

WASHINGTON COUNTY REPORTS

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*Serving the
Legal Community
of Washington County*

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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.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

JUDGES OF THE COURT OF COMMON PLEAS

Katherine B. Emery, P.J., John DiSalle, Gary Gilman, Valarie Costanzo,
Michael Lucas, Damon Faldowski

Judge of the Term June 1—15 Emery, P.J.
Judge of the Term June 16—30 Faldowski, J.

MOTIONS—2017

General Civil.....**Judge of the Term** (9:15am, Monday-Friday)
Criminal (June) **DiSalle, J.**
P. Judge Katherine B. Emery Tues. through Thurs. at 9:15 am
Judge John DiSalle Tues. and Thurs. at 9:15am
Judge Gary Gilman..... Tues. through Fri. at 9:15 am
Judge Valarie Costanzo..... Wed. 9:30 am for individuals w/counsel;
1:30 pm if the moving party does not have counsel
Judge Michael Lucas Monday at 1:15 pm and Thurs. at 8:30 am
Judge Damon Faldowski..... Tues. through Thurs. at 9:15 am

Judge Costanzo will not be hearing motions on June 14; also, she will not be hearing motions on Wed., July 5, and will instead be hearing motions that week on Fri., July 7.

COURT OF COMMON PLEAS CALENDAR

Criminal - Trial Weeks June 12—23, 2017
Civil - Trial Weeks..... June 12—23, 2017
Orphans' Court - Next Audit July 20, 2017
Orphans' Court deadline to file accounts for Sept. 2017 Audit July 18, 2017
Sheriff's Office - Next Sheriff's Sale..... July 7, 2017
last day to file Executions in Prothonotary's for Sept. 2017 sale..... June 23, 2017
last day to file Executions in Sheriff's office for Sept. 2017 sale June 30, 2017
COMMONWEALTH COURT..... Convenes in Pittsburgh.....Nov. 13—17, 2017
SUPREME COURT..... Convenes in Pittsburgh..... June 5, 2017
SUPERIOR COURT Convenes in Pittsburgh..... June 19—23, 2017

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Washington County Reports does not edit any legal advertisement for substance or content, only for format of the publication.

ADVERTISEMENTS due Friday at Noon for publication the following Thursday (holidays may alter deadline).

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OBITER DICTUM

From the *ABA Journal Daily Newsletter*: [1] “A man was charged earlier with the murder of his wife after police were able to demonstrate through the timing of her Facebook postings and messages – and most notably, data from her Fitbit activity tracker – that his account of events on the day of her murder could not have been true . . . Are you able to be tracked electronically? Do you have an activity tracker, like a Fitbit, that records your movements or sleep patterns? Do you use a ‘Find My Friends’ app or something similar on your cellphone, allowing you and your family members or friends to track each other’s locations? Do you check in at different locations on Facebook with your phone? If so, why do you like to record and/or share this information?” (Article by Sarah Mui); [2] “Between 1990 and 2010, only 15 lawsuits alleged that colleges and universities violated students’ due process rights during sexual assault investigations. Since 2011, there have been 150 such lawsuits, the *Washington Post* reported. Those numbers were provided by Title IX For All, a group that advocates for the rights of boys and men in academia and it says more young men are filing these lawsuits after a change in how colleges and universities handle allegations of sexual assault on campus. In April, 2011, the U.S. Department of Education issued guidelines suggesting that institutions of higher education investigate these cases using a preponderance of the evidence standard – a less stringent one than criminal courts use and also less stringent than the ‘clear and convincing evidence’ standard some schools were using. Andrew Miltenberg, an attorney who has represented male students in such cases, said those federal guidelines have created a disciplinary process biased toward the accuser. ‘It has almost created a new class of victims and those victims are young men who essentially have been railroaded,’ Miltenberg told the *Post*. Samantha Harris, director of policy research for the Foundation for Individual Rights in Education, a conservative-leaning nonprofit, told the *Post* that Education Department rules make it easier to find someone guilty, but not necessarily easier to find the truth. In many cases, according to the newspaper, the lawsuits settle after the motion to dismiss stage. Miltenberg said schools can win those motions – but when they don’t, it’s time for discovery. If the case goes to trial, it can be very expensive for the school; the University of Montana paid \$245,000 to a student in 2016 after he sued over his expulsion for sexual misconduct. To avoid this, universities and colleges settle, often giving the plaintiff a new hearing, reinstating his place at the school or expunging an expulsion or suspension from his record. Attorney Justin Dillon, who has also represented young men in these cases, says ‘What they want is their reputation back.’ But students who were sexually assaulted say the lawsuits reopen issues they thought were finished, forcing them to revisit their trauma . . . Joseph Storch, associate counsel for the State University of New York system, told the newspaper that parents are increasingly threatening lawsuits when their young-adult students face any kind of discipline. ‘There’s a feeling that if my child gets this mark on their record, as it were, then they won’t be able to be a secretary of state,’ he said. ‘And it causes parents to go well beyond what parents in prior generations have done.’” (Article by Lorelei Laird) •• •• *The foregoing material 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. Comments, criticism and suggestions should be addressed to the Editor, preferably in writing. All articles & publications referred to above are on file in the Bar office.*

WASHINGTON COUNTY BAR ASSOCIATION CLEs and CALENDAR OF EVENTS

| | | | |
|-------|---------|---|-----------------------------------|
| 6/9 | Noon | Energy Law Section Meeting/CLE | Hilton Garden Inn, Southpointe |
| 6/15 | Noon | Family Law Section Meeting/CLE | GW Hotel |
| 6/29 | Noon | Member Roundtable | WCBA |
| 7/6 | 4:30 | YLD Happy Hour | Palazzo |
| 7/20 | | Bar Picnic & Golf Outing | Nemacolin CC |
| 8/4-6 | | Summer Bench/Bar | Oglebay |
| 8/16 | 4:30 | YLD 3Q Meeting | WCBA |
| 8/18 | 4 - 6pm | Shred Day #2 | Citizens Library Parking Lot |
| 8/29 | Noon | Member Roundtable | WCBA |
| 10/20 | | 125th Anniversary Celebration/ Bar Banquet | Courthouse |

PBI - CLEs

PBI Seminars are held at WCBA offices, 119 South College Street, Washington, PA, unless noted. Register for PBI seminars through PBI at 1.800.932.4637 or www.pbi.org. Register for WCBA CLE seminars through WCBA at 724.225.6710. (Note PBI costs: PBA members practicing 5+ years/New Admits < 5 years.). Any person requiring special PBI arrangements for a disability contact Zina Barlup at 800.932.4637 ext. 2284 at least 10 days before the course.

**PBI RESERVES THE RIGHT TO CANCEL ANY SEMINAR 10 DAYS PRIOR IF
TWO OR FEWER PEOPLE ARE PRE-REGISTERED.**

| | | | | |
|------|---------|-----|-----------|---|
| 7/7 | 9-3:30 | 5/1 | \$399/200 | 15 th Annual Nonprofit Institute |
| 7/21 | 9-3:30 | 6/0 | \$279/140 | The Pain Puzzle: Putting the Pieces Together |
| 7/28 | 9-1:00 | 4/0 | \$179/90 | Child & Spousal Support |
| 8/11 | 9-3:30 | 5/1 | \$249/125 | Bringing & Defending Birth Trauma Cases |
| 8/18 | 9-12:00 | 3/0 | \$279/140 | Communicating Across the Generations |
| 8/31 | 9-3:30 | 6/0 | \$299/150 | The Strategic Negotiator |

ESTATE NOTICES

The Register of Wills has granted letters testamentary or of administration in the following estates. Notice is hereby given to all persons indebted thereto to make payment without delay and to those having claims or demands to present them for settlement to the Executors or Administrators or their attorneys.

FIRST PUBLICATION

BACHNER, DAVID R., a/k/a **DAVID R. BACHNER, SR.**, late of Somerset, Washington Co., PA; Executrix: Tommy Bachner, 283 Rainey Road, Eighty Four, PA 15330; Attorney: Michael P. Robb, Suite 3626 Gulf Tower, 707 Grant Street, Pittsburgh, PA 15219

CANCILLA, LENORA, a/k/a **LENORA J. CANCILLA**, late of Borough of Canonsburg, Washington Co., PA; Executrix: Gloria Cancilla, 349 McGregor Drive, Canonsburg, PA 15317; Attorney: Patrick D. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

COLE, EDNA I., late of Fallowfield Township, Washington Co., PA; Executrix: Margaret J. Baker, 14 Friendship Drive, Charleroi, PA 15022

DILLIE, CALVIN ARDEN, a/k/a **CALVIN A. DILLIE**, late of Claysville, Washington Co., PA; Executor: Douglas A. Dillie, 1411 Redfern Drive, Pittsburgh, PA 15241; Attorney: Heather C. Stumpf, Clark Hill PLC, 301 Grant St., 14th Fl., Pittsburgh, PA 15219

ESPEY, VICKI L., late of Centerville, Washington Co., PA; Administratrices: Emily L. Snyder, 17305 Harmony Vista Dr., Hamilton, VA 20158; Rebecca A. Espey, 306 Espey Meat Market Lane,

Scottdale, PA 15683; Attorney: Matthew R. Schimizzi, Keystone Commons, 35 West Pittsburgh St., Greensburg, PA 15601

ESPOSTO, DOROTHY L., late of North Strabane Township, Washington Co., PA; Administratrix: Jodie E. Robinson, 2652 Summit Street, Bethel Park, PA 15102; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

KAMODA, ANNA JEANETTE, late of Carroll Township, Washington Co., PA; Executor: Harvey Zeager, 16305 Mt. Vernon Road, Golden, CO 80401; Attorney: William M. Thomson, 1700 N. Highland Road, Ste 207, Pittsburgh, PA 15241

KUGHN, SARA MARIE, late of North Franklin Township, Washington Co., PA; Executrix: Norma Jean Sheperd, 800 East Beau St., Apt. A8, Washington, PA 15301; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

LUKETICH, DIANE, late of Bentleyville, Washington Co., PA; Executor: Jeffrey Hohn, 37 Pine Lake Lane, Scenery Hill, PA 15360; Attorney: Dennis M. Makel, Makel & Associates, LLC, 98 East Maiden St., Washington, PA 15301

MONACK, WANDA, late of Charleroi Borough, Washington Co., PA; Executors: Carla Ryba and Bruce Marshall, c/o 133 Linden Avenue, Charleroi, PA 15022; Attorney: Kris A. Vanderman, 142 Fallowfield Avenue, Charleroi, PA 15022

PAUL, WILLIAM M., a/k/a **WILLIAM MICHAEL PAUL**, late of Cecil Township, Washington Co., PA; Executrix: Patricia Caggiano, 905 Grandview Avenue, Pittsburgh, PA

15211; Attorney: Jeffrey P. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

ROBB, LOIS J., late of Fallowfield Township, Washington Co., PA; Executrix: Susan K. Zahand, 263 Davidson Drive, Charleroi, PA 15022; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

ROSSI, DORIS JEAN, late of Washington, Washington Co., PA; Executor: Theodore Charnik, III, 669 E. Beau St., Washington, PA 15301; Attorney: Karen Hassinger, 30 E. Beau St., Suite 415, Washington, PA 15301

RUDOLPH, ERIC WAYNE, a/k/a **ERIC W. RUDOLPH** a/k/a **ERIC RUDOLPH**, late of Burgettstown, Washington Co., PA; Administratrix: Amanda R. Shrader, c/o 125 South College St., Washington, PA 15301; Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

RYGELSKI, DONNA, a/k/a **DONNA VEL RYGELSKI** a/k/a **DONNA V. RYGELSKI**, late of Stockdale Borough, Washington Co., PA; Executors: Allan Rygelski, PO Box 58, Stockdale, PA 15483; Walter Rygelski, Jr., PO Box 299, Stockdale, PA 15483; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15033

SIMPSON, WILMA C., a/k/a **WILMA EDNA SIMPSON**, late of Nottingham Township, Washington Co., PA; Executors: William J. Pelhan, 2101 Silver Lane, Willow Street, PA 14784; Mildred E. Romeo, 12921 Springfield Rd., 59 N, New Springfield, OH 44443; Attorney: John A. Rodgers, Peacock Keller & Ecker, LLP, 70 East Beau St., Washington, PA 15301

ZAJAC, VIRGINIA L., late of Charleroi, Washington Co., PA; Executrix: Renee Palyas, 1596 Grange

Road, Charleroi, PA 15022; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

SECOND PUBLICATION

BIKOWICZ, TIMOTHY, late of Millsboro, Washington Co., PA; Administrator: Paul Bikowicz, 1021 Megan Lynn Court, St. Cloud, FL 34772; Attorney: Kelton M. Burgess, 1300 Fifth Avenue, Pittsburgh, PA 15219

BRISTOR, CHERLYN R., late of Washington, Washington Co., PA; Administrators: Joseph Oberlin, 3275 North Apache St., Kingman, AZ 86401; Tabitha Risban, 52 Paul Street, Washington, PA 15301; Attorney: Kathleen Smith-Delach, Phillips, Phillips & Smith-Delach, P.C., 29 East Beau St., Washington, PA 15301

DeBLASIO, MARJORIE, a/k/a **MARJORIE IRENE DeBLASIO**, late of Cecil Township, Washington Co., PA; Executrix: Sharon L. Stankas, 162 Cecil-Henderson Road, Canonsburg, PA 15317; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 26 South Main St., Suite 200, Washington, PA 15301

HARRIS, THEODORE W., late of Washington, Washington Co., PA; Executrix: Melanie J. Harris, 1029 Idaho Street, Washington, PA 15301; Attorney: E. J. Julian, 71 N. Main St., Washington, PA 15301

HORNE, FRANCES GAIL, late of Washington, Washington Co., PA; Administratrix: Cheryle A. Wolford, 748 Ridge Avenue, Canonsburg, PA 15317; Attorney: Roger J. Gaydos, 407 Oak Spring Road, Canonsburg, PA 15317

JONES, DOROTHY, late of Union Township, Washington Co., PA; Executor: Carl E. Jones, 34 Dovercrest

Road, Eighty Four, PA 15330; Attorney: James P. Liekar, 38 West Pike Street, Canonsburg, PA 15317

MELVIN, JEAN M., late of Buffalo Township, Washington Co., PA; Executrix: Cheryl L. Cumer, c/o 775 East Maiden Street, Washington, PA 15301; Attorney: Dorothy A. Milovac, 775 East Maiden St., 1st Fl., Washington, PA 15301

MILLER, HELEN B., late of North Franklin Township, Washington Co., PA; Executrices: Lindsay J. Aaron; R. Maureen Myers, 775 East Maiden St., Washington, PA 15301; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

MORGAN, SUSAN B., late of Washington, Washington Co., PA; Executor: Stephen E. Morgan, 125 Surrey Drive, Canonsburg, PA 15317

MUNCE, ROY S., a/k/a **ROY S. M. MUNCE**, late of North Strabane Township, Washington Co., PA; Executors: Thomas Ed Munce and Tammy R. Munce, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Ste 102, Washington, PA 15301

SANFORD, KARA S., late of Washington, Washington Co., PA; Administratrix: Diane Sanford, 862 Beech Street, Apt. 619, Washington, PA 15301; Attorney: Kathleen Smith-Delach, Phillips, Phillips & Smith-Delach, P.C., 29 East Beau St., Washington, PA 15301

SINDRICH, JOSEPH M., late of Washington, Washington Co., PA; Executrix: Christine D. Farrell, c/o Eckert Seamans Cheri & Mellott, LLC, US Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219; Attorney: Nancy L. Rackoff, Eckert Seamans Cheri & Mellott, LLC, US Steel Tower, 600 Grant St., 44th Fl., Pittsburgh, PA 15219

TRAVERSARI, SAVERENA, late of Dunlevy Borough, Washington Co., PA; Executrix: Shirley Tonarelli, PO Box 67, Dunlevy, PA 15432; Attorney: Richard D. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

WATSON, GEORGE S., a/k/a **GEORGE SPENCER WATSON**, late of Washington Co., PA; Executor: William Shirley Watson; Attorney: Rebecca A. Bowman, 114 Aston Court, McMurray, PA 15317

THIRD PUBLICATION

BLOUGH, LILYAN B., a/k/a **BEATRICE LILYAN BLOUGH**, late of Chartiers Township, Washington Co., PA; Executors: Robert C. Blough, 103 Norman Street, Houston, PA 15342; Janice L. Bramer, 25 S. Johnson Road, Houston, PA 15342; Attorney: William E. Speakman, Jr., Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington, PA 15301

BUTZ, JUDITH A., late of Borough of Charleroi, Washington Co., PA; Executrix: Tracy L. Stablein, 1582 Route 2023, Monongahela, PA 15063; Attorney: Keith A. Bassi, Bassi, Vreeland & Associates, P.C., 111 Fallowfield Ave., PO Box 144, Charleroi, PA 15022

MARSHMAN, MARK ALLEN, late of Washington, Washington Co., PA; Administrators: Mariko Marshman, 204 Lincoln Terrace, Washington, PA 15301; Nikki Marshman, 430 E. Chestnut St., Washington, PA 15301; Attorney: Stephen J. Taczak, 23 East Beau St., Washington, PA 15301

McGRADY, WANETTA, late of Fredericktown, Washington Co., PA; Executor: James Patrick McGrady, c/o Anthony S. Dedola, Jr., 51 E. South St., Uniontown, PA 15401; Attorney:

Anthony S. Dedola, Jr., 51 E. South St., Uniontown, PA 15401

MILLER, LILLIAN F., late of Canton Township, Washington Co., PA; Executrix: Michelle White, 242 Jefferson Avenue, Marianna, PA 15345; Attorney: Cary D. Jones, Marriner, Jones & Fitch, 6 South Main St., Suite 600, Washington, PA 15301

PHILLIPS, JAYNE A., a/k/a **JAYNE PHILIPS**, late of South Strabane Township, Washington Co., PA; Administrator: Joseph Francis, 320 Liberty Avenue, Washington, PA 15301; Attorney: Stephanie M. Sewak, 11 East Beau St., Washington, PA 15301

SEFTAS, MARIE E., late of Charleroi, Washington Co., PA; Executor: Greg Thomas, 102 Washington Drive, Fayette City, PA 15438; Attorney: David N. Lint, France, Lint & Associates, PC, 308 Fallowfield Avenue, Charleroi, PA 15022

SPILLER, ROBERT J., late of Washington Co., PA; Administratrix: Paulette Spiller, 1210 Woodland Lane, Washington, PA 15301; Attorney: Sweat Law Office, c/o Robert J. Spiller Estate, 23 East Beau St., Washington, PA 15301

SUPINSKI, IRENE, a/k/a **IRENE CHMIEL** a/k/a **IRENE CHMIEL SUPINSKI**, late of South Strabane Township, Washington Co., PA; Executrix: Linda Maffio, 177 Morganza Road, Canonsburg, PA 15317; Attorney: Patrick C. Derrico, Greenlee, Derrico & Posa, 30 East Beau St., Suite 325, Washington, PA 15301

SUTHERLAND, CATHERINE R., a/k/a **CATHERINE RUTH SUTHERLAND**, late of South Strabane Township, Washington Co., PA; Executrices: Pamela B. Bartolotto, 4550 Priorsperity Pike, Prosperity, PA 15329; Sandra L. Slaven, 4916 John Ticer Dr.,

Alexandria, VA 22304; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

TOTURA, LOIS A., late of Carroll Township, Washington Co., PA; Executor: Emil T. Totura, Jr., 71 Craven Drive, Charleroi, PA 15022; Attorney: James W. Haines, Jr., 1202 West Main St., Monongahela, PA 15063

WATSULA, GARY C., late of Cokeburg, Washington Co., PA; Administratrix: Danica Watsula, c/o Frank C. Roney, Jr.; Attorney: Frank C. Roney, Jr., 382 West Chestnut St., Ste 102, Washington, PA 15301

CORPORATION NOTICESCERTIFICATE OF ORGANIZATION

NOTICE is hereby given that a Certificate of Organization—Domestic Limited Liability Company has been filed with the Department of State of the Commonwealth of Pennsylvania on the 11th day of May, 2017, for a limited liability company established under the provisions of the Pennsylvania Limited Liability Law in Title 1, effective May 1, 2017. The name of the limited liability company is **ONE MORE LOAD TRUCKING, LLC**, 604 Braeburn Way, Canonsburg, PA 15317.

Bruce E. Dice, Esq.
787 Pine Valley Drive, Suite #E
Pittsburgh, PA 15239 2)45-1

INCORPORATION NOTICE

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA with respect to a Domestic Business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation is **COSTA AGENCIES, INC.**

Gerik Jenco, Esq.
714 Lebanon Road
West Mifflin, PA 15122 2)45 -1

SHERIFF SALES**Special Notice On Real Estate Sales
Sheriff's Rule**

Tax collectors, attorneys and solicitors who file tax statements, liened taxes and municipal liens against property being sold at Sheriff's Sale. Hereafter, no statements can be withdrawn or adjustments made after the property has been bid in at a certain price, therefore statements must be correct at the time of filing. **THERE WILL BE NO EXCEPTIONS TO THIS RULE.**

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel Romano, Sheriff of Washington County, PA, on **Friday, July 7, 2017 at 10:00 o'clock a.m.** in the office of the Sheriff, Washington County Courthouse Square, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, July 12, 2017 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment be not made on day of sale, the property will again be expsd to sale immediately, on the date aforesaid. If balance of payment be not made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, July 14, 2017 at 10:00 o'clock a.m.** At the expense and risk of the person to whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the filing of the schedule of distribution will be given.

Sheriff Sale List

| <u>Sale#</u> | <u>Plav Def.....</u> | <u>Property Location</u> |
|--------------|---|--------------------------|
| 2017-347 --- | PNC Bank v. Matthews ----- | Cecil Township |
| 2017-389 --- | Community Bank v. Lemley----- | Marianna |
| 2016-869 --- | Fifth Third Mtg v. Golick ----- | Washington |
| 2017-1076 - | Washington Financial v. Abreu ----- | Canonsburg |
| 2017-1276 - | PNC Bank v. Trickett----- | Monongahela |
| 2016-1659 - | LSF9 Master Patricipation v. Johnson----- | Bentleyville |
| 2016-2057 - | PNC Bank v. Masters----- | Carroll Township |
| 2013-3184 - | US Bank v. Higgins----- | West Bethlehem Twp |
| 2016-3508 - | Citimortgage v. Wernert----- | North Strabane Twp |
| 2016-4735 - | Wells Fargo Bank v. Lyle ----- | Buffalo Township |
| 2016-5006 - | PNC Bank v. Shapiro ----- | South Strabane Township |
| 2016-5150 - | Morgan Mortgage v. Wolford ----- | Washington |
| 2016-5358 - | Planet Home Lending v. Workman ----- | South Franklin Twp |
| 2013-6030 - | PNC Bank v. Mounts ----- | Washington |
| 2016-6100 - | JP Morgan Chase Bank v. Wright----- | Monongahela |
| 2012-6436 - | Kirkland Financial v. Wright ----- | Peters Township |
| 2016-6790 - | Ditech Financial v. Moss----- | North Strabane Twp. |
| 2016-6801 - | PNC Bank v. Latshaw ----- | Smith Township |
| 2016-7497 - | Bank of America v. Healy ----- | Washington |
| 2011-8033 - | Deutsche Bank v. Thomas ----- | Boro of Twilight |
| 2016-8581 - | Washington Financial v. Atallah ----- | Cross Creek Twp |
| 2015-2199 - | First Commonwealth Bank v. Traficante-- | Houston Borough |

SHERIFF'S SALE No. 2017-347

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-347 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITYBANK, Plaintiff, vs. PATRICIA L. THOMAS, EXECUTRIX OF THE ESTATE OF DONNA M. MATTHEWS, Defendant.

ALL THAT LOT NO.6 SIT. IN **CECIL TWP.**, WASHINGTON COUNTY, PA, BEING MORE FULLY DESC'D IN DBV 3408, PG 239, KNOWN AS 3276 MILLERS RUN ROAD, CECIL, PA 15321. WASHINGTON COUNTY TAX I.D. NO. 140-006-01-04-0035-00

SHERIFF'S SALE No. 2017-389

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-389 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

COMMUNITY BANK, Plaintiff, vs. AMY F. LEMLEY, Defendant.

ALL that certain lot or tract of land situate in the **Borough of Marianna**, County of , Washington and Commonwealth of Pennsylvania, being known as-Which has an address of 75

Beeson Avenue, Marianna, PA 15345. Tax Assessment No. 400-016-00-01-0001-00.

SHERIFF'S SALE No. 2016-869

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-869 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

Fifth Third Mortgage Company v. Jack Golick a/k/a Jack William Golick & Kathryn Golick a/k/a Kathryn J. Golick

owner(s) of property situate in the **WASHINGTON CITY**, WASHINGTON County, Pennsylvania, being 1054 Allison Avenue. Washington. PA 15301-2045- - Parcel No. 770-027-00-02-0005-00 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING -Judgment Amount: \$93,573.22

Attorneys for Plaintiff Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2017-1076

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1076 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

WASHINGTON FINANCIAL BANK,

Plaintiff, vs. MARY E. ABREU
Defendant

That piece of ground in **Canonsburg Boro**, Washington Co., PA, being Lot No. 95 in the Plan by Cockine (aka Cockins) and Johnson, P.B. 1, P. 177.

PARCEL I.D. NO. 110-008-00-00-0019-00, HAVING ERECTED THEREON a single-family residence KNOWN AS 102 Crawford Street, Canonsburg, PA 15317.

SHERIFF'S SALE No. 2017-1276

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-1276 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 7, 2017

PNC Bank, National Association Plaintiff v. BRUCE A. TRICKETT & JESSIE J. TRICKETT Defendant(s)

owners of property situate in Second Ward of **Monongahela**, Washington County, Pennsylvania, being 26 Dakota St., Monongahela, PA 15063.

Assessment Map No.: 430-023-00-00-0012-01; 430-023-00-00-0014-00

Assessed Value Figure: \$51,600

Judgment Figure: \$55,701.93

Improvements Thereon: Residential Property

SHERIFF'S SALE No. 2016-1659

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-1659 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be

exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

LSF9 Master Participation Trust Plaintiff, vs. Kevin Scott Johnson; Deloris A. Johnson, AKA Deloris Johnson Defendants.

All that certain piece or parcel of land situated in the **Borough of Bentleyville**, County of Washington, Commonwealth of Pennsylvania bounded and described as follows: Being known as: 107 Quarry Street, Bentleyville, PA 15314

Tax Parcel ID: 040-004-00-00-0002-00

SHERIFF'S SALE No. 2016-2057

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2057 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, A DIVISION OF NATIONAL CITY BANK OF INDIANA, 3232 Newmark Drive, Miamisburg, OH 45342 vs. ADAM M. MASTERS

ALL those lots or parcels of ground located in **Carroll Township**, Washington County, Pennsylvania; further described as follows: CONTAINING .9496 acres as per survey of Clark Industries, dated July 4, 1979. PREMISES: 13 Irwin Drive, Monongahela, PA 15063
PARCEL ID. # 130-002-01-00-0015-01 & #130-002-01-00-0016-00

SHERIFF'S SALE No. 2013-3184

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-3184 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

US BANK National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust 2007-WFI Plaintiff, vs. Shavonne C. Higgins; John M. Higgins Defendants.

All that certain lot or piece of ground situate in the **Township of West Bethlehem**, County of Washington and Commonwealth of Pennsylvania, being Tax Parcel ID: 660-003-00-02-0018-00 Being known as: 6 Whitehall Street, Marianna, PA 15345

SHERIFF'S SALE No. 2016-3508

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-3508 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

Citimortgage, Inc., Plaintiff, vs. Joseph M. Wernert aka Joseph Wernert; Ellen S. Wernert aka Ellen Wernert; THE UNITED STATES OF AMERICA c/o the U.S. Attorney for the Western District of Pennsylvania, Defendants

All that certain parcel of land situate in **North Strabane Township**, Washington County, Pennsylvania, more particularly bounded and described as follows: Being known as: 465 Linnwood Road, Eighty Four, PA 15330
Tax Parcel Number: 520-009-00-00-0038-00

SHERIFF'S SALE No. 2016-4735

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-4735 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

Wells Fargo Bank, NA v. William G. Lyle & Tiffany D. Lyle

owner(s) of property situate in the **BUFFALO TOWNSHIP**, WASHINGTON County, Pennsylvania, being 150 Karen Drive. Washington. PA 15301-8530; Parcel No. 060-012-01-00-0002-00 (Acreage or street address)
Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$195,825.38
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2016-5006

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5006 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, Plaintiff vs. ALL KNOWN AND UNKNOWN HEIRS OF ALVIN SHAPIRO, Defendant.

All that certain property situate in **South Strabane Township**, Washington County, PA being 91. Known as 25 Woodcliff Drive, Washington, PA 15301. Washington County Tax ID No. 600-005-08-02-0005-00.

SHERIFF'S SALE No. 2016-5150

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5150 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

Morgan Mortgage Acquisition Corp. PLAINTIFF vs. Estate of Mary M. Wolford, Deceased, and all unknown individuals, heirs, successors, assigns, business entities, non-profit entities, and/or charitable entities having and/or claiming any right, title, and/or interest therein, therefrom and/or thereunder; Sue Ellen Robson, solely as Administratrix of the Estate of Mary M. Wolford, deceased DEFENDANTS.

ALSO BEING KNOWN AS 680 Cleveland Road, **Washington**, PA 15301- TAX PARCEL NO. 510-001-01-03-0010 -00

IMPROVEMENTS: Residential

SHERIFF'S SALE No. 2016-5358

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-5358 issued out of the COMMON PLEAS of Washington County, and to

me directed on which inquisition and exemption are waived, there will be exposed .at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

Planet Home Lending, LLC Plaintiff, vs. Jill Workman, AKA Jill M. Workman Defendant

All that certain tract of ground situate in **South Franklin Township**, Washington County, Pennsylvania Being known as: 425 Old Plank Road, Washington, PA 15301 - Tax Parcel 10: 590-013-01-05-0010-00

SHERIFF'S SALE No. 2013-6030

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2013-6030 issued out of the COMM:ON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION S/B/M NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK, 3232 Newmark Drive, Miamisburg, OH 45342 vs. ERIC B. MOUNTS

Property Address: 222 Moffatt Ave,
Washington PA 15301

SHERIFF'S SALE No. 2016-6100

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6100 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be

exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

JPMorgan Chase Bank, N.A. v. Zachary S. Wright

owner(s) of property situate in the **MONONGAHELA CITY, 2ND**, WASHINGTON County, Pennsylvania, being 303 Anton Street, Monongahela, PA 15063-2116; Parcel No. 430-014-00-01-0019-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING; Judgment Amount: \$59,936.89
Attorneys for Plaintiff Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2012-6436

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2012-6436 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

KIRKLAND FINANCIAL, LLC Plaintiff vs. DENISE M. WRIGHT & JOHN E. WRIGHT; THE UNITED STATES OF AMERICA Defendant(s)

All that certain Unit situate in the **Township of Peters**, County of Washington and Commonwealth of Pennsylvania BEING KNOWN AS: 111 BRAVE RUN ROAD, MCMURRAY, PA 15317 - Tax Parcel No. 540-009-07-00-0046-00

SHERIFF'S SALE No. 2016-6790

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6790 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104,100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC, 3000 Bayport Drive, Suite 880 Tampa, FL 33607 vs. MARY E. MOSS & HOWARD L. MOSS aka HOWARD MOSS, III

ALL THAT CERTAIN PROPERTY SITUATED IN THE **TOWNSHIP OF NORTH STRABANE** IN THE COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, BEING TAX PARCEL ID: 520-015-02-02-0014-00 ADDRESS: 243 LATIMER AVE STRABANE, PA 15363

SHERIFF'S SALE No. 2016-6801

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-6801 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY BANK, Plaintiff, VS. DAVID LATSHAW, AKA DAVID D.

LATSHAW, Defendant.

ALL THAT LOT NO. 674 SIT. IN
SMITH TWP., WASHINGTON
 COUNTY, PA, BEING KNOWN AS
 102 ELEANOR STREET,
 LANGELOTH, PA 15054.
 WASHINGTON COUNTY TAX I.D.
 NO. 570-019-04-03-0018-00

SHERIFF'S SALE No. 2016-7497

By virtue of a WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE No.
 2016-7497 issued out of the COMMON
 PLEAS of Washington County, and to
 me directed on which inquisition and
 exemption are waived, there will be
 exposed at public sale in the Courthouse
 Square Building, Room 104, 100 West
 Beau Street, Washington, PA 15301,
 Washington County, at 10:00 A.M. on
JULY 7, 2017

Bank of America, N.A. v. Theresa M. Healy

owner(s) of property situate in the
WASHINGTON CITY,
 WASHINGTON County, Pennsylvania,
 being 178 Maple Avenue. Washington,
 PA 15301; Parcel No. 770-030-00-04-
 0029-00. (Acreage or street address)
 Improvements thereon: RESIDENTIAL
 DWELLING; Judgment Amount:
 \$109,058.04
 Attorneys for Plaintiff Phelan Hallinan
 Diamond & Jones, LLP

SHERIFF'S SALE No. 2011-8033

By virtue of a WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE No.
 2011-8033 issued out of the COMMON
 PLEAS of Washington County, and to
 me directed on which inquisition and
 exemption are waived, there will be
 exposed at public sale in the Courthouse
 Square Building, Room 104, 100 West
 Beau Street, Washington, PA 15301,
 Washington County, at 10:00 A.M. on
JULY 7, 2017

Deutsche Bank National Trust Company, as Trustee for the registered holders of GSAMP Trust 200S-SEAI, Mortgage Pass-Through Certificates, Series 200S-SEAI, by its attorney in fact, Ocwen Loan Servicing, LLC v. Susan Thomas

JUDGMENT AMOUNT \$66,235.97

ATTORNEY: Jessica N. Manis, Esq.
 1581 Main Street, Suite 200, Warrington,
 PA 18976

All the right, title and interest and claim
 of Susan Thomas of, in and to: **SHORT
 DESCRIPTION-**

All that certain lot or piece of ground
 situate in the **Borough of Twilight**,
 Washington County, having erected
 thereon a dwelling known as 191 State
 Street, Speers, PA 15022 ; ID NO. 630-
 004-00-00-0006-00

SHERIFF'S SALE No. 2016-8581

By virtue of a WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE No.
 2016-8581 issued out of the COMMON
 PLEAS of Washington County, and to
 me directed on which inquisition and
 exemption are waived., there will be
 exposed at public sale in the Courthouse
 Square Building, Room 104, 100 West
 Beau Street, Washington, PA 15301,
 Washington County, at 10:00 A.M. on
JULY 7, 2017

WASHINGTON FINANCIAL BANK, formerly known as WASHINGTON FEDERAL SAVINGS BANK, Plaintiff, vs. ELLEN K. ATALLAH Defendant

Those two lots of ground situate in **Cross
 Creek Twp**, Washington Co., PA;
 PARCEL I.D. 210-002-01-02-0005-00
 HAVING ERECTED THEREON a
 single-family residence with detached
 garage KNOWN AS 31 Wood St,
 Burgettstown, PA 15021

SHERIFF'S SALE No. 2015-2199

By virtue of a WRIT OF EXECUTION - MONEY JUDGEMENT -REAL ESTATE No. 2015-2199 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on **JULY 7, 2017**

FIRST COMMONWEALTH BANK, Plaintiff; vs. CANON MAC METALS, INC., MICHAEL J. TRAFICANTE, and MICHELE TRAFICANTE, Defendants.

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MICHELE TRAFICANTE, OF, IN AND TO THE FOLLOWING DESCRIBED REAL PROPERTY:

ALL THAT CERTAIN LOTS OF GROUND SITUATE IN **THE BOROUGH OF HOUSTON** AND TOWNSHIP OF NORTH STRABANE, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, DESIGNATED AS TAX PARCEL NOS. 360-01500-00-0003-02, 520-015-00-00-0002-00, 520-015-00-00-0002-01, 360-015-00-00-0003-03 AND 520-015-00-00-0001-00.

Samuel F. Romano, Sheriff 7)45-1

Pennsylvania Lawyers Fund For Client Security

5035 Ritter Road, Suite 900, Mechanicsburg, PA 17055-4823
(717)691-7503 or (800)962-4618
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admin@palawfund.com
Www.palawfund.com

The Pennsylvania Lawyers Fund for Client Security reimburses clients who have been victimized by a dishonest lawyer. The Fund is financed entirely by Pennsylvania licensed attorneys. The victims appreciate the members of the Pennsylvania Bar providing a source of relief for actions caused by a small number of Pennsylvania lawyers. In the words of one victim, "I feel it is also important to me to thank the Pennsylvania lawyers who contributed monies to the Fund ...". One member of the Bar wrote, "As you have doubtless heard from others, seeing the Fund step up to the plate and help a victim of lawyer misconduct financially recover for the loss, makes me proud that we have a system in place that actually helps people." The Fund would like to thank the members of the Pennsylvania Bar who provide the funds which make it possible to help restore a victim's faith in the legal community.

MISSION STATEMENT

The mission of the Pennsylvania Lawyers Fund for Client Security is to reimburse victims of attorney dishonesty in the practice of law; to preserve the integrity and protect the good name of the legal profession; and to promote public confidence in the legal system and the administration of justice in Pennsylvania.

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