

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY
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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.

2020 Administrative Regulations

IN THE COURT OF COMMON PLEAS OF
WASHINGTON COUNTY PENNSYLVANIA—CIVIL DIVISION
IN RE: AMENDED ADMINISTRATIVE REGULATIONS Nos. 2019-1, 2020-1

ORDER

AND NOW, this 31st day of July, 2019, it is ORDERED, ADJUDGED, and DECREED that the Administrative Regulations for calendar year 2020 are set forth below. The Judicial Assignments shall be effective on September 3, 2019.

I. CALENDER 2020

The following Court Calendar and judicial assignments are made for calendar year 2020. While this Administrative Order attempts to set forth a pattern designed to expedite the business of the Court, the members of the Court shall remain flexible so that change may be made if required to fulfill both our obligation and that of the practitioner to the administration of justice.

In the event of a recusal, that judge shall complete a recusal form and forward same to the President Judge for reassignment.

The Court Administrator shall publish a Court Calendar incorporating the dates set forth herein and any other pertinent information for the benefit of the Bar and the public. The Court Calendar shall be available on the Court's website at www.washingtoncourts.us and in hard copy at the Court Administrator's office.

A. TRIAL TERMS

Jury trial terms for the calendar year are established as follows:

January 7-17	July 13-17
February 3-14	September 14-25
March 9-20	October 19-30
April 13-24	November 16-20
May 11-22	December 7-11
June 8-19	

Jury selection for all cases shall be held on Monday of each week of the trial terms as set forth in the 2020 Court Calendar, and juror requests shall be made in writing at least one (1) week in advance of the trial term to the Court Administrator's Office.

Civil and criminal trials shall be scheduled for each term Civil and criminal trial lists shall be prepared by the Court Administrator in cooperation with the Prothonotary and the Clerk of Courts. The civil and criminal trial lists shall be managed by the individual judge to whom the cases have been assigned.

B. ARGUMENT COURT

The Court Administrator shall set sessions for argument court in the Court Calendar, and shall assign cases to the argument list pursuant to Local Rule of Civil Procedure 302.

C. ORPHANS' COURT

Accounts shall be scheduled for audit on the following dates at 9:30 A.M before the Judge assigned to Orphans' Court:

January 23	July 9
March 5	September 24
May 21	November 12

The Motions Court schedule, for Orphans' Court can be found on the Court's website at www.washingtoncourts.us and in the Washington County Reports. A copy of every motion shall be provided beforehand to the Audit Attorney.

D. DUI CENTRAL COURT

All preliminary hearings in cases where driving under the influence is the highest graded offense, or no accompanying charges are graded above a misdemeanor, shall be scheduled for DUI Central Court.

All continuance requests pertaining to DUI Central Court hearings shall be in writing, and shall include the position of the other party. Continuance requests shall be submitted to the Special Courts Administrator, who shall review the requests and present such requests, as necessary, to the President Judge for review and determination. Any continuance requested the day of the hearing shall be decided by the presiding Magisterial District Judge.

The following schedule is established for DUI Central Court:

January 3	July 10
January 17	July 24
January 31	August 14
February 14	August 28
February 28	September 11
March 13	September 25
March 27	October 9
April 17	October 23
May 1	November 6
May 15	November 20
May 29	December 4
June 12	December 18
June 26	

II. JUDGE OF TERM

A. Civil. The Judge of the Term shall preside over Motions Court for unassigned cases. He/she shall decide unassigned civil matters brought before him/her and schedule any proceedings, if necessary, to dispose of issues involving those cases. Motions Courts for unassigned cases shall be heard in accordance with the regular (i.e., assigned cases) Motions Court schedule for the Judge of Term, which can be found on the website for the Court. He/she may refer to the President Judge or the Court Administrator for reassignment of those matters which, for some reason, he/she may be unable to hear. If the Judge of the Term is changed or unavailable to hear motions, the regularly assigned Judge of the Term shall notify the President Judge, the Court Administrator, and the Washington County Bar Association. The Judge of the Term shall be available daily until 4:00 p.m. for emergency civil matters that are not assigned.

The following schedule is established for the Judge of Term:

January 1-15	President Judge Emery
January 16-31	Judge Lucas

February 1-15	President Judge Emery
February 16-29	Judge Lucas
March 1-15	President Judge Emery
March 16-31	Judge Lucas
April 1-15	President Judge Emery
April 16-30	Judge Lucas
May 1-15	President Judge Emery
May 16-31	Judge Lucas
June 1-15	President Judge Emery
June 16-30	Judge Lucas
July 1-15	President Judge Emery
July 16-31	Judge Lucas
August 1-15	President Judge Emery
August 16-31	Judge Lucas
September 1-15	President Judge Emery
September 16-30	Judge Lucas
October 1-15	President Judge Emery
October 16-31	Judge Lucas
November 1-15	President Judge Emery
November 16-30	Judge Lucas
December 1-15	President Judge Emery
December 16-31	Judge Lucas

B. Criminal. For the year 2020 Criminal Trial responsibility has been primarily assigned to Judge Gary Gilman and Judge Valarie Costanzo. Preliminary matters on criminal cases shall be brought to the assigned Judge for disposition. Miscellaneous matters that have not been assigned, such as extradition proceedings and assignment of defense counsel, should be presented to the Criminal Motions Judge unless specifically exempted below. The Criminal Motions Judge schedule is as follows:

January	Judge Gilman
February	Judge Costanzo
March	Judge Gilman
April	Judge Costanzo
May	Judge Gilman
June	Judge Costanzo
July	Judge Gilman
August	Judge Costanzo
September	Judge Gilman
October	Judge Costanzo
November	Judge Gilman
December	Judge Costanzo

Initial bond modification hearings brought by Pretrial Services, or a party's petition for modification of bond within seven (7) days of commitment to the correctional facility shall be presented to the Judge assigned to pre-trial services. In all other instances, a request for modification of bond shall be presented to the assigned criminal Judge, or if prior to the preliminary hearing, the criminal Judge assigned to the zone where the case is filed. No bond shall be modified unless the defendant has been assessed by pre-trial services, absent exigent circumstances.

C. Motions Court. Motions relating to assigned cases must be presented to the Judge to whom the case has been assigned at his/her regularly scheduled Motions Court. The Motions Court schedules for the individual Judges can be found on the Court's website at www.washingtoncourts.us and in the Washington County Reports; internal operating procedures are located on the Court's website.

D. Abuse Act Actions. The following schedule shall set forth the Judge of Term for Abuse Act Actions. The Judge assigned to hear temporary, *ex parte* Abuse Act Actions shall be available until 4:00 p.m. daily, and shall be available to perform a preliminary arraignment of any defendant arrested for alleged contempt of a protection from abuse order pursuant to 23 Pa. Con. Stat. Section 6113. The Court Administrator shall develop an internal operating calendar for the hearing of temporary, *ex parte* Abuse Act Actions and proceedings related to the issuance of a decision final order in accordance with Pennsylvania Rule of Civil Procedure 1901.7 for use among the assigned Judges.

III. JUDICIAL DUTIES AND ASSIGNMENTS

A. PRESIDENT JUDGE EMERY

1. Civil Jury and Non-Jury Trials
2. Administrative Duties
3. Back-up for Orphans' Court

B. JUDGE DISALLE

1. Criminal Specialty Courts
2. Orphans' Court (excepting Adoptions/Terminations of Parental Rights filed by Children and Youth Services, which shall be heard by the Dependency Judge)
3. Pretrial Services

C. JUDGE GILMAN

1. Criminal Jury and Non-Jury Trials
2. Mental Health (Civil) Procedures and Appeals

D. JUDGE COSTANZO

1. Criminal Jury and Non-Jury Trials
2. Fines, Costs, and Restitution Enforcement

E. JUDGE LUCAS

1. Civil Jury and Non-Jury Trials, including Asbestos Litigation
2. Back-up for Mental Health (Civil) Procedures and Appeals
3. Back-up for Criminal Specialty Courts and Pretrial Services

F. JUDGE NEUMAN

1. Family Law— Custody, Divorce, and Support Actions
2. Abuse Act Actions (Temporary and Final)
3. Back-up for Juvenile Court
4. Back-up for License Suspension Appeals

G. JUDGE McDONALD

1. Juvenile Court Dependency
2. Juvenile Court Delinquency
3. Termination of Parental Rights and Adoptions (Dependency)
4. Abuse Act Actions (Temporary and Final)
5. Back-up in Family Law
6. Back-up for Summary Appeals

H. SENIOR JUDGES

1. Criminal — DUI Pleadings
2. Summary Appeals
3. License Suspension Appeals
4. Other matters as assigned

These assignments designate areas of primary responsibility. All members of the Bench shall be available for assignment in every area of the Court as it may become necessary to effectuate the efficient operation of the Court. The Court Administrator shall have the authority to reassign cases among the members of the Bench.

IV. APPOINTMENTS

- A. Prison Board—Judge DiSalle
- B. Children’s Roundtable—Judge Lucas
- C. Constable Review Board—Judge Costanzo

V. HOLIDAYS

A. The Court shall observe the holidays listed below during the 2020 calendar year, as established for county employees. In addition, the Court shall excuse lawyers of the Jewish Faith from appearing in Court on Rosh Hashanah (September 18 - September 20) and Yom Kippur (September 27 - September 28).

Wednesday	January 1	New Year’s Day
Monday	January 20	Martin Luther King, Jr. Day
Monday	February 17	Presidents’ Day
Friday	April 10	Good Friday
TBD	TBD	Primary Election Day*
Monday	May 25	Memorial Day
Friday	July 3	Independence Day
Monday	September 7	Labor Day
Monday	October 12	Columbus Day
Wednesday	November 11	Veterans’ Day
Thursday	November 26	Thanksgiving
Friday	November 27	Thanksgiving Observed
Friday	December 25	Christmas

* Subject to change.

B. CONFERENCES

Pennsylvania Conference of State Trial Judges

February 27-28

July 23-24

Washington County Bar Association Bench/Bar Conference

February 21

August 7 (tentative)

The Washington County Board of Judges is invited to attend the conferences for educational purposes and participation with the Washington County Bar Association. In the event a judge does not attend, he/she shall be available for Motions Court and any emergencies in the judicial district.

VI. PUBLIC SCHOOL DISTRICTS

For the purpose of expediting this area of court business, matters affecting a public school district shall be brought to the judge assigned to hear those matters, except as follows:

1. Civil matters in which a jury trial is requested;
2. Tax Assessment Appeals; and
3. Eminent Domain.

The following assignments are made for the calendar year 2020:

President Judge Emery	Avella; McGuffey
Judge DiSalle	Fort Cherry; Canon-McMillan
Judge Gilman	Burgettstown; Washington
Judge Costanzo	Bentworth; Peters
Judge Lucas	Trinity; Intermediate Unit & Vo-Tech
Judge Neuman	Chartiers-Houston; Charleroi
Judge McDonald	Beth Center; California; Ringgold

Tax assessment appeals shall be assigned as necessary by the Court Administrator. Eminent Domain and civil jury trial matters shall be assigned at random to the judges assigned to hear civil cases.

VI. COVERAGE

With respect to all of the foregoing assignments, when a Judge is unavailable due to vacation, illness, conferences, etc., he/she shall be responsible for ensuring coverage and shall notify the President Judge and the Court Administrator.

s\Katherine B. Emery, P.J.

[Filed July 31, 2019]

ESTATE NOTICES

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

FIRST PUBLICATION

BADIA, MARY ANN J.

a/k/a MARY ANN BADIA,
late of Borough of Canonsburg,
Washington Co., PA
File No. 63-19-0971

Executor: Charles E. Jeswilkowski,
2901 Beacon Way, Pittsburgh, PA 15241

Attorney: J. Lynn DeHaven,
GOLDFARB, POSNER, BECK,
DeHAVEN & DREWITZ,
62 E. Wheeling St., Ste. 101,
Washington, PA 15301

BERTHOLD, CAROL L.

late of McDonald, Washington Co., PA

Executrix: Deborah W. Murphy,
5 Niagara Pier, Erie, PA 16507

Attorney: Sara A. Mercer, Clark Hill
PLC, 301 Grant Street, 14th Floor,
Pittsburgh, PA 15219

CLINE, ABBY J.

late of Peters Township,
Washington Co., PA
File No. 63-19-0829

Executrix: Susan J. Donnan,
107 Southvue Court,
McMurray, PA 15317

Attorney: Susan M. Key, Peacock Keller,
LLP, 70 East Beau Street,
Washington, PA 15301

HAMILTON, JOYCE B.

a/k/a JOYCE M. BOROS,
late of Monongahela, Washington Co., PA
File No. 63-19-0914

Executor: Sheri L. Lane, 812 Maple
Avenue, New Eagle, PA 15067

Attorney: James W. Haines, Jr.,
1202 West Main Street,
Monongahela, PA 15063

MACEYKO, MARY E.

late of North Strabane Township,
Washington Co., PA

Executor: Barbara E. Castora, 607
Highland Ridge Avenue,
Claysville, PA 15323-1374

Attorney: Jeffrey P. Derrico, GREENLEE
DERRICO & POSA, LLC, 60 East Beau
Street, Washington, PA 15301

POWELL, BERNICE MAE

late of Muse, Washington Co., PA
File No. 63-18-1238

Administratrix: Kimberly Egizio,
24 Sycamore Street, P.O. Box 245,
Muse, PA 15350

Attorney: Jesse A. Drumm,
1405 McFarland Road,
Pittsburgh, PA 15216

SUMNEY, HELEN J.

a/k/a HELEN JEAN SUMNEY,
late of North Strabane Township,
Washington Co., PA
File No. 63-19-0920

Executor: John C. Sumney,
44 Booth Rd., Washington, PA 15301

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SECOND PUBLICATION

BARON, JOANNA

late of Washington, Washington Co., PA
File No. 63-19-0948

Administrators: Mary Jean Dugas; 239
Foster Lane, Moundsville, WV 26041,
Patricia Urbanek; 6 10th Street,
McMechen, WV 26040

Attorney: E. J. Julian, 71 N. Main Street,
Washington, PA 15301

CHANCELLOR, MARGARET E.

late of South Strabane,
Washington Co., PA
File No. 63-19-0913

Executrix: Michele Fagan, 4920
Gardenville Road, Pittsburgh, PA 15236
Attorney: Daniel P. Gustine, Peacock

Keller, LLP, 70 East Beau Street,
Washington, PA 15301

CLEMENT, GEORGE C.

late of Dunlevy, Washington Co., PA
Executor: Donald Ulens, 706 Washington
Ave., Charleroi, PA 15022

Attorney: TODD M. PAPPASERGI,
BASSI, VREELAND & ASSOCIATES,
P.C., 111 FALLOWFIELD AVENUE,
PO BOX 144, CHARLEROI, PA 15022

DAVIDOVICH, SWETKO

late of Denbo, Washington Co., PA
File No. 63-19-0892

Executor: Steve A. Davidovich,
P.O. Box 104, Vestaburg, PA 15368
Attorney: Lisa J. Buday, P.O. Box 488,
California, PA 15419

DEBOLT, JEFFREY LEE

a/k/a JEFF DEBOLT,
late of West Alexander,
Washington Co., PA
File No. 63-19-0905

Administratrix: Stephanie Rose DeBolt,
622 Schrader Ave., Wheeling, WV 26003
Attorney: Donald Martin Kresen, 1609
Warwood Ave., Wheeling, WV 26003

FRANK, JOANNE

a/k/a JOANNE P. FRANK,
late of Peters Township,
Washington Co., PA

Executrix: Kirstin Lewis,
319 Fineview Dr., McMurray, PA 15317

JEFFERS, MILTON F.

a/k/a RUSTY JEFFERS,
late of Borough of Houston,
Washington Co., PA
File No. 63-19-0857

Administratrix: Jami L. Craig,
126 Lyons Street, Houston, PA 15342
Attorney: William E. Speakman, Jr.,
SPEAKMAN, RIETHMULLER &
ALLISON, 6 South Main Street,
Suite 614, Washington Trust Building,
Washington, PA 15301

MARONI, JOHN

a/k/a JOHN W. MARONI,
late of Burgettstown,
Washington Co., PA

Executor: Patrick Konieczny,
209 Butternut Drive,
McDonald, PA 15057

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

MELNYK, ROBERT

late of North Strabane Township,
Washington Co., PA
File No. 63-19-881

Executor: Michael Melnyk, 151 Sedeca
Drive, North Strabane, PA 15317

Attorney: Tracy L. Zihmer, Zihmer Law
Firm, LLC, 3244 Washington Road,
Suite 210, McMurray, PA 15317

MILLER, HERBERT DALE

late of, Washington Co., PA
File No. 63-19-0897

Executors: Lori J. Ducouer; 109 Froebe
Road, P.O. Box 57, Venetia, PA 15367,
David L. Miller; 113 Parker Street,
Houston, PA 15342,

Attorney: Edward L. Kelly; Jones,
Gregg, Creehan & Gerace, LLP, 411
Seventh Ave., Suite 1200,
Pittsburgh, PA 15219

RANDOUR, SR., WILLIAM L.

a/k/a WILLIAM RANDOUR AKA
WILLIAM L. RANDOUR AKA
WILLIAM RANDOUR, SR.
late of Borough of McDonald,
Washington Co., PA
File No. 63-19-0959

Attorney: Gianni Floro,
935 Beaver Grade Road, Ste. 6,
Moon Twp., PA 15108

SAMOL, JAMES MICHAEL

late of Centerville, Washington Co., PA
File No. 63-19-0838

Administratrix: Tammy M. Samol,
11 Church Street, P.O. Box 298,
Richeyville, PA 15358

Attorney: Eva H. Ahern,
Peacock Keller, LLP,
70 East Beau Street,
Washington, PA 15301

SIBERT, HAIFA M.
a/k/a HAIFA SIBERT,
late of Peters Township,
Washington Co., PA
File No. 63-19-0922

Executrix: Martha S. Pride, P.O. Box 349,
Cobb Island MD 20625

Attorney: Susan Mondik Key, Peacock
Keller, LLP, 70 East Beau Street,
Washington, PA 15301

SICCHITANO, EUGENE B.
late of South Strabane Township,
Washington Co., PA
File No. 63-19-0832

Executor: Todd D. Sicchitano,
174 Country Club Road,
Washington, PA 15301

Attorney: Susan Mondik Key,
Peacock Keller, LLP,
70 East Beau Street,
Washington, PA 15301

STUTTS, BARRY G.
late of North Strabane Township,
Washington Co., PA
File No. 63-19-0931

Executors: Sara Strutts Baker; 420
Tripoli Street, Pittsburgh, PA 15212,
Melissa Anne Bencie; 5328 Whitehaven
Avenue, North Olmstead, OH 44070,

Attorney: Daniel P. Gustine, Peacock
Keller, LLP, 70 East Beau Street,
Washington, PA 15301

VOGEL, BRYAN E.
late of McMurray, Washington Co., PA
File No. 63-19-00889

Administratrix: Amy N. Vogel, 1
53 Fawn Valley Road,
McMurray, PA 15317

Attorney: Jennifer C. Bittel;
Zacharia Brown P.C., 4500 Walnut Street,
McKeesport, PA 15132

THIRD PUBLICATION

BARNEY, RUTH L.

a/k/a RUTH ALLISON BARNEY,
late of Peters Township,
Washington Co., PA

Executor: Marvin A. Barney, 218 Palmer
Circle NE, Warren, OH 44484

Attorney: Jeffrey P. Derrico,
GREENLEE DERRICO POSA, LLC,
60 East Beau Street,
Washington, PA 15301

BLACK, LOIS MARILYN

a/k/a LOIS BERRIER BLACK,
late of Finleyville, Washington Co., PA

Administratrix: Kathleen B. Sneed c/o
Attorney: Frank C. Roney, Jr., Edward
C. Morascyzk, 382 W. Chestnut Street,
Suite 102, Washington, PA 15301

DIMATTEO, CATHERINE M.

late of Canonsburg Borough,
Washington Co., PA

Executor: Deborah Martin, 309 Bluff
Street, Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico,
GREENLEE DERRICO POSA, LLC,
60 East Beau Street,
Washington, PA 15301

ELSLEGER, GLADYS VIRGINIA

a/k/a GLADYS V. ELSLEGER AKA
GLADYS BENNETT ELSLEGER,
late of Canonsburg Borough,
Washington Co., PA
File No. 63-19-0906

Executrix: Janice Elsleger,
347 W. College St., Apt. A,
Canonsburg, PA 15317

GALLIK, SHIRLEY J.

late of South Strabane Twp.,
Washington Co., PA

Executrix: Cheryl Rockovich, 1576 Rt.
980 Rd., Canonsburg, PA 15317

NICHOLAS, JULIE KATHERYN

late of New Eagle, Washington Co., PA
File No. 63-19-0901

Administrator: David M. Seraly c/o

Attorney: Deborah A. Liotus,
564 Forbes Avenue, Suite 1008,
Pittsburgh, PA 15219

OSCHE, JEANETTE A.

late of Washington, Washington Co., PA
File No. 63-18-1079

Administratrix: Jacqueline R. Marshman,
7 Needy Avenue, Canonsburg, PA 15317

Attorney: E.J. Julian, 71 N. Main Street,
Washington, PA 15301

PUST, DOROTHY E.

late of Nottingham Township,
Washington Co., PA

Executrix: Morgan Milton,
1513 N. Randolph Drive,
Jefferson Hills, PA 15025

Attorney: David N. Lint, France, Lint &
Associates, P.C., 308 Fallowfield Avenue,
Charleroi, PA 15022

SACCO, ANTONETTE M.

a/k/a TONI SACCO,

late of Washington, Washington Co., PA
File No. 63-19-0862

C.T.A. Administrator: Frank J. Sacco,
106 Lackawanna Avenue,
Bentleyville PA 15314

Attorney: Susan Mondik Key,
Peacock Keller LLP,
70 East Beau Street,
Washington, PA 15301

SACCO, MARSHALL

late of McDonald, Washington Co., PA
File No. 63-19-0037

Executrix: Keri J. Schroeffel,
500 Elder Street,
Bulger, PA 15019

WILEY, EDNA L.

a/k/a EDNA PIATT WILEY AKA
EDNA LORRAINE WILEY AKA
EDNA WILEY,

late of Washington, Washington Co., PA

Executor: Larry Capozzoli, 4035 Sir
James Drive, McDonald, PA 15057

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

YILIT, MILAN

late of Hopewell Twp.,
Washington Co., PA
File No. 63-19-0910

Executors: Timothy Yilit; 491 Ridge
Road, Avella, PA 15312,
Debora Ann Evans; 508 Ridge Road,
Avella, PA 15312,

Attorney: Brian G. Pirilla, PO Box 718,
Belle Vernon, PA 15012

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MISCELLANEOUS NOTICE

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA
CIVIL DIVISION
NO.: 2019-1106

ACTION FOR BREACH OF
CONTRACT

GITO, INC., D/B/A NELLO
CONSTRUCTION COMPANY Plaintiff,

v.

THOMAS ARCHITECTURAL, INC.;
THOMAS PANEL DESIGNS, INC.;
ANDREW J. MARTIN; AND
PAUL A.MARTIN Defendants

NOTICE

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 the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

Lawyer Referral Service
119 South College Street
Washington, PA 15301
724-225-6710

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH

INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Southwestern Pennsylvania
Legal Aid Society
10 West Cherry Avenue
Washington, PA 15301
724-225-6170

4)1/1

NAME CHANGE NOTICES

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA CIVIL DIVISION
IN RE: CHANGE OF NAME OF
Finley Claire Behanna,
A minor, Petitioner
No. 19-3909

NOTICE OF NAME CHANGE

Notice is hereby given that, on August 2, 2019, the Petition of Kristi Kitsko was filed in the Washington County Court of Common Pleas, requesting an Order to change the name of Finley Claire Behanna to Finley Claire Kitsko.

The Court has fixed the day of August 20, 2019, at 9:30AM, in Courtroom 1, of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, as to why the request of the Petitioner should not be granted.

4)1/1

IN THE COURT OF COMMON PLEAS
OF WASHINGTON COUNTY
PENNSYLVANIA CIVIL DIVISION

FICTITIOUS NAME
REGISTRATION

IN RE: CHANGE OF NAME OF
Saylor Kate Behanna,
A minor, Petitioner
No. 19-3908
NOTICE OF NAME CHANGE

An application for registration of the fictitious name Root 40 HAIR SALON, 2152 East National Pike, Scenery Hill, PA 15360 has been filed in the Department of State of Harrisburg, PA, File Date 06/10/2019 pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is Cynthia K. McGaha, 11 Franklin St., Cokeburg, PA 15324

4)1/1

Notice is hereby given that, on August 2, 2019, the Petition of Kristi Kitsko was filed in the Washington County Court of Common Pleas, requesting an Order to change the name of Saylor Kate Behanna to Saylor Kate Kitsko.

The Court has fixed the day of August 20, 2019, at 9:30AM, in Courtroom 1, of the Washington County Courthouse, Washington, Pennsylvania as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, as to why the request of the Petitioner should not be granted.

4)1/1

CORPORATION NOTICES

Notice is hereby given by Andrews Retirement Marketing, Inc., a Pennsylvania business corporation, that said corporation is winding up its affairs in the manner prescribed by the Pennsylvania Business Corporation Law Section 1975, so that its corporate existence shall cease upon filing of Articles of Dissolution in the Department of State of the Commonwealth of Pennsylvania.

4)1/1

LEGAL ADVERTISEMENT

NOTICE OF INCORPORATION

ARTICLES OF INCORPORATION
Notice is hereby given that Articles of Incorporation – Nonprofit were filed with the Department of State of the Commonwealth of Pennsylvania, with respect to a corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is Legacy Park Owners Association with the principle address of 1957 Route 519 South, Canonsburg, PA 15317.

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania, on June 19, 2018 with respect to a proposed nonprofit corporation, Lumiere Condominium Unit Owners Association, which has been incorporated under the Nonprofit Corporation Law of 1988. A brief summary of the purpose or purposes for which said corporation is organized: governing the condominium known as Lumiere Condominiums.

4)1/1

4)1/1

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel F. Romano, Sheriff of Washington County, Pennsylvania, on: **Friday, September 6, 2019 at 10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, September 11, 2019 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment not be made on day of sale, the property will again be exposed to sale immediately, on the date aforesaid. If balance of payment not be made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, September 13, 2019 at 10:00 o'clock a.m.** At the expense and risk of the person whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room #303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the schedule of distribution will be given.

Sheriff Sale List -- September 6, 2019

Index

Note: Index information excerpted from Sheriff Sale notices as provided; captions may be abbreviated.

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2019-438	* v. Betonte, Zatawski.....	Strabane
2019-503	MidFirst Bank v. Morris	Township of Donegal
2019-1151	MonValley Comm FCU v. Patterson	Carroll Township
2019-1226	Hsbc Bank v. Holmes.....	Peters Township
2019-1324	PNC Bank v. Boyd.....	Twp of North Bethlehem
2019-1362	Bank of NY Mellon v. Fine	North Charleroi Borough
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2018-6716	* v. Smith.....	City of Monongahela
2018-6776	PNC Bank v. Ball.....	Township of N Bethlehem

* *Information not provided*

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-383

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

21st MORTGAGE CORPORATION,
 Assignee JP Morgan Chase Bank, as trustee c/o Residential Funding Company, LLC, assignee of Concorde Acceptance Corporation
 Plaintiff

v.

PAMMIE L. KRUPAR
 Defendant

MORTGAGE FORECLOSURE

Address of property to be sold: 357 Valley Street, McDonald, Robinson Township, Washington County, PA

Having thereon erected a single family dwelling house.

PARCEL # 550-020-05-01-0019-00

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-438

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

BEING KNOWN AS: 110 ALEXANDER AVENUE, STRABANE, PA 15363
 PROPERTY ID NUMBER:

520-015-02-09-0004-00

BEING THE SAME PREMISES WHICH GRANTOR THE ESTATE OF MARGARET JESTER BY

DEED DATED 4/4/2007 AND

RECORDED 4/13/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK INSTRUMENT:

000710081, GRANTED AND

CONVEYED UNTO GRANTEE

RICHARD A. BETONTE AND

SHERRIE ZATAWESKI, AS JOINT

TENANTS WITH

THE RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON.

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-503

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

MidFirst Bank Plaintiff,
vs.
Richard P. Morris, Defendant.

CIVIL DIVISION
Docket No.: C-63-CV-2019-503
MidFirst Bank v. Richard P. Morris

Property situate in the Township of Donegal, Washington County, Pennsylvania.
605 Route 40 West, West Alexander, PA 15376

Parcel Number ID: 2300100000000502

Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$58,974.12

Attorney for Plaintiff: Kimberly J. Hong c/o Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-1151

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

MON VALLEY COMMUNITY
FEDERAL CREDIT UNION,
Plaintiff,

v.

CHRISTA PAHOLSKY a/k/a
CHRISTA PATTERSON,
Defendant.

No. 2019-1151

Type of Document:

Short Description

REAL ESTATE SITUATE AT 2301
MAIN STREET, CARROLL
TOWNSHIP; TAX ID. NO.
130-012-04-02-0014-00

Filed on Behalf of: Mon Valley
Community Federal Credit Union,
Plaintiff

JUDGMENT AMOUNT: \$61,893.17

Counsel of Record:

Mark J. Shire, Esquire
Pa. ID. No. 44843

SHIRE LAW FIRM

1711 Grand Boulevard, Park Centre
Monessen, PA 15062

Phone: (724) 684-8881

Fax: (724) 684-7475

email: shire@shirelaw.com

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-1226

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Hsbc Bank USA, N.A., as Trustee for The Registered Holders of Renaissance Home Equity Loan Trust 2006-1

V.

Suzanne L. Holmes

owner(s) of property situate in the PETERS TOWNSHIP, WASHINGTON County, Pennsylvania, being

339 Quail Run Road Unit 28D,
 Quail Run Condominium, A/K/A
 339 Quail Run Road,

Venetia, PA 15367-1111

Parcel No. 5400020000004028D
 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$104,229.05

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-1324

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

PNC Bank, National Association Plaintiff,
 vs.

Donald D. Boyd, Jr., as Executor to the Estate of James E. Singer Defendant.

CIVIL DIVISION

Docket No.: C-63-CV-2019-1324

PNC Bank, National Association v.
 Donald D. Boyd, Jr., as Executor to the Estate of James E. Singer

Property situate in the Township of North Bethlehem, Washington County, Pennsylvania.

32 Mancha Street, Eighty Four, PA 15330

Parcel Number ID:

490-014-01-03-0007-00,

490-014-01-03-0009-00

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$18,798.02

Attorney for Plaintiff: Kimberly J. Hong
 c/o Manley Deas Kochalski LLC,
 P. O. Box 165028,
 Columbus, OH 43216-5028

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
 WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE

2019-1362

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

The Bank of New York Mellon, The Successor to JPMorgan Chase Bank, as Trustee for

Cit Home Equity Loan Trust 2002-1
 V.

James Fine a/k/a James L. Fine owner(s) of property situate in the NORTH CHARLEROI BOROUGH, WASHINGTON County, Pennsylvania, being

537 Conrad Avenue, Charleroi, PA
15022-2227

Parcel No. 500-005-00-04-0006-00
 (Acreage or Street address)

Improvements thereon:
 RESIDENTIAL DWELLING
 Judgment Amount: \$42,619.73

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
 WRIT OF EXECUTION -
 MORTGAGE FORECLOSURE

2019-1412

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank,
 National Association
 vs.

Briana Defide

owner(s) of property situate in the MONONGAHELA CITY, 3RD, WASHINGTON County, Pennsylvania, Being 1117 Lawton Street, Monongahela, PA 15063-1929

Parcel No. 440-025-00-00-0014-00
 (Acreage or street address)

Improvements thereon:
 RESIDENTIAL DWELLING
 Judgment Amount: \$56,203.06

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-1503

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank, National Association

vs.

Debra A. Rich

owner(s) of property situate in the Township of Nottingham, WASHINGTON County, Pennsylvania, being 146 Gilkeson Road, Eighty Four, PA 15330
 PARCEL NO: 530-010-00-00-0006-00
 IMPROVEMENTS THEREON: A RESIDENTIAL DWELLING
 JUDGMENT AMOUNT: \$189,210.53
 ATTORNEYS FOR PLAINTIFF:
 Shapiro & DeNardo, LLC.
 King of Prussia, PA

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-1610

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

ALL THOSE CERTAIN LOTS OF GROUND SITUATE IN THE FIFTH WARD OF THE CITY OF WASHINGTON, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, 'BEING KNOWN AND DESIGNATED AS ALL OF LOTS NUMBERS 252 AND 253 IN A PLAN OF LOTS LAID OUT BY CLARK AND CAMPBELL LAND COMPANY, PLAN NO.7 OF RECORD IN PLAN BOOK 5, PAGE 139, IN THE OFFICE OF THE RECORDER OF DEED OF SAID COUNTY. BEING KNOWN AS: 286 EAST PROSPECT AVENUE WASHINGTON, PA 15301
 PROPERTY ID NUMBER:
 750-019-00-01-0010-00

BEING THE SAME PREMISES WHICH PATRICIA BRODAK BY DEED DATED 10/14/2008 AND RECORDED 10/21/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT #200827925, GRANTED AND CONVEYED UNTO BETTY C. MCDAID.

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2019-1613

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, LLC Plaintiff

v.

Carol P. Lee and Jason B. Lee Defendants

COURT OF COMMON PLEAS
WASHINGTON COUNTY NUMBER
2018-1613

SHORT DESCRIPTION

All That Certain land situate in the Township of South Strabane in the County of Washington,

Commonwealth of Pennsylvania.

Premises: 1526 Lombard Circle, Washington, Pennsylvania 15301

Tax ID. #: 600-005-19-00-0026-00

Improvements consist of a

Residential Dwelling

McCABE, WEISBERG & CONWAY, LLC Attorneys for Plaintiff

(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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2018-2304

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. SEPTEMBER 6, 2019;

Wells Fargo Bank, NA
V.

Raymond N. Santomo

owner(s) of property situate in the CANONSBURG BOROUGH, 2ND, WASHIINGTON County, Pennsylvania, Being 418 Bluff Street, a/k/a 418 Bluff Avenue, Canonsburg., PA 15317-3801 Parcel No. 100-016-00-02-0031-00 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$90,577.37

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones. LLP

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE
2018-3379

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Specialized Loan Servicing LLC Plaintiff,
 vs.

Jimmy A. Price
 Defendant.

CIVIL DIVISION
 Docket No.: 2018-3379

Property situate in the City of Washington, Washington County, Pennsylvania.
 284 Springfield Avenue,
 Washington. PA 15301

Parcel Number ID:
 750-034-00-00-0017-00

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$64,663.50

Attorney for Plaintiff: Kimberly J. Hong
 c/o Manley Deas Kochalski LLC,
 P.O. Box 165028

Columbus, OH 43216-5028

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE
WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2014-4135

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank, N.A. f/k/a
 JPMorgan Chase Bank f/k/a The Chase
 Manhattan Bank f/k/a
 Chemical Bank, N.A.

V.

Donald Steiner, in His Capacity as Administrator and Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody William Patrick Moody, in His Capacity as Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody Maryann Gauthier, in Her Capacity as Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody Unknown Heirs, Successors. Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Pauline Moody n/k/a Pauline Steiner, Deceased

owner(s) of property situate in the CECIL TOWNSHIP, WASHINGTON County, Pennsylvania, being
 165 Miller Run Road, a/k/a
 8 Wabash Street, Cecil, PA 15321
 Parcel No. 140-007-06-01-0010-00
 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$98,338.18

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
 Samuel L. Romano

SHERIFF'S SALE

WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2018-4610

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Pennsylvania Housing Finance Agency,
Plaintiff,

vs

Paul J. Steele, Sr.,
Defendant.

No. 2018-4610

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA BEING KNOWN AS PARCEL NO. 340-010-01-00-0024-00 HAVING ERECTED THEREON A DWELLING KNOWN AS 6 WILLARD LANE, BURGETTSTOWN, PA 15021.

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE

WRIT OF EXECUTION -
MORTGAGE FORECLOSURE
2018-4959

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

First National Bank of Pennsylvania,
Plaintiff, vs. Unknown Heirs, Executors and/or Administrators of the Estate of Kathleen Korzinski, Defendants

Property situate in TOWNSHIP OF CARROLL, WASHINGTON COUNTY, PENNSYLVANIA

715 DRY RUN ROAD,
MONONGAHELA, PA 15063
130-007-06-01-0001-00

Improvements thereon
RESIDENTIAL DWELLING
Judgment Amount: \$105,165.33

Attorney of record: Kristine M. Anthou,
Grenen & Birsic PC

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE**WRIT OF EXECUTION - MORTGAGE
FORECLOSURE****2018-6103**

filed in COMMON PLEAS of
Washington County. There will be
exposed at Sheriff Sale in the Courthouse
Square Building, Room 104, 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
SEPTEMBER 6, 2019:

PNC Bank, National Association.
Successor by Merger To National City
Bank v. Ernest S. Rice and Debora L.
Thomas, AKA Debora L. Rice

Property situate in the Township of
Fallowfield, Washington County,
Pennsylvania.

151 Lover Jonestown Road,
Charleroi, PA 15022
Parcel Number ID:
320-012-00-00-0019-01

Improvements thereon:
RESIDENTIAL DWELLING

Judgment Amount: \$21,389.14

Attorney for Plaintiff: Kimberly J. Hong
c/o Manley Deas Kochalski LLC, P.O.
Box 165028, Columbus, OH 43216-5028

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 scheduled unless
exceptions are filed within ten days after
the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE**WRIT OF EXECUTION -
MORTGAGE FORECLOSURE****2018-6400**

filed in COMMON PLEAS of
Washington County. There will be
exposed at Sheriff Sale in the Courthouse
Square Building, Room 104. 100 West
Beau Street, Washington, PA 15301,
Washington County, at 10:00 A.M. on
SEPTEMBER 6, 2019:

J.P. Morgan Mortgage Acquisition Corp.
vs.

Unknown Heirs, Successors, Assigns and
All Persons, Firms or Associations
Claiming Right, Title or Interest from or
under David E. LaRew a/k/a David E.

Larew a/k/a David E. LaRew, Jr.,
deceased and TeiaRae Ridenour Larew,
known Heir of David E. LaRew a/k/a
David E. Larew a/k/a David E. LaRew,
Jr., deceased and David E. LaRew, III,
known Heir of David E. Larew a/k/a
David E. LaRew a/k/a David E. LaRew,
Jr., deceased and Melissa M. Burrell,
known Heir of David E LaRew a/k/a
David E. Larew a/k/a David E. LaRew,
Jr., deceased

owner(s) of property situate in the
Township of Union, WASHINGTON
County, Pennsylvania, being
6068 Route 88, Finleyville, PA 15332
PARCEL NO.: 640-003-07-01-0004-01
IMPROVEMENTS THEREON:

A RESIDENTIAL DWELLING
JUDGMENT AMOUNT: \$153,728.78
ATTORNEYS FOR PLAINTIFF: Shapiro
& DeNardo, LLC, King of Prussia, PA

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 scheduled unless
exceptions are filed within ten days after
the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE

WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2018-6716

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

ALL THAT CERTAIN lot or piece of ground situate in the First Ward of the City of Monongahela, Washington County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 224 GREGG STREET MONONGAHELA, PA 15063
PROPERTY ID NUMBER:
420-021-00-01-0005-00
BEING THE SAME PREMISES WHICH RAYMOND W. EVANS, AN UNREMARIED WIDOWER BY DEED DATED 7/13/2016 AND RECORDED 7/18/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201617674, GRANTED AND CONVEYED UNTO DAVID M. SMITH AND KELLY L. SMITH, HUSBAND AND WIFE.

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano

SHERIFF'S SALE

WRIT OF EXECUTION -
MORTGAGE FORECLOSURE

2018-6776

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. ON SEPTEMBER 6, 2019:

PNC Bank, National Association,
Plaintiff,
vs.
Gretchen L. Ball
Defendant.

CIVIL DIVISION

Docket No.: C-63-CV-2018-6776

Property situate in the Township of North Bethlehem, Washington County, Pennsylvania.
11 Short Road, Scenery Hill, PA 15360
Parcel Number ID:
490-002-00-00-0014-00
Improvements thereon:
RESIDENTIAL DWELLING
Judgment Amount: \$81,015.89
Attorney for Plaintiff: Kimberly J. Hong
c/o Manley Deas Kochalski LLC,
P. O. Box 165028,
Columbus, OH 43216-5028

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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA
Samuel L. Romano