

# 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.**

**ESTATE NOTICES****FIRST PUBLICATION****DRAGONE, ROBERT JAMES**

Late of Fallowfield Twp.,  
Washington Co., PA

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

Administrator: Edward Dragone, 180 Hazel Kirk Rd., Monongahela, PA 15063

Attorney: David N. Lint, Esq., France, Lint & Assoc., P.C., 308 Fallowfield Ave., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**EZZO, ALBERT JOSEPH**

Late of Charleroi,  
Washington Co., PA  
File No. 63-20-0344

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: Theresa M. Ezzo aka Theresa Ezzo, 61 Cobalt Dr. South, Levittown, PA 19057

Attorney: Thomas J. Profy, IV, Esq., Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**GRIMM, CARL C.**

Late of Washington,  
Washington Co., PA  
File No. 63-20-0326

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: Patricia A. DeNormandie, 246 Park Ave., Washington, PA 15301

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**LUISI, CARMELA J.**

Late of Canonsburg,  
Washington Co., PA  
File No. 63-20-0386

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 M. Luisi, 411 Bluff St., Canonsburg PA 15317

Attorney: Charles A. Merchant, Esq., 300 Mt. Lebanon Blvd., #220-A, Pittsburgh, PA 15234

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**OLER, JAMES H.**

Late of Charleroi, Speers Borough,  
Washington Co., PA  
File No. 63-20-0388

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

Executor: Mary S. Oler aka Mary Oler, 300 Grandview Way, Charleroi, PA 15022

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

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**TAYLOR, LAURETTA C.**

Late of Union Twp.,  
Washington Co., PA

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

Executrix: Ann M. Leonard, 32 Parkvue Dr., Finleyville, PA 15332

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**SECOND PUBLICATION****DEMSKI, RICHARD J.**

Late of Union Twp.,  
Washington Co., PA  
File No. 63-20-0240

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: Alan R. Demski, 344 Prospect Alley, P.O. Box 260, Claysville, PA 15323

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

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**FITZWATER, DONALD E.**

Late of Clarksville,  
Washington Co., PA  
File No. 63-19-0259

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: Larry L. Fitzwater, 7165 Big Camp Rd., Wallace, WV 26448, Terry L. Fitzwater, P.O. Box 39, Union, WV 24983,

Attorney: Emmanuel S. Anthou, Esq., 165 McClelland Rd., Canonsburg, PA 15317

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**HAMMELL, EUGENE J.**

a/k/a EUGENE JOHN HAMMELL, SR.  
Late of North Strabane Twp.,  
Washington Co., PA  
File No. 63-20-0325

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: Eugene J. Hammell, Jr., 100 Anderson Station, Venetia, PA 15367

Attorney: John W. McIlvaine, Esq., 33 W. Beau St., Washington, PA 15301

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**PELLMAN, VIRGINIA R.**

Late of Chartiers Twp.,  
Washington Co., PA  
File No. 63-20-0322

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 D. Pellman, 2993 Derbyshire Dr., South Park, PA 15129

Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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**PRICE, ELIZABETH**

Late of Borough of Beallsville,  
Washington Co., PA  
File No. 63-20-0285

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: Mark David Yablonski, 2820 Spring St., Num 2, Pittsburgh, PA 15210  
Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

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**ROCKWELL, CAROLYN R.**

a/k/a CAROLYN ANN ROCKWELL  
Late of South Strabane Twp.,  
Washington Co., PA  
File No. 63-20-0330

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: Carol A. Wilson, 13 Dogwood Dr., Washington, PA 15301  
Attorney: Susan M. Key, Esq., Peacock Keller, LLP, 95 W. Beau St., Ste. 600, Washington, PA 15301

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**TRITHART, E. JEAN**

a/k/a EFFIE JEAN TRITHART  
Late of City of Washington,  
Washington Co., PA  
File No. 63-20-0380

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: Jannetta S. Bradley, 35 Blue Jay Dr., Washington, PA 15301  
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

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**THIRD PUBLICATION****ANESETTI, JUDITH A.**

a/k/a JUDITH ANN ANESETTI  
Late of Borough of Canonsburg,  
Washington Co., PA

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

Executor: Andrew Anesetti-Rothermel c/o Attorney: Frank C. Roney, Jr., Esq., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**BOBOCHENKO, MIRANDA K.**

a/k/a MIRANDA BOGOCHENKO  
Late of Somerset Twp.,  
Washington Co., PA

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

Executrix: Casey D. Palcic c/o Attorney: Frank Arcuri, Esq., 125 S. College St., Washington, PA 15301

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**BROWN, KLARA**

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

Executrices: LaVania Byrd, 107 9th St.,  
Donora, PA 15033, Jessie Reynolds,  
8900 Burbank Rd., Annandale, VA  
22003,

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

\_\_\_\_\_ WCR Vol 100 Issues 35,36,37

**JOYCE, PATRICK**

Late of Houston  
Washington Co., PA  
File No. 63-20-0229

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: Kathleen Fullmer, 136 West-  
field Ave., Pittsburgh, PA 15229

Attorney: Betty A. Dillon, Esq.,  
1725 Washington Rd., Ste. 503,  
Pittsburgh, PA 15241

\_\_\_\_\_ WCR Vol 100 Issues 35,36,37

**PLANTS, DOROTHY A.**

Late of Canton Twp.,  
Washington Co., PA  
File No. 63-20-0038

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: Catherine L. Plants,  
323 Beacon Ave., Washington, PA  
15301

Attorney: Daniel P. Gustine, Esq.,  
Peacock Keller, LLP, 95 W. Beau St.,  
Ste. 600, Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 35,36,37

**SAMPSON, THOMAS E.**

Late of Charleroi Borough,  
Washington Co., PA

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

Executrix: Haley Sampson, 934 McKean  
Ave., Charleroi, PA 15022

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

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## Sheriff's Sale Index, May 1, 2020 — Previously Published

Note: Index information is provided as a reader courtesy; is excerpted from Sheriff Sale handbills/notices as provided; and captions are abbreviated.

<b>Case#</b>	<b>Plaintiff v Defendant(s)</b>	<b>Property Location</b>
2019-7	US Bank v Declair	City of Washington
2018-1486	Keybank v Antis	Union Twp.
2018-2424	Wells Fargo v Hilderbrand	South Strabane
2019-2587	PA Housing v Frazier	Chartiers Twp.
2019-2698	JPMorgan v Berry	West Bethlehem
2019-2766	Villas of Arden Mills v Reardon	Chartiers Twp.
2017-03591	City of Washington v Hirosky	City of Washington
2019-3619	US Bank v Wilson	Finleyville
2019-4046	Wells Fargo v Rose	California Borough
2018-4435	First Federal Savings v Mason	Chartiers Twp.
2019-5059	Bank of NY Mellon v Hackney	South Franklin Twp.
2019-5213	LSF11 Master Participation v Morrell	City of Washington
2019-5517	JPMorgan v Finney	City of Washington
2019-5596	Northwest Bank v Nopwaskey	East Bethlehem Twp.
2019-5596	Northwest Bank v Nopwaskey	East Bethlehem Twp.
2019-6314	M & T Bank v Potts, Jr	South Strabane Twp.
2019-6354	PNC Bank v Seighman	Borough of N.Charleroi
2019-6744	Deutsche Bank v Miller	Borough of New Eagle
2018-6771	US Bank v Demarco	Borough of Canonsburg
2019-6824	Freedom Mortgage v Rogers	South Strabane Twp.
2015-6912	Wells Fargo v Elich	Jefferson Twp.
2019-6995	Deutsche v Macioszek	North Strabane Twp.
2018-7294	Nationstar v Hasley	North Bethlehem Twp.

## Sheriff's Sale Index, May 1, 2020—Sales Added

<b>Case#</b>	<b>Plaintiff v Defendant(s)</b>	<b>Property Location</b>
2019-736	SunTrust Bank v Tonti	Mt. Pleasant Twp.
2019-1172	Slovenian Savings v Scott	Robinson Twp.
2019-2145	Huntington National Bank v Yoder	South Strabane Twp.
2015-2193	PA Housing v Semanderes, Et Al.	South Strabane Twp.
2018-2529	Nationstar v Domhoff	Donora Twp.
2019-2728	Carrington v Skidmore	Borough of Burgettstown
2019-4529	JPMorgan v Ankrom	Amwell Twp.
2019-4569	US Bank v Bucar	Borough of Roscoe
2019-4983	Wells Fargo v Kaiser	Borough of Deemston
2017-5057	Huntington v Bowen	Mt. Pleasant Twp.
2019-5950	Pennymac v Temple	Fallowfield Twp.
2018-6459	LNV Corp v Hawthorne	Mt. Pleasant Twp.
2019-6678	Midfirst Bank v Briscoe	Union Twp.
2018-6778	PNC Bank v Alberta	City of Washington
2018-6855	Wilmington v Smith	Borough of Twilight
2019-6885	Deutsche Bank v Ackley	Borough of McDonald
2019-6890	Bank United, N.A. v Round	Carroll Twp.
2019-6934	PNC Bank v Hertzog	Borough of Charleroi
2019-7941	Slovenian Savings v Yocum	Morris Twp.
2019-8231	Bank of NY Mellon v Hatfield	City of Washington

## SHERIFF SALES - NOTICE TO PLAINTIFFS

Starting with the April 3, 2020 Sheriff Sale, a check made payable to "Washington County Reports" is required to be attached to one copy of your short description filing provided to the Sheriff's office. Check/notice will be forwarded by the Sheriff's office to Washington County Reports for publication. Sales pulled prior to first publication will be fully refunded if notice is provided by the Sheriff's office by noon Monday prior to first publication. The \$2,000 deposit required for service by the Sheriff's office has not changed.

### Sheriff's Sale, May 1, 2020

#### SHERIFF'S SALE

Samuel F. Romano - 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 SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, MAY 1, 2020 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

#### CONDITIONS OF SALE

Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on 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 description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

## SHERIFF'S SALE

2019-736

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-736 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**SUNTRUST BANK s/b/m SUNTRUST MORTGAGE, INC.**

vs

**SHELBY L. TONTI**

JUDGEMENT: \$168,852.97

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;

LOT: 460-003-00-00-0019-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: PHELAN HALLINAN DIAMOND & JONES, LLP, 215-563-7000

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

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## SHERIFF'S SALE

2019-1172

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-1172 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA**

vs

**BRIAN E. SCOTT**

JUDGEMENT: \$106,965.38

LOCATION: Commonwealth of Pennsylvania, Washington County, Robinson Township;

ADDRESS: 527 VALLEY STREET,  
MCDONALD, PA 15057

LOT: 550-020-03-00-0008-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREENLEE, DERRICO & POSA, LLC, (724) 225-7660

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

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## SHERIFF'S SALE

2019-2145

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2145 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**THE HUNTINGTON NATIONAL BANK**

vs

**AARON YODER**

JUDGEMENT: \$31,726.38

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Township;

ADDRESS: 117 STATEMENT STREET, WASHINGTON, PA 15301

LOT: 600-006-04-02-0003-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC. (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2019-2193

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2193 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**PA FINANCE I, LLC**

Vs

**STAVROS N. SEMANDERES, ET AL.**

JUDGEMENT: \$3,899,900.00

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Township;

ADDRESS: LOT 3, QUAIL ACRES TRUST SUBDIVISION (55 ACRES), BURKETT LANE/WASHINGTON ROAD AREA NEAR INTERSECTION OF WASHINGTON ROAD, RACE-TRACK ROAD AND BURKETT LANE

LOT: 600-001-00-00-0048-00

IMPROVEMENTS: NONE

ATTORNEY: GEBHARDT & SMITH LLP, 410-385-5028

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2019-2529

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2529 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**NATIONSTAR MORTGAGE, LLC  
d/b/a MR. COOPER**

Vs

**SHEILA M. DOMHOFF**

JUDGEMENT: \$16,462.50

LOCATION: Commonwealth of Pennsylvania, Washington County, Donora Borough;

ADDRESS: 344 & 346 WISE STREET,  
DONORA PA 15033

LOT: 240-023-00-05-0003-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: SHAPIRO & DENARDO,  
LLC, (610) 278-6800

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

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## SHERIFF'S SALE

2019-2728

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2728 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**CARRINGTON MORTGAGE SERVICES, LLC**

Vs

**MICHAEL P. SKIDMORE**

JUDGEMENT: \$118,178.04

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Burgettstown;

ADDRESS: 100 CENTER AVENUE,  
BURGETTSTOWN PA 15021

LOT: 070-008-00-02-0005-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: RICHARD M. SQUIRE &  
ASSOCIATES, LLC, (215) 886-8790

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

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## SHERIFF'S SALE

2019-4529

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-4529 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**JPMORGAN MORTGAGE ACQUISITION CORP.**

Vs

**LARRY ANKROM a/k/a LARRY W. ANKROM**

JUDGEMENT: \$68,132.08

LOCATION: Commonwealth of Pennsylvania, Washington County, Amwell Township;

ADDRESS: 859 BRUSH RUN ROAD, WASHINGTON, PA 15301

LOT: 020-014-01-03-0021-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: SHAPIRO & DENARDO, LLC, (610) 278-6800

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2019-4569

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-4569 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**U.S. BANK, N.A., As Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-10 by Ditech Financial LLC**

Vs

**KRISTIN BUCAR AND SCOTT E. BUCAR**

JUDGEMENT: \$90,572.09

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Roscoe;

ADDRESS: 506 FURLONG AVENUE, ROSCOE PA 15477

LOT: 560-003-00-02-0005-00

IMPROVEMENTS: Residential Dwelling

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

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2019-4983

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-4983 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**WELLS FARGO BANK, N.A.**

**Vs**

**WILLIAM KAISER, AKA WILLIAM P. KAISER**

JUDGEMENT: \$37,466.37

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Deemston;

ADDRESS: 2430 MARTINDALE ROAD, MARIANNA, PA 15345

LOT: 220-004-00-00-0045-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

## SHERIFF'S SALE

2017-5057

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2017-5057 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**THE HUNTINGTON NATIONAL BANK**

**Vs**

**CHARLES W. BOWEN AND LORRENE A. BOWEN (Deceased)**

JUDGEMENT: \$16,782.75

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;

ADDRESS: 102 BOWEN ROAD, MCDONALD, PA 15057

LOT: 460-019-00-00-0015-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

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## SHERIFF'S SALE

2019-5950

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5950 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**PENNYMAC LOAN SERVICES  
LLC**

Vs

MEAGAN TEMPLE

JUDGEMENT: \$332,939.58

LOCATION: Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

ADDRESS: 221 HESS ROAD, BENTLEYVILLE, PA 15314

LOT: 320-001-00-00-0028-01

IMPROVEMENTS: Residential Dwelling

ATTORNEY: POWERS KIRN, LLC,  
(215) 942-2090

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2018-6459

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-6459 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**LNV CORPORATION**

Vs

**ROBERT D, HAWTHORNE, CAROL  
HAWTHORNE, THE UNITED  
STATES OF AMERICA, DEPART-  
MENT OF TREASURY, INTERNAL  
REVENUE SERVICE**

JUDGEMENT: \$ 194,681.43

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;

ADDRESS: 141 MAIN STREET, HICKORY, PA 15340

LOT: 460-008-01-00-0025-00 & 460-008-01-00-0024-00 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS  
KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2019-6678

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6678 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**MIDFIRST BANK**

Vs

**EDWARD T. BRISCOE AND LISA A. BRISCOE**

JUDGEMENT: \$78,749.04

LOCATION: Commonwealth of Pennsylvania, Washington County, Union Township;

ADDRESS: 4567 FINLEYVILLE ELRAMA ROAD, FINLEYVILLE, PA 15332

LOT: 640-007-07-00-0007-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

## SHERIFF'S SALE

2018-6778

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5950 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**PNC BANK, NATIONAL ASSOCIATION**

Vs

**KENNETH J. ALBERTA AND DEBRA A. ALBERTA**

JUDGEMENT: \$35,593.35

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 400 BURTON AVENUE, WASHINGTON, PA 15301

LOT: 760-020-00-02-0014-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2018-6855

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-6855 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**WILMINGTON SAVINGS FUNDS SOCIETY, FSB, As Trustee of Stanwich Mortgage Loan Trust A**

Vs

**CHERYL SMITH AND FRANK SMITH**

JUDGEMENT: \$50,546.21

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Twilight;

ADDRESS: 163 NORTH AVENUE, CHARLEROI PA 15022

LOT: 630-014-00-00-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HILL WALLACK LLP, 215-579-7700

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

## SHERIFF'S SALE

2019-6885

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6885 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Soundview Home Loan Trust 2006-NLC1, Asset-Backed Certificates, Series 2006-NLC1**

Vs

**DUSTIN ACKLEY AND NICOLE D. ACKLEY**

JUDGEMENT: \$105,561.92

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of McDonald;

ADDRESS: 225 STATION STREET, MCDONALD, PA 15057

LOT: 470-006-00-03-0001-00

IMPROVEMENTS: Residential Dwelling

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

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

## SHERIFF'S SALE

2019-6890

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6890 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**BANK UNITED, N.A.**

**Vs**

**AMY L. ROUND**

JUDGEMENT: \$84,421.09

LOCATION: Commonwealth of Pennsylvania, Washington County, Carroll Township;

ADDRESS: 1539 4TH STREET, MONONGAHELA PA 15063

LOT; 130-006-04-03-0022-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: SHAPIRO & DENARDO, LLC, (610) 278-6800

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2019-6934

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6934 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**PNC BANK, NATIONAL ASSOCIATION**

**Vs**

**CASSANDRA LEE HERTZOG**

JUDGEMENT: \$54,671.41

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Charleroi;

ADDRESS: 205 WOODLAND AVENUE, CHARLEROI, PA 15022

LOT: 160-026-00-02-0003-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39



SHERIFF'S SALE

SHERIFF'S SALE

2019-7941

2019-8231

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-7941 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-8231 filed in COMMON PLEAS of Washington County. 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 MAY 1, 2020:

**SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA**

**THE BANK OF NEW YORK MELLON f/k/a the Bank of New York as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-A**

Vs

Vs

**KORY YOCUM**

**MARY JO PATRICK HATFIELD AND CHRISTOPHER HATFIELD**

JUDGEMENT: \$122,677.36

JUDGEMENT: \$70,951.89

LOCATION: Commonwealth of Pennsylvania, Washington County, Morris Township;

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 438 PLUM SOCK ROAD, PROSPERITY, PA 15329

ADDRESS: 473 3RD STREET, WASHINGTON, PA 15301

LOT: 450-013-00-00-0008-03

LOT: 770-005-00-02-0011-00

IMPROVEMENTS: Residential Dwelling

IMPROVEMENTS: Residential Dwelling

ATTORNEY: GREENLEE, DERRICO & POSA, LLC, (724) 225-7660

ATTORNEY: SHAPIRO & DENARDO, LLC, (610) 278-6800

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless exceptions are filed within ten days after the filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

Samuel L. Romano  
Sheriff, Washington County