

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
WASHINGTON COUNTY BAR ASSOCIATION SINCE JANUARY 1, 1958.

VOL. 100

THURSDAY, JANUARY 16, 2020

No. 26



Serving the Legal Community of Washington County

TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar.....	2
Obiter Dictum & Notice to the Profession	3
WCBA & PBI CLEs	3
WCBA Calendar of Events.....	5
WCBA Winter Bench Bar Course List.....	6
January Register's Notice	7
Estate Notices	8
Real Estate Notices	11
Miscellaneous Notices	12
Corporation Notice	13
Sheriff Sales -- Feb. 7 Sale	14

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.

NOTICE OF JAMES ROMAN
Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the
Office of the Clerk of the Orphans' Court of Washington County

ACCOUNTS FILED IN THE REGISTER'S OFFICE TO JANUARY 23, 2020 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-18-0428	CHRISTMAN, Audrey W. Accountant:Deborah L. Crum, Executrix Attorney:Mark S. Riethmuller, Esq.
63-19-1435	JULIA V. HELD IRREVOCABLE TRUST Accountant:PNC Bank, National Association, Trustee Attorney:Melissa L. Dougherty, Esq.
63-18-1108	HOFRICHTER, JR., Robert W. Accountant:Lori A. Emery, Executrix Attorney:Todd A. Fuller, Esq.
63-14-0728	SIBULA, Frank J. Accountant:Cynthia L. Sibula AKA Cynthia L. Dunlevy, Executrix Attorney:Samuel F. Zets, Esq.
63-19-0630	TAGGART, Eleanor Accountant:Tracy Taggart, Respondent Attorney:Kurt J. Winter, Esq.
63-17-1462	WEAVER, Linn H. AKA H. Linn Accountant:Brett A. Clancy, Administrator Attorney:Lane M. Turturice, Esq.
63-19-1428	DOROTHY D. WHITWORTH TESTAMENTARY TRUST FBO JULIA HELD Accountant:PNC Bank, National Association, Trustee Attorney:Melissa L. Dougherty, Esq.
63-19-0894	WILEY, Edna L. AKA Edna Piatt AKA Edna Lorraine AKA Edna Accountant: Larry Capozzoli, Executor Attorney:Matthew J. Madvay, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID AUDIT IS JANUARY 23, 2020 AT 9:30A.M., COURTROOM #2 BEFORE THE HONORABLE JOHN F. DISALLE, JUDGE.

James Roman, Register and Ex-Officio
Clerk of the Orphans' Court Division of the
Court of Common Pleas of
Washington County, Pennsylvania

ESTATE NOTICES

FIRST PUBLICATION

AGOSTONI, PETER

Late of Carroll Twp.,
Washington Co., PA
File No. 63-19-1443

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: Jill L. Bellicini, 1117
Winnie Way, Latrobe, PA 15650-9080
Attorney: Michael P. Thomas, Esq., Mac-
Donald, Illig, Jones & Britton LLP, 100
State St., Ste. 700, Erie, PA 16507-1459

WCR Vol 100 Issues 26,27,28

AMOS, ROBERTA C.

a/k/a ROBERTA AMOS
Late of West Alexander Borough,
Washington Co., PA
File No. 63-19-1541

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: Michelle Lea Moore, 340 Dry
Ridge Rd., West Alexander, PA 15376
Attorney: Susan M. Key, Esq., Peacock
Keller, LLP, 70 E. Beau St., Washington,
PA 15301

WCR Vol 100 Issues 26,27,28

BOZOVICH, CONNIE W.

Late of Washington,
Washington Co., PA
File No. 63-19-1326

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 Williams, 308 Filbert
St., Apt. 3, San Francisco, CA 94133

Attorney: Maggie G. Havelka, Esq., One
PPG Pl., Ste. 1710, Pittsburgh, PA 15222

WCR Vol 100 Issues 26,27,28

COOKE, DARLENE D.

Late of Cokeburg,
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: Richard C. Cooke c/o
Attorney: Melissa Hall, Esq., Bowles Rice
LLP, 1800 Main St., Ste. 200, Can-
onsburg, PA 15317

WCR Vol 100 Issues 26,27,28

MILESKEY, DAVID GEORGE

a/k/a DAVID G. MILESKEY
Late of Finleyville,
Washington Co., PA
File No. 63-19-3359

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: Tracy Lynn Goldbach, 131
Valley Road, Eighty Four PA 15330
Attorney: Rebecca A. Bowman, Esq.,

114 Aston Court, McMurray, PA 15317

_____ WCR Vol 100 Issues 26,27,28

PRIECKO, DAVID A.

Late of Borough of Donora,
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: Jeffrey A. Priecko,
346 Van Pelt St., Donora, PA 15033

Attorney: Thomas P. Agrafiotis, Esq.,
Melenyzer & Agrafiotis LLC, 411 Wash-
ington Ave., Charleroi, PA 15022

_____ WCR Vol 100 Issues 26,27,28

SWIHART, FRANCES IVA

a/k/a FRANCES I. SWIHART
Late of North Franklin Twp.,
Washington Co., PA
File No. 63-20-0007

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

Administrators: Iva Jane S. Verner, 175
West Hillsboro Rd., Amity, PA 15311,
and Sylvia L. Johnson, 468 Vankirk
Ridge Rd., Washington, PA 15301

_____ WCR Vol 100 Issues 26,27,28

YUSS, RONALD B.

Late of Peters Twp.,
Washington Co., PA
File No. 63-19-1509

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

hereby given to request all persons hav-
ing claims against the decedent to make
known the same to the Executor or attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executor
without delay.

Executor: Barbara A. Yuss, 129 Stratford
Dr., Canonsburg, PA 15317

Attorney: Charles B. Hadad, Esq.,
375 Southpointe Blvd., Ste. 100,
Canonsburg, PA 15317

_____ WCR Vol 100 Issues 26,27,28

SECOND PUBLICATION

D'AMICO, THOMAS E.

a/k/a THOMAS EDWARD D'AMICO
Late of Peters 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 hav-
ing claims against the decedent to make
known the same to the Executrix or attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executrix
without delay.

Executrix: Nicole Hawkins, 105
Mockingbird Dr., Canonsburg, PA
15317

Attorney: Greenlee Derrico Posa, LLC,
60 E. Beau St., Washington, PA 15301

_____ WCR Vol 100 Issues 25,26,27

DELLARIA, BIANCA M.

Late of Burgettstown,
Washington Co., PA
File No. 63-19-1560

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons hav-
ing claims against the decedent to make
known the same to the Executor or attor-
ney, and all persons indebted to the dece-
dent to make payment to the Executor
without delay.

Executor: Ronald Dellaria c/o
Attorney: Todd T. Zwinkl, 500 Grant St.,
 Ste. 2900, Pittsburgh, PA 15219

_____ WCR Vol 100 Issues 25,26,27

DITTRICH, SOPHIE

Late of South Strabane Twp.,
 Washington Co., PA
 File No. 63-19-1483

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: Theresa Franks, 408 Malone Ridge Rd., Washington, PA 15301
Attorney: Dennis M. Makel, Esq., Makel & Assoc., LLC, 98 E. Maiden St., Washington, PA 15301

_____ WCR Vol 100 Issues 25,26,27

HNAT, DOROTHY H.

Late of Hickory Twp.,
 Washington Co., PA
 File No. 63-19-1558

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: F. Michael Hnat c/o
Attorney: John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Dr., Ste. 400, Pittsburgh, PA 15220

_____ WCR Vol 100 Issues 25,26,27

JOHNSTON, VIRGINIA E.

Late of Washington,
 Washington Co., PA
 File No. 63-19-1515

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: Diane Berie, 403 Stone Ridge Dr., Sagamore Hills, OH 44067

_____ WCR Vol 100 Issues 25,26,27

THIRD PUBLICATION

CAMPBELL, SHARON

Late of Bulger,
 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: Angela Shaffer, Brant Campbell, c/o Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

_____ WCR Vol 100 Issues 24,25,26

CUEVAS, CAROL A.

Late of Venetia,
 Washington Co., PA
 File No. 63-19-1398

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: Kristie M. Kershner, 116 Kuchinic St., Venetia, PA 15367
Attorney: Alan I. Farber, Esq.,

5301 Grove Rd., Ste. M-106, Caste Village, PA 15236

WCR Vol 100 Issues 24,25,26

GUNNERSON, KAREN L.

a/k/a KAREN LEE GUNNERSON

Late of Buffalo Twp.,
Washington Co., PA
File No. 63-19-1547

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

Co-Executrices: Tracy L. Barber, 3364 Crestview Dr., Bethel Park, PA 15102, Karla S. Taylor, 143 Edgewood Dr., Washington, PA 15301

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

WCR Vol 100 Issues 24,25,26

MOORE, III, JOSEPH S.

Late of North Strabane Twp.,
Washington Co., PA
File No. 63-19-1517

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 P. Moore, 113 Woodcrest Dr., Canonsburg, PA 15317

WCR Vol 100 Issues 24,25,26

SWAMP, KENNETH J.

a/k/a KENNETH JAMES SWAMP
Late of Chartiers Twp.,

Washington Co., PA
File No. 63-19-1534

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: Cecelia A. Cameron, 114 Christman Ave., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

WCR Vol 100 Issues 24,25,26

REAL ESTATE NOTICES

Ringgold School District vs. Sukhdeo Perumal & Matilde Perumal - No. 2013-05295 - Court of Common Pleas of Washington County, PA. Notice is given that the above were named as Defendants in a civil action by plaintiff to recover 2010-2016 real estate taxes for property located at Lots 35-36-37-38, Comm Bldg., Donora, PA, Tax Parcel No. 240-014-00-04-0011-00. An Amended Writ of Scire Facias for \$25,206.53 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A**

LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service, Washington County Bar Assn., 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid Services, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466

WCR Vol 100 Issues 25,26,27

Ringgold School District vs. Barbara Alexander - No. 2015-05727 - Court of Common Pleas of Washington County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2014 and 2016 real estate taxes for property located at 802 Meldon Avenue, Donora, PA, Tax Parcel No. 240-011-00-05-0001-00. An Amended Writ of Scire Facias for \$10,176.82 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Lawyer Referral Service, Washington County Bar Assn., 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid Services, 10 W. Cherry Ave., Washington, PA 15301,

724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466.

WCR Vol 100 Issues 25,26,27

PUBLIC NOTICE

MISCELLANEOUS NOTICE

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA

ORPHAN'S COURT DIVISION
IN RE: TIFFANY SWICKER
CHILD OF ANDREW SWICKER
NO: 63-19-1500

Take notice that a Petition for Involuntary Termination of Parental Rights of Andrew Swicker to Tiffany Swicker will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on January 30, 2020 at 10:00 a.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 can not afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Tenisha Brown, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 100 Issue 26

PUBLIC NOTICE

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

IN RE: JORGE SUAREZ
D.O.B. 06/21/2012

CHILD OF: ANY UNKNOWN FATHER
NO: 63-18-0516

Take notice that a Petition for Involuntary Termination of Parental Rights of any unknown father of Jorge Suarez will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 5 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on February 7, 2020 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 the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Deanna Bevan, Caseworker
Washington County Children & Youth
Social Service Agency
100 West Beau Street
502 Courthouse Square
Washington, PA 15301
Telephone: (724) 228-6884

WCR Vol 100 Issue 26

OFFICIAL

NOTICE OF ANNUAL MEETING
OF POLICYHOLDERS OF
OLD ELIZABETH MUTUAL
FIRE INSURANCE COMPANY

The Annual Meeting of the
Policy holders of the Old Elizabeth
Mutual Fire Insurance Co.

will be held at King's Restaurant
Bentleyville, Pa

on January 18, 2020

at ten o'clock a.m. for the purpose
of electing Directors and
acting on any other pertinent
Business.

Shirley A. Bedillion
Secretary

WCR Vol 100 Issues 23,25,26

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA in accordance with the provisions of the Business Corporation Law of 1988 of the Commonwealth of PA. The name of the corporation is **NeuLenus Neuroscience, Inc.**

Amanda R. Gerstnecker, Esq.
Cohen & Grigsby, P.C.
625 Liberty Ave.
Pittsburgh, PA 15222-3152

WCR Vol 100 Issue 26

SHERIFF'S SALE INDEX

Sheriff's Sale Index -- February 7, 2020 Sale

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

Case#	Plaintiff v Defendant(s)	Property Location
2015-3498	HSBC Bank v. Cline	Beallsville
2019-3937	PA Housing v. Erdely	Bentleyville
2018-6792	Wilmington Savings v. Mondik	Canonsburg
2019-1604	US Bank Trust v. Nocki	Canonsburg
2019-697	Nationstar Mortgage v. McClain	Canton
2018-4699	Deutsche Bank v. Crouse	Canton
2017-5808	Quicken Loans v. Hutchins	Canton
2019-4713	PNC Bank v. Combs	Centerville
2019-2120	JPMorgan v. Wilkerson	Donora
2019-1422	PNC Bank v. Clement	Donora
2016-939	Northwest Bank v. Deems	East Bethlehem
2019-2995	Northwest Bank v. McCombs	East Bethlehem
2019-4789	Nationstar Mortgage v. Hancock	Fallowfield
2019-1853	Community Bank v. Blackburn	Fallowfield
2019-176	Reverse Mortgage v. Morton	Houston
2019-4922	Washington Financial v. Liberatore	Houston
2019-4788	Citizens Bank v. Petrel	Jefferson
2018-3425	Key Bank v. Zeh	Monongahela
2019-3181	Wells Fargo v. Morgan	Monongahela
2019-1484	Specialized Loan v. Anthony	New Eagle
2018-3945	Slovenian Savings v. McWreath	North Franklin
2019-2510	Carrington v. Watson	North Franklin
2019-1485	Pennymac v. Ninness	North Strabane
2019-254	Bank of NY Mellon v. Cain	North Strabane
2019-2559	Slovenian Savings v. Carosone	North Strabane
2017-2758	Wells Fargo v. Long	Peters
2019-2024	PNC Bank v. Massari	Peters
2018-3834	Slovenian Savings v. Powell	Peters
2019-2968	JPMorgan v. McLaughlin	Smith
2019-1989	PNC Bank v. Deems	Somerset
2019-4096	Ditech Financial v. May	South Strabane
2019-4929	Ditech Financial v. Bayless	South Strabane
2015-8248	PNC Bank v. Campbell	Union
2019-2619	US Bank Trust v. Urbanik	Washington
2019-4365	US Bank National v. Sabo	West Brownsville

SHERIFF'S SALE

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, FEBRUARY 7, 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 on the **day of the sale** and the balance on or before **WEDNESDAY, FEBRUARY 12, 2020 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 **FRIDAY, FEBRUARY 14, 2019 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)

BEALLSVILLE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2015-3498

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 **FEBRUARY 7, 2020:**

HSBC BANK USA, NA, as Trustee in Trust for Citigroup Mortgage Loan Trust Inc., ET AL.

vs

DENNIS F. CLINE, Individually and in His Capacity as Executor of the Estate of DOROTHY J. SHANE, ET AL.

DOCKET #: 2015-3498
JUDGEMENT: \$67,994.14

The Commonwealth of Pennsylvania, Washington County, Beallsville Borough;

3175 STATE ROUTE 2011, SCENERY HILL, PA 15360; Tax #: 030-014-00-00-0003-01

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

BENTLEYVILLE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-3937

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 **FEBRUARY 7, 2020:**

PENNSYLVANIA HOUSING FINANCE AGENCY

vs

KELLY I. ERDELY AND JAMES R. ERDELY

DOCKET #: 2019-3937

JUDGEMENT: \$ \$38,940.94

The Commonwealth of Pennsylvania, Washington County, Borough of Bentleyville;

407 HAZEL STREET, BENTLEYVILLE, PA 15314; Tax #: 040-021-00-00-0008-00

Improvements: Residential Dwelling

Attorney: PURCELL KRUG & HALLER, (717) 234-4178

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 25,26,27

CANONSBURG

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2018-6792

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 **FEBRUARY 7, 2020:**

WILMINGTON SAVINGS FUND SOCIETY, FSB, Not in Its Individual Capacity But Solely in Its Capacity as Owner Trustee of Matawin Ventures Trust Series 2018-1

vs

ANY AND ALL UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF THE ESTATE OF STELLA MONDIK A/K/A STELL A. MONDIK A/K/A STELL AGNES MONDIK

DOCKET #: 2018-6792

JUDGEMENT: \$ \$157,685.11

The Commonwealth of Pennsylvania, Washington County, Canonsburg Borough;

12 POPLAR STREET, CANONSBURG, PA 15317; Tax #: 520-013-02-02-0015-00

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

WCR Vol 100 Issues 25,26,27

CANONSBURGCANTON

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-1604

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-697

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 **FEBRUARY 7, 2020:**

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 **FEBRUARY 7, 2020:**

U.S. BANK TRUST, NA, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-RP2

NATIONSTAR MORTGAGE, LLC d/b/a MR. COOPER
vs
KELLI R. McCLAIN

vs
ALBERT C. NOCKI JR., DAISY M. NOCKI

DOCKET #: 2019-697
JUDGEMENT: \$73,307.22

DOCKET #: 2019-1604
JUDGEMENT: \$76,780.99

The Commonwealth of Pennsylvania, Washington County, Canton Township;

The Commonwealth of Pennsylvania, Washington County, Borough of Canonsburg;

227 WILLIAM STREET, WASHINGTON, PA 15301; Tax #: 120-011-11-08-0002-00

253 GLENN AVENUE, CANONSBURG, PA 15317; Tax #: 100-018-00-02-0003-00

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

Attorney: KML LAW GROUP, PC, 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.

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 25,26,27

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

CANTON

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2018-4699

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 **FEBRUARY 7, 2020:**

DEUTSCHE BANK, NATIONAL TRUST COMPANY, as Trustee for Gsrpm Mortgage Loan Trust 2006-1
vs
DEBORAH CROUSE a/k/a DEBRA D. CROUSE AND RONALD R. CROUSE

DOCKET #: 2018-4699
JUDGEMENT: \$100,212.36

The Commonwealth of Pennsylvania, Washington County, Canton Township;

527 MALONE RIDGE ROAD, WASHINGTON, PA 15301; Tax #: 120-008-00-00-0013-00

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

WCR Vol 100 Issues 25,26,27

CANTON

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2017-5808

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 **FEBRUARY 7, 2020:**

QUICKEN LOANS INC.
vs
MARK A. HUTCHINS AKA MARK HUTCHINS

DOCKET #: 2017-5808
JUDGEMENT: \$156,423.11

The Commonwealth of Pennsylvania, Washington County, Canton Township;

2555 JEFFERSON AVENUE, WASHINGTON, PA 15301; Tax #: 120-007-01-03-0006-00

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 25,26,27

CENTERVILLE**DONORA**

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-4713

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-2120

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 **FEBRUARY 7, 2020:**

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 **FEBRUARY 7, 2020:**

PNC BANK, NATIONAL ASSOCIATION

vs
KARA M. COMBS

DOCKET #: 2019-4713
JUDGEMENT: \$\$63,549.67

The Commonwealth of Pennsylvania, Washington County, Centerville Borough;

46 RIDGE ROAD, BROWNSVILLE, PA 15417; Tax #: 153-032-01-02-0032-00 & 153-032-01-02-0006-00 (2)

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

WCR Vol 100 Issues 25,26,27

JPMORGAN CHASE BANK, NA

vs
JANIE WALMSLEY WILKERSON, Administratrix of the Estate of CONSTANCE L. WALMSLEY, DECEASED

DOCKET #: 2019-2120
JUDGEMENT: \$ \$46,044.27

The Commonwealth of Pennsylvania, Washington County, Borough of Donora;

135 MELDON AVENUE, DONORA, PA 15033; Tax #: 240-028-00-04-0009-00

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 25,26,27

DONORA

EAST BETHLEHEM

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-1422

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2016-939

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at pub-
lic sale in the Courthouse Square Build-
ing, Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at **10:00 A.M. on FEBRUARY
7, 2020:**

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at pub-
lic sale in the Courthouse Square Build-
ing, Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at **10:00 A.M. on FEBRUARY
7, 2020:**

**PNC BANK, NATIONAL ASSOCIA-
TION**
vs
RANDOLPH V. CLEMENT

**NORTHWEST BANK d/b/a/ NORTH-
WEST SAVINGS BANK**
vs
TAMMIE LYNN DEEMS

DOCKET #: 2019-1422
JUDGEMENT: \$12,736.64

DOCKET #: 2016-939
JUDGEMENT: \$2,966.51

The Commonwealth of Pennsylvania,
Washington County, Borough of Donora;

624 10TH STREET, DONORA, PA
15033; Tax #: 240-045-05-01-0011-00

The Commonwealth of Pennsylvania,
Washington County, East Bethlehem
Township;

Improvements: Residential Dwelling

85 and 85-½ WILLOW STREET, FRED-
ERICKTOWN, PA 15333; Tax #: 260-
012-00-03-0007-00 and 260-012-00-03-
0006-00 (2)

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, 614-220-5611

Improvements: Residential Dwelling

Attorney: MCGRATH MCCALL, PC,
412-281-4333

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 ex-
ceptions 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 ex-
ceptions are filed within ten days after the
filing of the schedule.

Samuel L. Romano
Sheriff, Washington County

Samuel L. Romano
Sheriff, Washington County

EAST BETHLEHEM

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-2995

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 FEBRUARY 7, 2020:**

NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK

vs

MARTA JO MCCOMBS

DOCKET #: 2019-2995

JUDGEMENT: \$14,294.16

The Commonwealth of Pennsylvania, Washington County, East Bethlehem Township;

46 BLACKBERRY STREET, FREDERICKTOWN, PA 15333; Tax #: 260-002-01-04-0003-01, 260-002-01-04-0004-00, 260-002-01-04-0005-00 & 260-002-01-04-0006-00 (4)

Improvements: Residential Dwelling

Attorney: GRELEN & BIRSIC, P.C., (412) 281-7650

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 25,26,27

FALLOWFIELD

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-4789

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 FEBRUARY 7, 2020:**

NATIONSTAR MORTGAGE, LLC D/B/A MR. COOPER

vs

JAMES E. HANCOCK

DOCKET #: 2019-4789

JUDGEMENT: \$88,192.53

The Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

133 RAYMOND STREET, CHARLEROI, PA 15022; Tax #: 320-007-04-00-0002-00

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 25,26,27

FALLOWFIELD**HOUSTON**

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-1853

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 **FEBRUARY 7, 2020:**

COMMUNITY BANK
vs
ALMA M. BLACKBURN

DOCKET #: 2019-1853
JUDGEMENT: \$67,005.86

The Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

117 COYLE CURTAIN ROAD, MONONGAHELA, PA 15063; Tax #: 320-006-03-02-0019-00

Improvements: Residential Dwelling

Attorney: THOMAS O. VREELAND, ESQUIRE, 724-228-7000

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
WCR Vol 100 Issues 25,26,27

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-176

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 **FEBRUARY 7, 2020:**

REVERSE MORTGAGE FUNDING, LLC
vs
LEONARD L. MORTON

DOCKET #: 2019-176
JUDGEMENT: \$141,670.01

The Commonwealth of Pennsylvania, Washington County, Borough of Houston;

135 LATIMER STREET, STRABANE, PA 15363; Tax #: 520-015-02-01-0002-00

Improvements: Residential Dwelling

Attorney: MCCABE, WEISBERG & CONWAY, LLC, 215-790-1010

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 25,26,27

HOUSTON

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-4922

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 FEBRUARY 7, 2020:**

WASHINGTON FINANCIAL BANK, formerly known as WASHINGTON FEDERAL SAVINGS BANK
vs
CHELSEA M. LIBERATORE

DOCKET #: 2019-4922
JUDGEMENT: \$44,902.63

The Commonwealth of Pennsylvania, Washington County, Houston Borough;

17 ARNOLD AVENUE, HOUSTON, PA 15342; Tax #: 360-003-00-02-0012-00 & 360-003-00-02-0013-00 (2)

Improvements: Residential Dwelling

Attorney: HARRY A. STIFFLER, JR., (724) 222-3120

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 25,26,27

JEFFERSON

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-4788

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 FEBRUARY 7, 2020:**

CITIZENS BANK NA f/k/a RBS CITIZENS NA
vs
PAMELA PETREL Executrix of the Estate of DOROTHY PETREL

DOCKET #: 2019-4788
JUDGEMENT: \$99,840.98

The Commonwealth of Pennsylvania, Washington County, Jefferson Township;

511 ELDERSVILLE ROAD, BURGESSVILLE, PA 15021; Tax #: 380-007-01-02-0011-00

Improvements: Residential Dwelling

Attorney: McCABE, WEISBERG & CONWAY LLC, (215)790-1010

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 25,26,27

MONONGAHELA

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2018-3425

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at pub-
lic sale in the Courthouse Square Build-
ing, Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at **10:00 A.M.** on **FEBRUARY**
7, 2020:

KEY BANK, N.A., Successor by Mer-
ger to FIRST NIAGARA BANK, NA
vs
VICKI ZEH, as Administratrix of the
Estate of GEORGE WOODFORD
ZEH, II, DECEASED

DOCKET #: 2018-3425
JUDGEMENT: \$ \$39,979.47

The Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;

420 WATT STREET, MONONGAHE-
LA, PA 15063; Tax #: 420-032-00-00-
0002-00

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 ex-
ceptions are filed within ten days after the
filing of the schedule.

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

MONONGAHELA

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-3181

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at pub-
lic sale in the Courthouse Square Build-
ing, Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at **10:00 A.M.** on **FEBRUARY**
7, 2020:

WELLS FARGO BANK, N.A., As
Trustee for Park Place Securities, Inc.
Asset-Backed Pass-Through Certifi-
cates Series 2004-WHQ2 c/o PHH
Mortgage Corporation
vs
JAMES E. MORGAN a/k/a JAMES
MORGAN

DOCKET #: 2019-3181
JUDGEMENT: \$83,260.52

The Commonwealth of Pennsylvania,
Washington County, City of Monongahe-
la;

706 SHERIDAN STREET, MONONGA-
HELA, PA 15063; Tax #: 440-018-00-04-
0005-00

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 ex-
ceptions are filed within ten days after the
filing of the schedule.

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

NEW EAGLE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-1484

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 **FEBRUARY 7, 2020:**

SPECIALIZED LOAN SERVICING LLC
vs
DIANE L. ANTHONY AND ROBERT M. ANTHONY

DOCKET #: 2019-1484
JUDGEMENT: \$ \$53,162.15

The Commonwealth of Pennsylvania, Washington County, Borough of New Eagle;

149 2ND AVENUE, NEW EAGLE, PA 15067; Tax #: 480-009-00-03-0012-00

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 25,26,27

NORTH FRANKLIN

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2018-3945

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 **FEBRUARY 7, 2020:**

SLOVENIAN SAVINGS AND LOAN ASSOCIATION OF CANONSBURG PENNSYLVANIA
vs
SCOTT E. MCWREATH AND DEBRA A. GREER MCWREATH

DOCKET #: 2018-3945
JUDGEMENT: \$90,301.48

The Commonwealth of Pennsylvania, Washington County, North Franklin Township;

65 VANKIRK ROAD, WASHINGTON, PA 15301; Tax #: 510-001-00-00-0022-03

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

WCR Vol 100 Issues 25,26,27

NORTH FRANKLIN

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-2510

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 **FEBRUARY 7, 2020:**

CARRINGTON MORTGAGE SERVICES, LLC
vs
MARY JO WATSON

DOCKET #: 2019-2510
JUDGEMENT: \$176,268.35

The Commonwealth of Pennsylvania, Washington County, North Franklin Township;

970 WILLIAMS STREET, WASHINGTON, PA 15301; Tax #: 510-002-09-01-0006-00

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

WCR Vol 100 Issues 25,26,27

NORTH STRABANE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-1485

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 **FEBRUARY 7, 2020:**

PENNYMAC LOAN SERVICES LLC
vs
DAVID E. NINNESS

DOCKET #: 2019-1485
JUDGEMENT: \$ \$96,032.98

The Commonwealth of Pennsylvania, Washington County, North Strabane Township;

302 MCCLELLAND ROAD, CANONSBURG, PA 15317; Tax #: 520-013-01-00-0036-00

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 25,26,27

NORTH STRABANE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-254

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 **FEBRUARY 7, 2020:**

BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I

vs

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD P. CAIN, DECEASED AND RICHARD B. CAIN, KNOWN HEIR OF RICHARD P. CAIN, DECEASED AND JASIN E. CAIN, KNOWN HEIR OF RICHARD P. CAIN, DECEASED

DOCKET #: 2019-254
JUDGEMENT: \$190,414.96

The Commonwealth of Pennsylvania, Washington County, North Strabane Township;

230 PRESTON ROAD, WASHINGTON, PA 15301; Tax #: 600-004-10-05-0016-00

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 25,26,27

NORTH STRABANE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-2559

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 **FEBRUARY 7, 2020:**

SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA

vs

KRISTIE CAROSONE AND SCOTT CAROSONE

DOCKET #: 2019-2559
JUDGEMENT: \$62,899.99

The Commonwealth of Pennsylvania, Washington County, North Strabane Township;

131 LINDEN ROAD, CANONSBURG, PA 15317; Tax #: 520-014-00-00-0006-01

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

WCR Vol 100 Issues 25,26,27

PETERS

PETERS

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2017-2758

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-2024

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at pub-
lic sale in the Courthouse Square Build-
ing, Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at **10:00 A.M. on FEBRUARY
7, 2020:**

filed in COMMON PLEAS of Washing-
ton County. There will be exposed at pub-
lic sale in the Courthouse Square Build-
ing, Room 104, 100 West Beau Street,
Washington, PA 15301, Washington
County, at **10:00 A.M. on FEBRUARY
7, 2020:**

**WELLS FARGO BANK, N.A., as
Trustee, on behalf of the holders of the
HarborView Mortgage Loan Trust
Mortgage Loan Pass-Through Certifi-
cates, Series 2006-12**

**PNC BANK, NATIONAL ASSOCIA-
TION
vs
RONALD A. MASSARI AND KIM-
BERLY MASSARI**

**vs
KAREN S. LONG aka KAREN LONG
AND GERALD L. TEW**

**DOCKET #: 2019-2024
JUDGEMENT: \$111,358.00**

**DOCKET #: 2017-2758
JUDGEMENT: \$167,993.89**

The Commonwealth of Pennsylvania,
Washington County, Peters Township;

The Commonwealth of Pennsylvania,
Washington County, Peters Township;

100 SARATOGA DRIVE, MCMURRAY
aka CANONSBURG, PA 15317; Tax #:
540-006-06-00-0020-00

103 CLEARVIEW DRIVE, MCMUR-
RAY, PA 15317; Tax #: 540-007-06-01-
0023-00

Improvements: Residential Dwelling

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHAL-
SKI LLC, 614-220-5611

Attorney: MILSTEAD & ASSOCIATES
LLC, (856) 482-1400

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 ex-
ceptions 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 ex-
ceptions are filed within ten days after the
filing of the schedule.

Samuel L. Romano
Sheriff, Washington County

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

WCR Vol 100 Issues 25,26,27

PETERS

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2018-3834

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 FEBRUARY 7, 2020:**

SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA
vs
CHRISTY I. POWELL

DOCKET #: 2018-3834
JUDGEMENT: \$202,590.24

The Commonwealth of Pennsylvania, Washington County, Peters Township;

1025 OLD WASHINGTON ROAD, MCMURRAY, PA 15317; Tax #: 540-003-05-01-0011-01

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

WCR Vol 100 Issues 25,26,27

SMITH

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-2968

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 FEBRUARY 7, 2020:**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
vs
SHAWN McLAUGHLIN AND TRACEY McLAUGHLIN

DOCKET #: 2019-2968
JUDGEMENT: \$88,386.32

The Commonwealth of Pennsylvania, Washington County, Smith Township;

18 MAIN STREET, ATLASBURG, PA 15004; Tax #: 570-031-02-03-0008-00

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 25,26,27

SOMERSET

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-1989

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 **FEBRUARY 7, 2020:**

PNC BANK, NA, SUCCESSOR IN INTEREST TO NATIONAL CITY REAL ESTATE SERVICES, LLC, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE, INC., FORMERLY KNOWN AS NATIONAL CITY MORTGAGE CO.

**vs
NICHOLAS DEEMS SOLELY IN HIS CAPACITY AS HEIR OF CHARLES M. DEEMS DECEASED, SHIRLEY A. DEEMS, CASSIE DEEMS AKA CASSIE HUNDEMARK SOLELY IN HER CAPACITY AS HEIR OF CHARLES M. DEEMS DECEASED; ROBERT MEGALA SOLELY IN HIS CAPACITY AS HEIR OF CHARLES M. DEEMS DECEASED**

**DOCKET #: 2019-1989
JUDGEMENT: \$42,194.28**

The Commonwealth of Pennsylvania, Washington County, Somerset Township;

426 WHERRY ROAD, BENTLEYVILLE, PA 15314; Tax #: 580-015-00-00-0026-00

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, PC, 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

SOUTH STRABANE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-4096

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 **FEBRUARY 7, 2020:**

DITECH FINANCIAL LLC

**vs
WENDY MAY A/K/A WENDY LEE MAY A/K/A WENDY A. MAY, as Executrix and Heir of the Estate of PATRICIA A. MAY A/K/A PATRICIA MAY A/K/A PATRICIA ANN MAY**

**DOCKET #: 2019-4096
JUDGEMENT: \$ \$67,147.58**

The Commonwealth of Pennsylvania, Washington County, South Strabane Township;

1621 SHADYSIDE AVENUE, WASHINGTON, PA 15301; Tax #: 600-004-14-03-0003-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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

SOUTH STRABANE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-4929

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 FEBRUARY 7, 2020:**

DITECH FINANCIAL LLC
vs
GREG ALLEN BAYLESS, JR.

DOCKET #: 2019-4929
JUDGEMENT: \$ \$180,204.60

The Commonwealth of Pennsylvania, Washington County, South Strabane Township;

71 BEAGLE CLUB ROAD, WASHINGTON, PA 15301; Tax #: 600-011-01-01-0001-00

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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 25,26,27

UNION

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2015-8248

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 FEBRUARY 7, 2020:**

PNC BANK, NATIONAL ASSOCIATION
vs
TAMMY M. CAMPBELL

DOCKET #: 2015-8248
JUDGEMENT: \$ \$159,303.86

The Commonwealth of Pennsylvania, Washington County, Union Township;

198 MCCHAIN ROAD, FINLEYVILLE, PA 15332; Tax #: 640-003-00-00-0072-00

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 25,26,27

WASHINGTON

Sheriff's Sale WRIT OF EXECUTION
 - MORTGAGE FORECLOSURE
2019-2619

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 **FEBRUARY 7, 2020:**

U.S. BANK TRUST NATIONAL ASSOCIATION, As Trustee of American Homeowner Preservation Trust Series 2015A+

vs

DAVID J. URBANIK

DOCKET #: 2019-2619
JUDGEMENT: \$88,927.63

The Commonwealth of Pennsylvania, Washington County, City of Washington;

689 NORTH MAIN STREET, WASHINGTON, PA 15301; Tax #: 760-015-00-02-0003-00

Improvements: Residential Dwelling

Attorney: MICHAEL F. BOLAND ATTORNEY AT LAW, (610) 781-4885

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 25,26,27

WEST BROWNSVILLE

Sheriff's Sale WRIT OF EXECUTION
 - MORTGAGE FORECLOSURE
2019-4365

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 **FEBRUARY 7, 2020:**

U.S. BANK NATIONAL ASSOCIATION

vs

JOHN G. SABO

DOCKET #: 2019-4365
JUDGEMENT: \$48,471.97

The Commonwealth of Pennsylvania, Washington County, West Brownsville Borough;

710 JACKSON AVENUE, BROWNSVILLE, PA 15417; Tax #: 675-021-00-05-0004-00

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

WCR Vol 100 Issues 25,26,27