Studdenbordt  
aka Patience Kathleen Studdenbordt,  
18 Highland Ridge Road,  
Claysville, PA 15323  
Attorney: Thomas O. Vreeland,  
Esq., Bassi, Vreeland & Assoc.,  
P.C., 62 East Wheeling Street,  
Washington, PA 15301

WCR Vol 107 Issues 1,2,3

**Woods, David Samuel**

a/k/a David S. Woods  
Late of Washington  
Washington Co., PA  
File No. 63-26-00987

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: Vicki Schroeder,  
1521 Sigma Chi, Albuquerque,  
NM 87106

WCR Vol 107 Issues 1,2,3

**TRUST  
NOTICE**

**NOTICE OF TRUST  
ADMINISTRATION**

The trustee named below gives notice of the death of Mary F. Markovitz, late of the Borough of McDonald, Washington County, Pennsylvania, who died on February 27, 2026. During her lifetime, the said Decedent established a revocable trust under Trust Instrument dated September 19, 1997, of which James C. Markovitz is Trustee. The Trustee requests all persons having claims against the Decedent to make known the same in writing to him or his attorney, and all persons indebted to the decedent, to make payment to them without delay:

James C. Markovitz  
200 Cherry Valley Road  
McDonald, PA15057  
Or

James K. Goldberg, Esq.  
Clark Hill PLC  
One Oxford Centre  
301 Grant Street  
14th Floor  
Pittsburgh, PA 15219

WCR Vol 107 Issues 1,2,3

**SECOND  
PUBLICATION**

**Bieda, Craig Robert**

Late of McDonald  
Washington Co., PA  
File No. 63-26-0923

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

Executor: Craig R. Bieda, Jr.  
a/k/a Craig Robert Bieda, Jr. c/o  
Attorney: Mallory P. Gold, Esq.,  
Gold Law, LLC, One Monroeville  
Center, Suite 1075, Monroeville,  
PA 15146

WCR Vol 106, Issue 52

Vol 107 Issues 1,2

**Blaker, Patricia A.**

a/k/a Patricia Ann Blaker  
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 Administratrix CTA or attorney, and all persons indebted to the decedent to make payment to the Administratrix CTA without delay.

Administratrix CTA: Sheree R.  
Dowdle c/o  
Attorney: John M. Petrisek, Esq.,  
998 Main St., Bentleyville, PA  
15314

WCR Vol 106, Issue 52

Vol 107 Issues 1,2

**Cronci, Loretta Ann**

Late of California  
Washington Co., PA  
File No. 63-26-0769

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

Executor: Linda Marie Harkcom,  
243 County Line Road, Acme, PA  
15610

Attorney: Lisa J. Buday, Esq., P.O.  
Box 488, California, PA 15419

WCR Vol 106, Issue 52

Vol 107 Issues ,1,2

**Donovall, Melva J.**

Late of Smith Twp.  
Washington Co., PA  
File No. 63-26-0930

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

Executors: Robin E. Pompe, 914  
Cross Creek Road, Burgettstown,  
PA 15021; Chrissie Lynn  
Moehring, 1212 Cross Creek Road,  
Burgettstown, PA 15021,  
Attorney: Loretta Kendall, Esq., 364  
E. Lincoln Avenue, McDonald, PA  
15057-1430

WCR Vol 106, Issue 52

Vol 107 Issues ,1,2

**Dora, Robert**

Late of Finleyville  
Washington Co., PA  
File No. 63-2026-0441

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: Jason M. Coulter,  
684 Ridenour Road, Columbus,  
OH 43230  
Attorney: William F. Dannhardt,

85-B Universal Road, Pittsburgh,  
PA 15235

WCR Vol 106, Issue 52

Vol 107 Issues ,1,2

**Libert, Lon A.**

Late of McDonald  
Washington Co., PA  
File No. 63-26-0651

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 I. Libert c/o  
Attorney: Timothy J. Giltinan, Esq.,  
603 Stanwix Street, Suite 1679,  
Pittsburgh, PA 15222-1004

WCR Vol 106, Issue 52

Vol 107 Issues ,1,2

**Lukan, Raymond M.**

Late of McDonald  
Washington Co., PA  
File No. 63260812

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

WCR Vol 106, Issue 52

Vol 107 Issues ,1,2

**O'Neil, Thomas D.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0650

The Register of Wills has granted Letters on the Estate of the Dece-

dent. 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: Patricia Ann Muto c/o  
Attorney: Timothy J. Giltinan, Esq.,  
603 Stanwix Street, Suite 1679,  
Pittsburgh, PA 15222-1004

WCR Vol 106, Issue 52

Vol 107 Issues ,1,2

**Savarino, Thomas**

a/k/a Thomas J. Savarino  
Late of Charleroi  
Washington Co., PA  
File No. 63-26-0662

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: Nancy Weinman,  
346 Sportsman Road, Hunker, PA  
15639  
Attorney: Mark E. Ramsier, Esq.,  
823 Broad Avenue, Belle Vernon,  
PA 15012

WCR Vol 106, Issue 52

Vol 107 Issues ,1,2

**Spittka, Robert Harry**

Late of Chartiers Township  
Washington Co., PA  
File No. 63-26-00832

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

Co-Administrators: Charles A. Hall,  
319 E. Grant Street, Houston, PA  
15342, Michael C. Hall, 151 Cum-  
mins Avenue, Houston, PA 15342,

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

WCR Vol 106, Issue 52  
Vol 107 Issues 1,2

**White, Barbara**

Late of Union  
Washington Co., PA  
File No. 63-26-0735

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

Administrator: Philip Carl White  
c/o Attorney: Tracy L. Zihmer,  
Esq., Zihmer Law Firm, LLC, 3244  
Washington Road, Suite 210,  
McMurray, PA 15317

WCR Vol 106, Issue 52  
Vol 107 Issues 1,2

**Yanovich, Barbara Ann**

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

Administratrix: Melissa Kay Emert,  
2818 Broadview Terrace, Annapolis,  
MD 21401

WCR Vol 106, Issue 52  
Vol 107 Issues 1,2

**THIRD**  
**PUBLICATION**

**Antill, Carroll T.**

Late of Washington  
Washington Co., PA  
File No. 63-26-0778

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: Joyce D. Duke, 208 Elm  
Street, P.O. Box 294, Claysville, PA  
15323

Attorney: Clark Mitchell, Jr. Esq.,  
Mitchell Law Group, LLC,  
17 South College St., Washington,  
PA 15301

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Baily, Sr., Charles R.**

Late of South Strabane Township  
Washington Co., PA  
File No. 63-26-0883

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: Charles R. Baily, Jr., 100  
Country Lane, Waynesburg, PA  
15370, Karl G. Baily, 115 Drift  
Ridge Road, Spraggs, PA 15362,  
Attorney: David F. Pollock, Esq.,  
Pollock Morris Belletti & Simms  
LLC, 54 S. Washington St.,  
Waynesburg, PA 15370

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Brooks, Jane Russell**

Late of Taylorstown  
Washington Co., PA  
File No. 63-26-0469

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: Kayla Eileen Myers  
c/o Attorney: Tracy L. Zihmer,  
Esq., Zihmer Law Firm, LLC, 3244  
Washington Road, Suite 210,  
McMurray, PA 15317

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Crossan, Gary A.**

Late of McMurray  
Washington Co., PA  
File No. 63-26-0770

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: Jeffrey A. Crossan a/k/a  
Jeffrey Alan Crossan, 128 Thompsonville Rd., McMurray, PA 15317  
Attorney: Daniel M. Flynn, Esq.,  
Michael D. Flynn & Associates, PC,  
2770 South Park Road, Bethel Park,  
PA 15102

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Cutright, George W.**

a/k/a George William Cutright  
Late of Washington  
Washington Co., PA  
File No. 63-2026-0695

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: Mr. Gregory A. Battista,  
2540 Vance Drive, Mount Airy,  
MD 21771

Attorney: Joseph H. Fox, Esq., Joseph H. Fox, LLC, 125 South College Street, Washington, PA 15301

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Geller, James D.**

a/k/a James Geller  
Late of Deemston Borough,  
Fredericktown  
Washington Co., PA  
File No. 63-26-0825

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: Darren J. Geller, 131 Oak Road, Holbrook, PA 15341  
Attorney: Adam J. Belletti, Esq., Pollock Morris Belletti & Simms LLC, 54 S. Washington St., Waynesburg, PA 15370

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Kalamaras, Marnie**

a/k/a Marnie Adele Kalamaras  
Late of Borough of Allenport  
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 Executors or attorney, and all persons indebted to the decedent to make payment to the Executors without delay.

Executors: Daniel George Kalamaras, 13 Bracken Way, Fredericktown, PA 15333, Marc Edmund Kalamaras, 156 Pine Tree Lane, Morgantown, WV 26508,  
Attorney: Megan A. Kerns, Esq., The Law Offices of Megan A. Kerns, 1747 Rostraver Road, Belle Vernon, PA 15012

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Kolson, Joann**

a/k/a Joann T. Kolson  
Late of McMurray  
Washington Co., PA  
File No. 63-26-00248

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: Michelene Kolson St. Amand, 502 Main Street, Watertown, MA 02472  
Attorney: Carol Sikov Gross, Esq., Cela, Sikov and Love, P.A., 310 Grant Street, Suite 1110, Pittsburgh, PA 15219

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Kynik, Stefan**

Late of Venetia  
Washington Co., PA  
File No. 63-26-0874

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: Natalie Rossa, 603 Sagewood Drive, Venetia, PA 15367  
Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 108 West McMurray Road, Canonsburg, PA 15317

WCR Vol 106 Issue 51,52  
Vol 107 Issues 1

**Lauterbach, Alexander Dean**

Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0875

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: Bernard Mark Lauterbach, 115 Woodshire Drive, Pittsburgh, PA 15215

WCR Vol 106 Issue 51,52  
Vol 107 Issues 1

**Lorenzato, Gloria T.**

a/k/a Gloria Theresa Lorenzato  
Late of Canton  
Washington Co., PA  
File No. 63-26-0304

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: Renee A. Gregg c/o  
Attorney: Tracy L. Zihmer, Esq., Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Nichol, John Richard**

a/k/a J. Richard Nichol  
a/k/a Richard Nichol  
Late of Washington,  
South Strabane Township  
Washington Co., PA  
File No. 63-26-0748

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: Kimberly S. Nichol, 45 Lacock Hill Road, Washington, PA 15301

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Stewart, Carol Lee**  
a/k/a Carol L. Stewart  
Late of Canonsburg  
Washington Co., PA  
File No. 63-26-0446

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: Donald P. Stewart c/o  
Attorney: Tracy L. Zihmer, Esq.,  
Zihmer Law Firm, LLC, 3244  
Washington Road, Suite 210,  
McMurray, PA 15317

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**Wallace, Keith L**  
Late of Borough of McDonald  
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 & Attorney: Brian F.  
Levine, Esq., Levine Law, LLC, 22  
E Grant St., New Castle, PA 16101-  
2279

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

## NAME CHANGE NOTICES

### Change of Name Notice

Notice is hereby given that on the date of July 6th, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-6110 by the Petitioner **Keladry Taliesin Yanosky** for a change of name to Keladry Taliesin Meadows

The Court has fixed the date of September 9th, 2026, and a time of 9 am in Courtroom #4 of 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 1

### Change of Name Notice

Notice is hereby given that on the date of June 25, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-5312 by the Petitioner **Sara Christine Curran** for a change of name to Sara Christine McElroy Reese

The Court has fixed the date of September 2, 2026, and a time of 9 am in Courtroom #4 of 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 1

### Change of Name Notice

Notice is hereby given that on the date of July 9, 2026, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2026-6197 by the Petitioner **Jason Walker Rubin** for a change of name to Jason Walker Fracek

The Court has fixed the date of September 9, 2026, and a time of 9 am in Courtroom #4 of 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 1

## TPR NOTICES

### PUBLIC NOTICE

#### IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

**IN RE: LILLIAN SMITH**  
a/k/a LILLIAN  
LYNNETTE SMITH,  
D.O.B. 9/28/2015, Place of Birth:  
Allegheny County, Pennsylvania

**FEMALE CHILD OF: Amanda Smith a/k/a Amanda Josephine Smith a/k/a Amanda J Smith a/k/a Amanda Mazon a/k/a Amanda Josephine Mazon a/k/a Amanda J Mazon a/k/a Amanda Jo Mazon a/k/a Amanda Mazan and Trevor Smith a/k/a Trevor Adam Smith a/k/a Trevor Tara Smith a/k/a Trevor A Smith a/k/a Tievo A Smith a/k/a Trevor Selfridge, and UNKNOWN FATHER.**

**NO: 63-26-0872**

Take notice that a Petition for Involuntary Termination of Parental Rights of Amanda Smith a/k/a

Amanda Josephine Smith a/k/a Amanda J Smith a/k/a Amanda Mazon a/k/a Amanda Josephine Mazon a/k/a Amanda J Mazon a/k/a Amanda Jo Mazon a/k/a Amanda Mazon and Trevor Smith a/k/a Trevor Adam Smith a/k/a Trevor Tara Smith a/k/a Trevor A Smith a/k/a Tievo A Smith a/k/a Trevor Selfridge, and Unknown Father, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 4, 2026, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact Summit Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

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

WCR Vol 107 Issue 1

### **PUBLIC NOTICE**

#### **IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION**

**IN RE: EMILY SMITH  
a/k/a EMILY OLIVIA SMITH,**

**D.O.B. 7/13/2012, Place of Birth:  
Washington County,  
Pennsylvania**

**FEMALE CHILD OF:** Amanda Smith a/k/a Amanda Josephine Smith a/k/a Amanda J Smith a/k/a Amanda Mazon a/k/a Amanda Josephine Mazon a/k/a Amanda J Mazon a/k/a Amanda Jo Mazon a/k/a Amanda Mazon and Trevor **Smith a/k/a Trevor Adam Smith a/k/a Trevor Tara Smith a/k/a Trevor A Smith a/k/a Tievo A Smith a/k/a Trevor Selfridge.**

**NO: 63-26-0498**

Take notice that a Petition for Involuntary Termination of Parental Rights of Amanda Smith a/k/a Amanda Josephine Smith a/k/a Amanda J Smith a/k/a Amanda Mazon a/k/a Amanda Josephine Mazon a/k/a Amanda J Mazon a/k/a Amanda Jo Mazon a/k/a Amanda Mazon and Trevor Smith a/k/a Trevor Adam Smith a/k/a Trevor Tara Smith a/k/a Trevor A Smith a/k/a Tievo A Smith a/k/a Trevor Selfridge, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 4, 2026, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once.

If you do not have an attorney or cannot afford representation, contact Summit Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

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

WCR Vol 107 Issue 1

### **PUBLIC NOTICE**

#### **IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION**

**IN RE: ADDISON SMITH  
a/k/a ADDISON  
ELIZABETH SMITH,  
D.O.B. 6/7/2011, Place of Birth:  
Allegheny County, Pennsylvania**

**FEMALE CHILD OF:** Amanda Smith a/k/a Amanda Josephine Smith a/k/a Amanda J Smith a/k/a Amanda Mazon a/k/a Amanda Josephine Mazon a/k/a Amanda J Mazon a/k/a Amanda Jo Mazon a/k/a Amanda Mazon and Trevor Smith a/k/a Trevor Adam Smith a/k/a Trevor Tara Smith a/k/a Trevor A Smith a/k/a Tievo A Smith a/k/a Trevor Selfridge, and UNKNOWN FATHER.

**NO: 63-26-0499**

Take notice that a Petition for Involuntary Termination of Parental

Rights of Amanda Smith a/k/a Amanda Josephine Smith a/k/a Amanda J Smith a/k/a Amanda Mazon a/k/a Amanda Josephine Mazon a/k/a Amanda J Mazon a/k/a Amanda Jo Mazon a/k/a Amanda Mazan and Trevor Smith a/k/a Trevor Adam Smith a/k/a Trevor Tara Smith a/k/a Trevor A Smith a/k/a Tievo A Smith a/k/a Trevor Selfridge, and Unknown Father, will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert parental rights should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on August 4, 2026, at 1:00 p.m.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact Summit Legal Aid, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

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

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

WCR Vol 107 Issue 1

## REAL PROPERTY NOTICE

IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PENNSYLVANIA  
CIVIL DIVISION No. 2026 - 3962

DJ LOCY CLEANUPS, LLC, a  
Pennsylvania Limited Liability  
Company, Plaintiff,

v.  
GERALDINE S. SICKMAN, indi-  
vidually and ALBERT S. SICK-  
MAN, individually, AND THEIR  
RESPECTIVE UNKNOWN  
HEIRS, DEVISEES, PERSONAL  
REPRESENTATIVES, SUCCE-  
SSORS AND ASSIGNS AND ALL  
PERSONS OR ENTITIES CLAIM-  
ING ANY RIGHT, LIEN, TITLE  
OR INTEREST FROM,  
THROUGH OR UNDER GER-  
ALDINE S. SICKMAN AND/OR  
ALBERT S. SICKMAN, OR OTH-  
ERWISE AGAINST THAT CER-  
TAIN LOT OR PIECE OF  
GROUND DESCRIBED IN THE  
COMPLAINT, Defendants.

TO: DEFENDANTS GERALDINE  
S. SICKMAN, INDIVIDUALLY,  
AND ALBERT S. SICKMAN, IN-  
DIVIDUALLY, AND THEIR RE-  
SPECTIVE UNKNOWN HEIRS,  
DEVISEES, PERSONAL REPRE-  
SENTATIVES, SUCCESSORS  
AND ASSIGNS AND ALL PER-  
SONS OR ENTITIES CLAIMING  
ANY RIGHT, LIEN, TITLE OR  
INTEREST FROM OR UNDER  
GERALDINE S. SICKMAN, AND/  
OR ALBERT S. SICKMAN, OR  
OTHERWISE AGAINST THAT  
CERTAIN LOT OR PIECE OF  
GROUND DESCRIBED IN THE  
COMPLAINT FILED IN THIS  
MATTER SITUATE AT 130  
FOURTH AVENUE, NEW EA-  
GLE, PENNSYLVANIA.

### NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served (by publication), by entering a written appearance per-

sonally or by attorney and filing in writing with the court your defense or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PA-  
PER TO YOUR LAWYER AT  
ONCE. IF YOU DO NOT HAVE  
A LAWYER GO TO OR TELE-  
PHONE THE OFFICE SET  
FORTH BELOW. THIS OFFICE  
CAN PROVIDE INFOR-  
MATION ABOUT HIRING A  
LAWYER. IF YOU CANNOT  
AFFORD TO HIRE A LAW-  
YER, THIS OFFICE MAY BE  
ABLE TO PROVIDE YOU  
WITH INFORMATION ABOUT  
AGENCIES THAT MAY OFFER  
LEGAL SERVICE TO ELIGI-  
BLE PERSONS AT A RE-  
DUCED FEE OR NO FEE.**

**LAWYER REFERRAL SER-  
VICE  
119 SOUTH COLLEGE  
STREET  
WASHINGTON, PA 15301  
(724) 225-6710**

**SUMMIT LEGAL SERVICES  
10 WEST CHERRY AVENUE  
WASHINGTON, PA 15301  
(724) 225-6170**

Frank Arcuri  
Attorney for Plaintiff  
Law Office of Frank Arcuri  
125 South College Street  
Washington, Pennsylvania 15301  
(724) 223-4191

WCR Vol 107 Issue 1

## 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, AUGUST 7, 2026**, at **10:00 o'clock AM - ONLINE**, at <https://washington.pa.realforeclose.com>. See information sheet posted on the Washington County Sheriff web-site 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)

### CANONSBURG

PNC BANK, NATIONAL ASSOCIATION  
vs  
RAQUEL LYNN GILPIN,  
Executrix of the Estate of BETTY LOU DURANTE, Deceased

DOCKET #: 2026-703  
JUDGEMENT: \$57,896.73  
In the Commonwealth of Pennsylvania, Washington County, Canonsburg;  
Address: 513 DUQUESNE AVENUE, CANONSBURG, PA 15317  
Tax #: 090-015-00-04-0006-00  
Improvements: Residential Dwelling  
Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800  
WCR Vol 106 Issues 51, 52  
Vol 107 Issue 1

### CARROLL

SOMERSET TRUST COMPANY  
vs  
CHRISTOPHER RICHARDSON AND DENISE CLARK

DOCKET #: 2025-8206  
JUDGEMENT: \$159,439.95  
In the Commonwealth of Pennsylvania, Washington County, Carroll Township;  
Address: 1296 WICKERHAM DRIVE, MONONGAHELA, PA 15063  
Tax #: 130-011-01-01-0004-00  
Improvements: Residential Dwell-

ing  
Attorney: SPENCE CUSTER, ATTORNEYS AT LAW, (814) 536-0735  
WCR Vol 106 Issues 51, 52  
Vol 107 Issue 1

### CARROLL (CONT'D)

PENNYMAC LOAN SERVICES  
vs  
ADAM SABOL

DOCKET #: 2026-1642  
JUDGEMENT: \$118,824.89  
In the Commonwealth of Pennsylvania, Washington County, Carroll Township;

Address: 1691 FOURTH STREET, MONONGAHELA, PA 15063  
Tax #: 130-006-01-00-0012-00  
Improvements: Residential Dwelling  
Attorney: POWERS KIRN, LLC, (215) 942-2090  
WCR Vol 106 Issues 51, 52  
Vol 107 Issue 1

### CECIL

WASHINGTON FINANCIAL BANK, formerly known as Washington Financial Savings Bank  
vs  
FRANK J. SCANDALE

DOCKET #: 2025-5177  
JUDGEMENT: \$77,801.72  
In the Commonwealth of Pennsylvania, Washington County, Cecil Township;

Address: 211 ARLINGTON DRIVE, CANONSBURG, PA 15317  
Tax #: 095-001-07-03-0014-00  
Improvements: Residential Dwelling  
Attorney: McGRATH McCALL, P.C., (412) 281-4333  
WCR Vol 106 Issues 51, 52  
Vol 107 Issue 1

### CHARTIERS

MIDFIRST BANK  
vs  
MATTHEW P. KHANOLKAR

DOCKET #: 2023-4817  
JUDGEMENT: \$121,034.92  
In the Commonwealth of Pennsylvania, Washington County, Chartiers Township;  
Address: 333 FORREST AVENUE, HOUSTON, PA 15342  
Tax #: 170-016-05-03-0015-00  
Improvements: Residential Dwelling  
Attorney: KML LAW GROUP, P.C., (215) 627-1322  
WCR Vol 106 Issues 51, 52  
Vol 107 Issue 1

### EAST BETHLEHEM

U.S. BANK TRUST NATIONAL ASSOCIATION  
vs  
MARY A. CALLOWAY,  
Individually and as Known Heir of NATHANIEL CALLOWAY, JR., Deceased, ET AL

DOCKET #: 2024-4441  
JUDGEMENT: \$31,511.69  
In the Commonwealth of  
Pennsylvania, Washington County,  
East Bethlehem Township;  
Address: 20 RIDGE STREET,  
CLARKSVILLE, PA 15322  
Tax #: 260-004-03-00-0090-00  
Improvements: Residential  
Dwelling  
Attorney: FRIEDMAN VARTOLO  
LLP, (212) 471-5100

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **EAST FINLEY**

US BANK TRUST NATIONAL  
ASSOCIATION, Not In Its  
Individual Capacity But Solely as  
Owner Trustee for VRMTG Asset  
Trust  
vs  
STEFFANIE FURMANEK;  
THOMAS FURMANEK

DOCKET #: 2026-329  
JUDGEMENT: \$81,981.15  
In the Commonwealth of Pennsyl-  
vania, Washington County,  
East Finley Township;  
Address: 367 HAWTHORNE  
ROAD, CLAYSVILLE, PA 15323  
Tax #: 270-002-00-00-0002-01  
Improvements: Residential Dwell-  
ing  
Attorney: FRIEDMAN VARTOLO  
LLP, (212) 471-5100

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **FALLOWFIELD**

LAKEVIEW LOAN  
SERVICING LLC  
vs  
DILLON T. MORRIS a/k/a  
DILLON MORRIS AND  
ASHLEY N. MORRIS

DOCKET #: 2024-3949  
JUDGEMENT: \$107,995.96  
In the Commonwealth of Pennsyl-  
vania, Washington County, Fallow-  
field Township;  
Address: 22 MOYER AVENUE,  
CHARLEROI, PA 15022

Tax #: 320-008-04-03-0030-00  
Improvements: Residential Dwell-  
ing  
Attorney: ALBERTELLI LAW,  
(856) 724-1888

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **FALLOWFIELD (CONT'D)**

MIDFIRST BANK  
vs  
ALEX J. PORODA, III,  
AKA ALEX PORODA, III;  
JENNIFER L. PORODA,  
AKA JENNIFER PORODA

DOCKET #: 2024-5596  
JUDGEMENT: \$65,607.19  
In the Commonwealth of Pennsyl-  
vania, Washington County, Fallow-  
field Township;  
Address: 88 WALNUT RIDGE  
ROAD, CHARLEROI, PA 15022  
Tax #: 320-006-02-03-0006-00  
Improvements: Residential Dwell-  
ing  
Attorney: THE MANLEY LAW  
FIRM LLC, (614) 220-5611

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **HOUSTON**

PENNYMAC LOAN  
SERVICES, LLC  
vs  
CAROLINE I. BARTON

DOCKET #: 2024-7461  
JUDGEMENT: \$102,133.40  
In the Commonwealth of  
Pennsylvania, Washington County,  
Houston Borough;  
Address: 211 WEST GRANT  
STREET, HOUSTON, PA 15342  
Tax #: 360-002-00-02-0007-00  
Improvements: Residential  
Dwelling  
Attorney: POWERS KIRN, LLC,  
(215) 942-2090

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **MONONGAHELA**

WESBANCO BANK, INC.  
vs  
MICHAEL KISSLING

DOCKET #: 2026-240  
JUDGEMENT: \$38,452.48  
In the Commonwealth of  
Pennsylvania, Washington County,  
City of Monongahela;  
Address: 300 2ND STREET, MO-  
NONGAHELA, PA 15063  
Tax #: 430-008-00-01-0003-00  
Improvements: Residential  
Dwelling  
Attorney: MEYER, UNKOVIC &  
SCOTT LLP,  
(412) 456-2876

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **MONONGAHELA (Cont'd)**

PENNSYLVANIA HOUSING  
FINANCE AGENCY  
vs  
WILLIAM R. BERESH, JR.

DOCKET #: 2026-2376  
JUDGEMENT: \$67,750.53  
In the Commonwealth of  
Pennsylvania, Washington County,  
City of Monongahela;  
Address: 412 JACKSON STREET,  
MONONGAHELA, PA 15063  
Tax #: 430-009-00-02-0003-00  
Improvements: Residential  
Dwelling  
Attorney: PURCELL KRUG &  
HALLER, (717) 234-4178

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **MONONGAHELA (Cont'd)**

PENNYMAC LOAN  
SERVICES LLC  
vs  
JUDITH CHERGI

DOCKET #: 2026-1507  
JUDGEMENT: \$39,629.09  
In the Commonwealth of  
Pennsylvania, Washington County,  
City of Monongahela;

Address: 500 PARKINSON STREET, MONONGAHELA, PA 15063  
Tax #: 430-012-00-02-0007-00  
Improvements: Residential Dwelling  
Attorney: KML LAW GROUP, P.C., (215) 627-1322

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **MOUNT PLEASANT / CANTON**

FEDERAL HOME LOAN MORTGAGE CORPORATION  
vs  
RICHARD A. CROWLEY AND GINGER L. CROWLEY

DOCKET #: 2023-6777  
JUDGEMENT: \$437,596.16

In the Commonwealth of Pennsylvania, Washington County, Mount Pleasant /Canton Twps;  
Address: 469 LYNN PORTAL ROAD, WASHINGTON, PA 15301  
Tax #: 460-002-00-00-0004-03  
Improvements: Residential Dwelling  
Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **NORTH STRABANE**

PNC BANK, NATIONAL ASSOCIATION  
vs  
GARY D. ZIMAK, JR. AND CHRISTINE R. ORNDOFF a/k/a CHRISTINE ZIMAK

DOCKET #: 2025-8085  
JUDGEMENT: \$54,807.13  
In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;  
Address: 228 PHEASANT COVE, CANONSBURG, PA 15317  
Tax #: 520-001-07-01-0046-00  
Improvements: Residential Dwelling  
Attorney: LOGS LEGAL GROUP LLP, (610) 278-6800

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **NORTH STRABANE (CONT'D)**

WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE OF QUERCUS MORTGAGE INVESTMENT TRUST  
vs

THE UNKNOWN HEIRS, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title

or Interest From or Under NICOLE C. CAROSONE, Deceased

DOCKET #: 2025-2069  
JUDGEMENT: \$97,940.38  
In the Commonwealth of Pennsylvania, Washington County, North Strabane Township;  
Address: 939 S CENTRAL AVENUE, CANONSBURG, PA 15317  
Tax #: 520-014-01-00-0044-00  
Improvements: Residential Dwelling  
Attorney: HILL WALLACK LLP, (215) 579-7700

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **PETERS**

WILMINGTON TRUST, NATIONAL ASSOCIATION, ET AL  
vs  
DUSTIN E. JONES AND MELISSA M. JONES

DOCKET #: 2024-1950  
JUDGEMENT: \$781,234.18  
In the Commonwealth of Pennsylvania, Washington County, Peters Township;  
Address: 112 MOUNT BLAINE DRIVE, CANONSBURG, PA 15317  
Tax #: 540-011-07-03-0001-03  
Improvements: Residential Dwelling  
Attorney: ALBERTELLI LAW, (856) 724-1888

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **PETERS (CONT'D)**

ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC  
vs  
UNKNOWN HEIRS, Successors, Assigns, and All Persons, Firms or Associations Claiming Right, Title or Interest From or Under HUITT DANVERS, DECEASED, ET AL

DOCKET #: 2024-5842  
JUDGEMENT: \$160,903.96  
In the Commonwealth of Pennsylvania, Washington County, Peters Township;  
Address: 256 McCOMBS ROAD, VENETIA, PA 15367  
Tax #: 540-005-00-00-0044-03  
Improvements: Residential Dwelling  
Attorney: BROCK & SCOTT, PLLC, (844) 856-6646

WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **SOUTH STRABANE**

PENNSYLVANIA HOUSING FINANCE AGENCY  
vs  
LEAH R. BRUCE

DOCKET #: 2026-702  
JUDGEMENT: \$142,242.14  
In the Commonwealth of Pennsylvania, Washington County, South Strabane Township;  
Address: 132 COUNTRY CLUB ROAD, WASHINGTON, PA 15301  
Tax #: 600-004-00-00-0032-00

Improvements: Residential Dwelling  
Attorney: VITTI LAW GROUP, INC., (412) 281-1725  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **SPEERS**

FREEDOM MORTGAGE CORPORATION  
vs  
DEREK MATTHEW ROCKOVICH

DOCKET #: 2024-5653

JUDGEMENT: \$204,785.98  
 In the Commonwealth of Pennsylvania, Washington County, Speers Borough;  
 Address: 245 VALLEY CIRCLE DRIVE, CHARLEROI, PA 15022  
 Tax #: 610-027-00-04-0005-00  
 Improvements: Residential Dwelling  
 Attorney: BROCK & SCOTT, PLLC, (844) 856-6646  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **UNION**

NEWREZ LLC D/B/A SHELL-POINT MORTGAGE SERVICING  
 vs  
 TRACY L. MARTIN AND ARTHUR EDWARD MARTIN, JR.

DOCKET #: 2025-6099  
 JUDGEMENT: \$72,545.92  
 In the Commonwealth of Pennsylvania, Washington County, Union Township;  
 Address: 5 STONE CHURCH ROAD, FINLEYVILLE, PA 15332  
 Tax #: 640-004-01-03-0001-00  
 Improvements: Residential Dwelling  
 Attorney: TIMOTHY D. PADGETT, P.A. dba PADGETT LAW GROUP, (850) 422-2520  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **UNION (CONT'D)**

LEGACY MORTGAGE ASSET TRUST 2017-GS2  
 vs  
 JAKE HOEY, In His Capacity as Administrator of the ESTATE OF JAMES KEITH HOEY  
 DOCKET #: 2025-9032  
 JUDGEMENT: \$55,009.30

In the Commonwealth of Pennsylvania, Washington County, Union Township;  
 Address: 4490 FINLEYVILLE ELRAMA ROAD A/K/A 4490 ELRAMA ROAD, FINLEYVILLE, PA 15332

Tax #: 640-007-06-00-0019-00  
 Improvements: Residential Dwelling  
 Attorney: RAS CITRON LLC, (855) 225-6906  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **UNION (CONT'D)**

PNC BANK, NATIONAL ASSOCIATION  
 vs  
 MATTHEW J. LYTLE

DOCKET #: 2025-8052  
 JUDGEMENT: \$41,905.76  
 In the Commonwealth of Pennsylvania, Washington County, Union Township;  
 Address: 5111 HILL STREET, FINLEYVILLE, PA 15332  
 Tax #: 640-004-02-02-0018-00  
 Improvements: Residential Dwelling  
 Attorney: RAS CITRON LLC, (855) 225-6906  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **WASHINGTON**

PENNSYLVANIA HOUSING FINANCE AGENCY  
 vs  
 IKE LINHART, Administrator of the Estate of PAM LINHART a/k/a PAMELA L. LINHART, Deceased

DOCKET #: 2025-8005  
 JUDGEMENT: \$26,240.40  
 In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
 Address: 1225 SUMMERLEA AVENUE, WASHINGTON, PA 15301  
 Tax #: 770-037-00-04-0007-00  
 Improvements: Residential Dwelling  
 Attorney: PURCELL KRUG & HALLER, (717) 234-4178  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **WASHINGTON (CONT'D)**

FEDERAL HOME LOAN MORTGAGE CORPORATION  
 vs  
 RICHARD D. HOWELL

DOCKET #: 2026-567  
 JUDGEMENT: \$22,060.72  
 In the Commonwealth of Pennsylvania, Washington County, City of Washington;  
 Address: 891 ADDISON STREET, WASHINGTON, PA 15301  
 Tax #: 780-015-00-01-0029-00  
 Improvements: Residential Dwelling  
 Attorney: RAS CITRON LLC, (855) 225-6906  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

### **WEST PIKE RUN**

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, as existing under the laws of the United States  
 vs  
 DENNIS J. KUROWSKI, II

DOCKET #: 2023-2100  
 JUDGEMENT: \$69,443.07  
 In the Commonwealth of Pennsylvania, Washington County, West Pike Run Township;  
 Address: 217 WHITEHALL ROAD, DAISYTOWN, PA 15427  
 Tax #: 700-011-00-00-0010-00  
 Improvements: Residential Dwelling  
 Attorney: PEACOCK KELLER LLP, (724) 222-4520  
WCR Vol 106 Issues 51,52  
Vol 107 Issue 1

**WASHINGTON COUNTY DELINQUENT TAX TAB****LEGAL NOTICE****WASHINGTON COUNTY TAX CLAIM BUREAU  
NOTICE OF SALE OF PROPERTIES FOR DELINQUENT TAXES**

TO THE OWNERS OF PROPERTIES DESCRIBED IN THIS NOTICE AND TO ALL PERSONS HAVING TAX LIENS, TAX JUDGMENTS, OR ANY OTHER JUDGMENTS OR MUNICIPAL CLAIMS AGAINST SUCH PROPERTIES:

**WARNING**

YOUR PROPERTY IS ABOUT TO BE SOLD WITHOUT YOUR CONSENT FOR DELINQUENT TAXES. YOUR PROPERTY MAY BE SOLD FOR A SMALL FRACTION OF ITS FAIR MARKET VALUE. IF YOU HAVE ANY QUESTIONS AS TO WHAT YOU MUST DO IN ORDER TO SAVE YOUR PROPERTY, PLEASE CALL YOUR ATTORNEY, THE TAX CLAIM BUREAU, OR THE COUNTY LAWYER REFERRAL SERVICE.

Notice is hereby given that the properties described on the sale list will be sold by the Washington County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq) and the amendments and supplements thereto. The sale will be held at 95 W. Beau St., Ste. G-16 - Ground Floor, Washington, PA 15301. The sale will commence on WEDNESDAY, SEPTEMBER 30, 2026 AT 10:00 A.M. prevailing time and will continue until such time that all properties have been exposed for sale by public bidding. Terms of the Sale:

(1) Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMP-  
TOR. In every case, the property is offered for sale by the Bureau without GUARANTEE OR WARRANTY  
WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures, or lack  
of structures upon the land, liens, title or any matter or thing whatsoever.

(2) Registration will take place before the sale on Monday, September 14 (9:00 AM - 4:00 PM), Tuesday, Sep-  
tember 15 (9:00 AM - 4:00 PM), Wednesday, September 16 (9:00 AM - 4:00 PM), Thursday, September 17 (9:00  
AM - 4:00 PM), and Friday, September 18, 2026 (9:00 AM - 4:00 PM) in the Tax Revenue Department, locat-  
ed at 95 West Beau St, Ste. 525, Washington, PA 15301. A non-refundable, \$25.00 deposit (cash only) will be  
required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of  
a drivers license or other government-issued photo identification MUST be presented at the time of registration for  
bidders as well as non-bidding potential owners. If you are registering as a business, corporation, or LLC, YOU  
MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as a complete LIST OF ALL NAMES,  
BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PART-  
NERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. If you are a member, officer,  
manager, partner, or any other person with ownership or right to MULTIPLE LLCs OR BUSINESS ENTITIES,  
you must submit a complete list of such. A notarized Affidavit of Bidder as well as any notarized Affidavits of  
Non-Bidding Potential Owners must be completed by signing off on each of the following stipulations as part of  
the registration for the sale. The stipulations listed on the Affidavit of Bidder form are as follows:

- I AM an adult citizen at least 18 years of age and am/are authorized to make this Certification.
- Pursuant to section 619.1 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.619.1, I hereby certify to the Washington County Tax Claim Bureau that I am not delinquent in paying Real Estate taxes to any of the taxing districts in the Commonwealth of Pennsylvania, and that I have no outstanding municipal utility bills within 3 years of this affidavit.
- I am NOT bidding for or acting as an agent for a person who is barred from participating in the sale.
- Pursuant to Section 601 (d) of the Real Estate Tax Sale Law, 72 P.S. Section 5860.601 (d), I hereby certify that I have not had a landlord license revoked in any municipality within the Commonwealth of Pennsylvania, and I further certify that I am not bidding for, or acting as an agent for, a person whose landlord license has been revoked within the last 3 years.
- I have NOT engaged in or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety, or property, or permitted the use of property in an unsafe, illegal or unsanitary manner such that the property posed a threat to health, safety or property within the last 3 years.
- Pursuant to Section 618 of the Real Estate Tax Sale Law, 72 P.S. Section 5860.618, I hereby certify that I am not the owner of the property immediately prior to sale thereof by the Washington County Tax Claim

Bureau, nor am I in any of the following legal relationships with the owner; trust, partnership, corporation, or any other business association.

- I acknowledge, that as a prospective purchaser, I have had the opportunity to have an examination made of the title to any property in which I may be interested. Every reasonable effort has been made to keep the proceedings free from error. However, in every case, the Tax Claim Bureau is selling the taxable interest and the property offered for sale by the Tax Claim Bureau without any guarantee or warranty whatever, either as to structures or lack of structures upon the land, liens, title, or any other matter.
- I have reviewed and acknowledge the Tax Sale Rules Governing the Sale.
- I acknowledge that if I have violated any of the above provision, that the Tax Claim Bureau may prohibit me from bidding at the Sales.

The registration forms are available for download on the Washington County website as well as in the Tax Revenue Department. All registrations (In-Person & Mailed) must be received and submitted completely by 4:00 PM on September 18, 2026. No incomplete registrations will be accepted.

(3) There will be NO bidder registration on the DAY OF THE SALE - No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale DURING THE REGISTRATION PERIOD. NO APPLICATIONS FOR REGISTRATION WILL BE ACCEPTED AFTER THE REGISTRATION PERIOD. Each registrant will be provided an auction/bid number on September 30, 2026 during Sale Check-In time (9:00 A.M - 9:50 A.M), the morning of the tax sale. Any individual who in contravention of any of the above shall forfeit any deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau on behalf of Washington County and the taxing jurisdictions it serves.

(4) Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. NO personal or personal business checks will be accepted. Payments will be accepted at the Washington County Treasurers Office, located at 95 W. Beau St, Ste.130, Washington, PA 15301 by 3:00 PM the day of the sale. All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Washington County Tax Claim Bureau.

(5) Other terms to be announced at time of sale. The Owners or Reputed Owners, Description and Approximate Upset Price are set forth below. The purchasers shall receive a deed in fee simple for the property sold from the Tax Claim Bureau as trustee grantor and the purchaser shall be responsible for the payments of all transfer taxes and costs of recording. UNTIL A DEED IS ISSUED AND IN HAND, YOU ARE PROHIBITED TO ENTER THE PREMISES OF WHICH YOU PURCHASED. Please be advised that deeds can take up to 90-120 days to be recorded and issued in accordance with the court's proceedings to ensure absolution of all tax sales.

(6) The sale of this property may, at the option of the Bureau, be stayed if the owners thereof or any lien creditors of the owner, on or before the commencement of the actual sale, enters into an agreement with the BUREAU to pay the taxes and costs owing on said property in installments in the manner provided by said law's proceedings to ensure absolution of all tax sales.

**OWNERS SHALL NOT BE PERMITTED TO REDEEM SAID  
PROPERTY IF SOLD ON WEDNESDAY, SEPTEMBER 30, 2026  
No payments will be accepted AFTER THE SALE OF SAID PROPERTY.**

**CAUTION:** Recent U.S. and Pennsylvania Supreme Court cases indicate that any mortgages, judgments, or other liens of record against the property you purchase may not be divested by this sale. The Tax Claim Bureau suggests that you do a title search before bidding on any properties.

We will periodically update the listing of the individual properties still being exposed for sale. The listing can be viewed on the Washington County website by logging onto [www.washingtoncopa.gov](http://www.washingtoncopa.gov) Go to \*Departments \*Tax Revenue \*Claims \*Upset Sale

Raffaele Casale, Director

WCR Vol 107 Issue 1

**SEE SUPPLEMENT (42 Pages) FOR DELINQUENT TAX TAB LIST OF PROPERTIES**