

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY  
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No. 47



*Serving the  
Legal Community  
of Washington County*

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CONTAINING FOR TEMPORARY USE ADVANCE SHEETS OF THE DECISIONS OF  
THE JUDGES OF THE 27TH JUDICIAL DISTRICT OF PENNSYLVANIA AND THE  
OFFICIAL LEGAL NOTICES AND ADVERTISEMENTS OF THE SEVERAL COURTS  
OF THE COUNTY OF WASHINGTON, PENNSYLVANIA.

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

## ESTATE NOTICES

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

**CALOCCIA, EVELYN**

a/k/a EVELYN M. CALOCCIA,  
late of New Eagle, Washington Co., PA  
File No. 63-19-0686

Executor: Juliann Romasco, 119 Third  
Avenue, New Eagle, PA 15067

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

**HIGBEE, EILEEN L.**

late of Union Township,  
Washington Co., PA  
File No. 63-19-0690

Executor: Roger V. Higbee, 3119  
Creekside Road, Indiana, PA 15701

Attorney: Blake J. Birchmeier, Peacock  
Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

**HOGG, LEONA**

a/k/a LEONA B. HOGG,  
late of South Strabane,  
Washington Co., PA

Executor: William Paul Hogg, 912 Grace  
Street, State College, PA 16801

**LOUGHMAN, JOHN I.**

late of West Finley Township,  
Washington Co., PA  
File No. 63-19-0685

Executrix: Donna Lee Loughman, PO  
Box V, Claysville, PA 15323

Attorney: Blake J. Birchmeier, Peacock  
Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

**MITTELL, MICHAEL ANDREW**

late of McMurray, Washington Co., PA  
File No. 63-19-0663

Administratrix: Christine A. Mittell, 129  
Rockingham Lane, McMurray, PA 15317

Attorney: Michele S. Haggerty,  
The Haggerty Law Office, P.C.,  
3935 Washington Road #1518,  
McMurray, PA 15317

**SADLER, RONALD JAMES**

Late of Fallowfield Township, Washington  
Co., PA

Administrator: Ronald James Sadler, II,  
6 Fedeli Drive, Charleroi, PA 15022

Attorney: Mark J. Shire,  
SHIRE LAW FIRM

1711 Grand Boulevard, Park Center,  
Monessen, PA 15062

**ZOTTOLA, EUGENE A.**

late of Cecil Twp., Washington Co., PA  
File No. 63-19-0580

Executor: Andrew Zottola, 11 Charles  
Street, Cecil, PA 15321

Attorney: Thomas M. Butz, 125  
Technology Drive, Suite 202, Bailey  
Center I, Canonsburg, PA 15317

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### SECOND PUBLICATION

**BACKSTROM, DANNY LEE**

late of Eighty Four, Washington Co., PA  
File No. 63-19-0669

Administrators: Eric Daniel Backstrom  
and Steven Joseph Backstrom, 140  
Orchard Drive, McMurray, PA 15317

Attorney: ANGELA R. WINSLOW, PION  
NERONE GIRMAN WINSLOW &  
SMITH P.C., 1500 One Gateway Center,  
Pittsburgh, PA 15222

**BURGESS, HELEN**

late of Houston, Washington Co., PA  
File No. 63-19-0544

Executor: Kevin Burgess, 359 Cherry  
Avenue, Houston, PA 15342

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

**DeRUBEIS, ANTHONY A.**

a/k/a ANTHONY DeRUBEIS,  
late of McMurray, Washington Co., PA  
File No. 63-19-0656

Executrix: Geraldine M. DeRubeis, 114  
Anglers Way, McMurray, PA 15317

Attorney: Peter Andrew Smith, Smith &  
Smith, 3402 Washington Road, Suite 203,  
McMurray, PA 15317

**HOLIK, JR., ANDREW WILSON**

late of Canonsburg, Washington Co., PA  
Executor: Jerry L. Holik c/o

Attorney: Frank C. Roney Jr., Mark C.  
Stopperich, 382 W. Chestnut Street, Suite  
102, Washington, PA 15301

**HUFFMAN, DOROTHY OLIVE**

a/k/a DOROTHY HUFFMAN,  
late of Burgettstown, Washington Co., PA  
Executrix: Donna Barkley, 121 National  
Road, Weirton, WV 26062

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

**NEAL, MARTHA ANN KAHLE**

**ASHCRAFT** a/k/a MARTHA K. NEAL,  
late of Canton Township,  
Washington Co., PA  
File No. 63-19-0601

Executrix: Sheri Kahle, 509 E. McMurray  
Road, McMurray, PA 15317

Attorney: Charles B. Hadad, The Lynch  
Law Group, 375 Southpointe Blvd., Suite  
100, Canonsburg, PA 15317

**ONISKO, JOANNA**

late of Allenport, Washington Co., PA  
File No. 63-19-0062

Executrix: Tania Slother, 204 Ridgewood  
Rd., Shippenville PA 16254

Attorney: Blane A. Black, 223 Second  
Street, Monongahela, PA 15063

**PEPKA, MARGARET BERTHA**

late of Carroll Township,  
Washington Co., PA  
File No. 63-19-0379

Administratrix: Linda Lee Pepka-Zywan,  
1254 Country Club Road,  
Monongahela, PA 15063

Attorney: Dennis P. Popojas, 20 W.  
Cherry Ave., Washington, PA 15301

**RUECROFT, RUTHANN**

late of Canton Township,  
Washington Co., PA  
File No. 63-19-0682

Executor: Chris Yoders, 322 Wolf  
Avenue, Washington, PA 15301

**SPENCER, MURIEL A.**

late of Finleyville, Washington Co., PA  
Executor: Linda Adams c/o

Attorney: Socrates J. Georgeadis,  
Georgeadis Setley, 4 Park Plaza, 2nd  
Floor, Wyomissing, PA 19610

**THOMPSON, JOHN FREDERICK**

a/k/a JOHN F. THOMPSON, Jr., a/k/a  
JOHN F. THOMPSON,  
a/k/a John Thompson  
late of Cecil Township,  
Washington Co., PA  
File No. 63-19-00341

Executrix: Kimberly Murray Thompson  
c/o Attorney: Samuel J. Goncz, Cohen  
& Grigsby, P.C. Attorneys, 625 Liberty  
Avenue, Pittsburgh, PA 15222-3152

**VENTURA, DONNA M.**

a/k/a DONNA MARIE VENTURA,  
late of Fallowfield Township,  
Washington Co., PA

Executrix: Patricia Ann Strahosky,  
16905 NE Hoyt Street, Portland, OR  
97230

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

**WELSBACHER, DONALD W.**

late of Eighty Four, Washington Co., PA  
File No. 63-18-0832

Administrator: Scott Welsbacher, 176  
Patterson Road, Eighty Four, PA 15330

Attorney: Timothy R. Berggren, Law  
Offices of Timothy R. Berggren,  
Washington Trust Building, 6 South  
Main Street, Ste. 210, Washington, PA  
15301

**THIRD PUBLICATION****BUCHER, NANCY J.**

late of Eighty-Four,  
Washington Co., PA  
File No. 63-19-0592

Executor: Robert H. Bucher, Jr., 239  
Ridge Church Road, Amity, PA 15311

Attorney: Clark A. Mitchell, 17 South  
College Street, Washington, PA 15301

**CIAMMAICHELLA, JOSEPH**

a/k/a JOE CIAMMAICHAELLA,  
late of Midway Borough,  
Washington Co., PA  
File No. 63-19-0466

Executrix: Amy L. Campbell,  
113 Fayette Street, Imperial, PA 15126

**FAIETA, CAROLYN A.**

late of East Bethlehem Township,  
Washington Co., PA

Executor: E. Scott Faieta c/o

Attorney: Kelly A. Stepp, Stepp Law  
Offices, 64 N. Richhill Street, Suite 101,  
Waynesburg, PA 15370

**GRIES, RUSSELL N.**

late of West Finley, Washington Co., PA  
File No. 63-19-0594

Executrix: Nicole Rabner c/o

Attorney: Michael I. Werner, Goldblum  
Sablowsky, LLC, 285 E. Waterfront  
Drive, Suite 160, Homestead, PA 15120

**KRIVOSHIA, ROSE ANN**

late of McMurray, Washington Co., PA  
File No. 63-19-0641

Administrator: Miles Krovoshia, 243 Dell  
Avenue, Pittsburgh, PA 15216

Attorney: Justine Ellis, Zacharia Brown  
Law Offices, 111 West McMurray Road,  
McMurray, PA 15317

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**STALE CASE NOTICE****TERMINATION OF  
INACTIVE CASES**

The Court intends to terminate the cases  
posted on the website

[www.washingtoncourts.us](http://www.washingtoncourts.us)

<<http://www.washingtoncourts.us>>)

without further notice because the  
docket shows no activity in the case for  
at least two years. You may stop the  
Court from terminating the case by  
filing a statement of intention to proceed  
with the Prothonotary of the Court at 1  
South Main Street, Suite 1001,  
Washington, PA 15301, on or before  
July 31, 2019. If you fail to file the  
required statement of intention to  
proceed, the case will be terminated by  
the Prothonotary without further notice.

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**MISCELLANEOUS NOTICES**

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

No. 2019-1531

(Honorable Michael J. Lucas)

IN THE MATTER FOR PETITION  
FOR  
NAME CHANGE OF KAILEE ORION  
NICHOLS, A MINOR CHILD

**NOTICE OF CHANGE OF NAME**

NOTICE IS HEREBY GIVEN, that on  
March 29, 2019, the Petition of Tylar M.  
Greenough was filed in the above-  
named Court, praying for a decree to  
change the name of KAILEE ORION  
NICHOLS.

The Court has fixed Friday, June 21, 2019, at 9:00 o'clock a.m., in Courtroom No. 5 of the Washington County Courthouse, One S. Main Street, Washington, Pennsylvania, as the time and place for a hearing on the merits of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of said Petition should not be granted.

Christina DeMarco-Breedon, Esquire  
92 East Main Street, Suite 20  
Uniontown, PA 15401  
(724)747-5192

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Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

Brittani Berkeley, MSW,  
Casework Supervisor  
Washington County Children & Youth  
Social Service Agency  
100 West Beau Street  
502 Courthouse Square  
Washington, PA 15301  
Telephone: (724) 228-6884

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**ORPHAN'S COURT DIVISION**

**IN RE: ANESSA TURNEY**

**D.O.B. 7/25/2014**

**CHILD OF: MEGGAN THOMPSON  
AND FARRELL JOHNSON OR ANY**

**UNKNOWN FATHER**

**NO: 63-13-0316**

Take notice that a Petition for Involuntary Termination of Parental Rights of Meggan Thompson, Farrell Johnson or any unknown father of Anessa Turney will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on May 22, 2019 at 10:30 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 cannot afford representation, contact the

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**PUBLIC NOTICE**

**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON COUNTY,  
PENNSYLVANIA**

**ORPHAN'S COURT DIVISION**

**IN RE: JAYDEN CONKLIN**

**D.O.B. 2/17/2016**

**CHILD OF: FLOYD COCHRAN OR  
ANY UNKNOWN FATHER**

**NOS: 63-19-0025**

Take notice that a Petition for Involuntary Termination of Parental Rights of Floyd Cochran or any unknown father of Lathan Williams will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 3 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on June 26, 2019 at 12:00 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.

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

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**PUBLIC NOTICE**

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

IN RE: MICHAEL DINCH and  
NEVAEH DINCH

D.O.B. 01/23/2014 and 08/08/2007  
CHILD OF: DIANA McCOY

NOS: 63-19-0559 and 63-19-0560

Take notice that a Petition for Involuntary Termination of Parental Rights of Diana McCoy mother of Michael Dinch and Nevaeh Dinch will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on June 25, 2019 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 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.

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

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IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
CIVIL DIVISION  
NO. 2014-2232

DIANE VOYTEK PLAINTIFF VS.  
STEVEN VOYTEK DEFENDANT

NOTICE OF ENTRY OF JUDGMENT  
BY PUBLICATION

TO: Steven Voytek  
43 Klages Road  
West Alexander PA 15376

YOU ARE NOTIFIED THAT PLAINTIFF, DIANE VOYTEK, HAS ENTERED JUDGMENT AGAINST YOU, DEFENDANT, STEVEN VOYTEK, IN THE AMOUNT OF \$97,719.19 WITH REFERENCE TO THE ABOVE-CAPTIONED MATTER.

A PRAECIPE FOR ENTRY OF JUDGEMENT INDICATING THE SAME WITH THE ATTACHED JUDGMENT HAS BEEN FILED AT THE ABOVE-NUMBER IN THE WASHINGTON COUNTY PROTHONOTARY'S OFFICE.  
DATE: 6-5-19

Christopher L. Blackwell, Esquire  
Attorney for Plaintiff  
BLACKWELL & ASSOCIATES  
6 South Main Street, Suite 321  
Washington PA 15301

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### REAL ESTATE NOTICES

DUE NOTICE IS GIVEN THAT THE RINGGOLD SCHOOL DISTRICT IS SELLING THE PROPERTY KNOWN AS ARMSTRONG PARK (Parcel Numbers 130-006-00-00-0094-00 & 430-022-00-00-0001-00) CONSISTING OF APPROX. 17.5 ACRES. THE SALE WILL BE LIVE AND CONDUCTED BY ON-LINE AUCTION ON JUNE 26, 2019 AT 5:00 P.M. ALL INTERESTED PARTIES ARE DIRECTED TO CONTACT THE AUCTIONEER, HOSTETTER AUCTIONEERS, AT 724-847-1887 or [sold@HostetterAuctioneers.com](mailto:sold@HostetterAuctioneers.com) FOR DETAILS.

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COURT OF COMMON PLEAS,  
CIVIL DIVISION,  
WASHINGTON COUNTY,  
DOCKET NO. 2017-142;  
BAYVIEW LOAN SERVICING, LLC,  
DELAWARE LIMITED LIABILITY  
COMPANY V. JASON DILLION;  
UNKNOWN HEIRS, SUCCESSORS,  
ASSIGNS AND ALL PERSONS, FIRMS  
OR ASSOCIATIONS CLAIMING

RIGHT, TITLE OR INTEREST FROM  
OR UNDER REBECCA ANN  
HEDERSON A/K/A REBECCA A.  
HENDERSON, DECEASED

YOU ARE HEREBY NOTIFIED that on November 2, 2017, Plaintiff, Bayview Loan Servicing, LLC, A Delaware Limited Liability Company filed a Complaint in Mortgage Foreclosure endorsed with a Notice to Defend, against you in the Court of Common Pleas of Washington County Pennsylvania, docketed to No. 2017-142 Plaintiff seeks to foreclose on the mortgage secured by your property located at 283 Fox Road, Avella, PA 15312 where upon your property would be sold by the Sheriff of Washington County.

YOU ARE HEREBY NOTIFIED to plead to the above referenced Complaint on or before twenty (20) days from the date of this publication or a Judgment will be entered against you.

### 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 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 NOTICE 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. 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.

LAWYER REFERRAL SERVICE  
AND INFORMATION SERVICE

WASHINGTON COUNTY

BAR ASSOCIATION

119 South College Street

Washington, PA 15301

(724)225-6710

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**CORPORATION NOTICE**

**FICTITIOUS NAME**

NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, PA, on May 25, 2019, for the conduct of a business in Washington County, Pennsylvania, under the assumed or fictitious name, style or designation is **B AGENCY** with its principal place of business at 524 Munntown Road, Finleyville, PA 15332.

The name(s) and/or address(es) of all persons owning or interested in said business: Christy Blackburn, 524 Munntown Road, Finleyville, PA 15332; Ronald Bezak and Teresa Bezak, 15222 Helmsdale Place, Lakewood Ranch, FL 34202.

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## 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, July 12, 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, July 12, 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, July 19, 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 -- July 12, 2019

<u>Sale#</u>	<u>Plaintiff v Defendant(s)</u>	<u>Property Location</u>
2019-447.....	Pennymac v. Spiegel .....	Washington City, 7th
2019-552.....	Citizens Bank v. Lubozynski.....	Borough of McDonald
2019-648.....	APEX vs. Cole .....	Borough of California
2019-723.....	Wells Fargo vs. Patterson.....	City of Washington, 6th Ward
2018-813.....	Kondaur Capital v. Holt .....	Roscoe Borough
2019-873.....	PNC Bank vs. Kenavey .....	Carroll Township
2018-876.....	Huntington National v. Chiera .....	West Bethlehem
2019-951.....	Freedom Mortgage v. Winters.....	Borough of Houston
2018-1955.....	US Bank v. Stefansky.....	City of Washington
2018-2307.....	Wells Fargo v. Buckley .....	South Strabane
2013-3029.....	US Bank v. Pippin .....	East Bethlehem Township
2018-3204.....	KeyBank v. Kinder.....	City of Monongahela
2018-5632.....	First Federal v. Zelenka.....	City of Washington
2017-5634.....	Santander Bank v. Messner .....	Smith Township
2017-6078.....	Huntington National v.Griffith .....	Borough of Midway
2018-6709.....	Bank of NY Mellon v. Morrell.....	Township of Canton
2018-7205.....	US Bank National Assn vs. Tenney .....	Deemston Borough
2018-7275.....	PHH Mortgage v. Leihgeber .....	Smith Township

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-447**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Pennymac Loan Services LLC  
V.  
William G. Spiegel

owner(s) of property situate in the WASHINGTON CITY, 7TH, WASHINGTON County, Pennsylvania, being

635 Allison Avenue.  
Washington. PA 15301-4169

Parcel No. 770-008-00-02-0008-00

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$88,742.51

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA.

Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-552**

issued out of the COMMON PLEAS of Washington County. and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

CITIZENS BANK, N.A. S/B/M TO  
CITIZENS BANK OF ENNSYLVANIA,  
Plaintiff

vs.

Scott J. Lubozynski  
Defendant(s)

ALL THE RIGHT, TITLE AND INTEREST OF Scott J. Lubozynski, OWNERS OR REPUTED OWNERS. ALL THAT CERTAIN lot or piece of ground situate in the Borough of McDonald, Washington County, Pennsylvania.

BEING KNOWN AS: 128 Lincoln Street,  
Cokeburg, PA 15324

Tax Parcel No. 200-005-00-02-0015-00

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$51,756.41

Attorney for Plaintiff: Law Office of Gregory Javardian, LLC, Southampton, PA

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-648**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

APEX MORTGAGE CORP., CIVIL  
DIVISION

Plaintiff,

vs.

JASON A. COLE,  
Defendant.

PROPERTY DESCRIPTION

Owner of property situate in the Borough of California, County of Washington, and Commonwealth of Pennsylvania being:  
334 3rd Street, California, PA 15419

Tax Parcel Identification No. 080-008-00-  
02-0013-00

Improvements thereon: Two-story frame  
hotel building and a frame outbuilding

Judgment Amount: \$106,614.75

Attorney for Plaintiff: Eric D. Rosenberg,  
Esquire

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-723**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Wells Fargo Bank, N.A. as Trustee for  
Option One Mortgage Loan Trust 2001-A,  
Asset-Backed Certificates, Series 2001-A  
c/o Ocwen Loan Servicing, LLC

Plaintiff

VS

Constance A. Patterson  
Defendant

Judgement: \$10,303.35

12 Murtland Avenue,  
Washington, PA 15301

Parcel 760-007-00-01-0019-00

Sixth Ward, City of Washington,  
Washington County, PA

Attorney: Edward J. McKee, 1581 Main  
Street, Suite 200, The Shops at Valley  
Square, Warrington, PA 18976

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-813**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Kondaur Capital Corporation  
V.

Chad R. Holt

owner(s) of property situate in the ROSCOE BOROUGH, WASHINGTON County Pennsylvania, being 308 Church Street, Roscoe, PA 15477

Parcel No. 560-004-00-05-0008-00  
(Acreage or street address)

Improvements thereon: RESIDENTIAL  
DWELLING

Judgment Amount: \$93,412.92

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-873**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

PNC Bank, N.A., Successor by merger to National City Mortgage, a division of National City Bank  
Plaintiff

VS

Jeffrey S. Kenavey  
Defendant

125 Diane Drive, Monongahela, PA 15063, Carroll Township, Washington County, PA

Parcel 130-006-09-02-0002-03

Judgement \$72,209.62

Attorney: KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-876**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

The Huntington National Bank v.  
Melissa R. Chiera

Property situate in the township of West Bethlehem, Washington County, Pennsylvania.

24 Elm Avenue. Marianna, PA 15345

Parcel Number m: 6600060001000800,  
6600060001000700

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$46,990.32

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

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-951**

issued out of the COMMON PLEAS of Washington County. and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Freedom Mortgage Corporation  
Plaintiff

VS

Kyle Winters  
Defendant

230 East Grant Street, Houston, PA 15342  
Borough of Houston, Washington County,  
PA

Parcel: 360-008-00-01-0009-00

Judgement: \$129,931.01

Attorney: KML Law Group, 701 Market  
St, Suite 5000, Philadelphia, PA 19106

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-1955**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT

v.

Peter A. Stefansky, Jr. and  
Marion L. Stefansky

Property situate in the City of Washington. Washington County, Pennsylvania. 622 North Main Street, Washington, PA 15301

Parcel Number ID:  
760-015-00-03-0004-00

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$76,221.57

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

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-2307**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

Wells Fargo Bank, NA  
V.

Neal M. Buckley

owner(s) of property situate in the SOUTH STRIBANE TOWNSHIP, WASHINGTON County, Pennsylvania.  
Being

865 Pleasant Hill Drive, Washington. PA  
15301-2948

Parcel No. 600-005-03-03-0007-00  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$126,875.11

Attorneys for Plaintiff Phelan Hallinan  
Diamond & Jones, LLP

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2013-3029**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

U.S. Bank, N.A., as Trustee for the  
Pennsylvania Housing Finance Agency  
Plaintiff

vs

Priscilla L. Pippin and  
Ronald M. Pippin, Jr.  
Defendants

22 Bank Street, Fredericktown, PA 15333

Parcel 260-013-00-02-0010-00

East Bethlehem Township, Washington  
County, PA

Judgement: \$54,276.65

Attorney: Purcell, Krug & Haller, 1719 N.  
Front Street, Harrisburg, PA 17102

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-3204**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

KeyBank, N.A., s/b/rn  
to First Niagara Bank, N.A.  
Plaintiff

VS

Brooke Kinder and Letitia Kinder  
Defendant

786 E. Main Street, Monongahela, PA  
15063, City of Monongahela, Washington  
County, PA

Parcel: 420-008-00-02-0009-00

Single family dwelling

Judgement: \$54,214.90

Attorney: Kelly Eberle, Esq.,  
104 S. 6th Str., Perkasie, PA 18944

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-5632**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

FIRST FEDERAL SAVINGS &  
LOAN ASSOCIATION OF  
GREENE COUNTY, as existing  
under the laws of the United States,  
Plaintiff,

vs.

STEPHEN M. ZELENKA and  
SAMANTHA C. ZELENKA,  
Executrix of the Estate of ANDREA  
A. ZELENKA, Deceased,  
Defendants.

516 Allison Avenue, Washington, PA  
15301, City of Washington, Washington  
County, PA

Parcel: 770-007-00-03-0016-00

Single family dwelling

Judgement: \$12,127.68

Attorney: Peacock Keller, LLP, 70 E.  
Beau Street, Washington, PA 15301

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2017-5634**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on JULY 12, 2019

Santander Bank, N.A.  
V.

Timmy Messner  
Patricia Messner

owner(s) of property situate in the SMITH  
TOWNSHIP, WASHINGTON County,  
Pennsylvania, being  
138 Bulger Candor Road, Bulger, PA  
15019-2038

Parcel No. 570-006-00-00-0031-00  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$98,982.73

Attorneys for Plaintiff  
Phelan Halhnan Diamond & Jones, LLP

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff



By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2017-6078**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

The Huntington National Bank

v.

Ryan P. Griffith

Property situate in the Borough of Midway, Washington County, Pennsylvania. 212 Washington Avenue, Midway, PA 15060

Parcel Number ID: 4100020003000300

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$101,545.35

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

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

**No. 2018-6709**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

Bank of New York Mellon Trust  
Company, N.A. as Trustee for Mortgage  
Assets Management Series I Trust

vs.

Emma E. Morrell  
owner(s) of property situate in the  
Township of Canton, WASHINGTON  
County, Pennsylvania, being  
230 Cortez Drive, Washington, PA 15301

PARCEL NO.: 120-009-05-01-0015-00

IMPROVEMENTS THEREON: A  
RESIDENTIAL DWELLING

JUDGMENT AMOUNT: \$179,980.46

ATTORNEYS FOR PLAINTIFF:  
Katherine M. Wolf, Esquire, Shapiro &  
DeNardo, LLC, King of Prussia, PA

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-7205**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

U.S. Bank National Association, as indenture trustee, for the CIM Trust 2016-1, Mortgage-Backed Notes, Series 2016-1  
vs.

Jeremy E. Tenney

ALL THAT CERTAIN piece, parcel or lot of land situate in Deemston Borough, Washington County, Pennsylvania.

TAX PARCEL NO.: 2200030000002900

PROPERTY ADDRESS: 1663 Morey Road, Fredericktown, PA 15333

IMPROVEMENTS: ERECTED  
THEREON

JUDGMENT AMOUNT: 79,468.59

SOLD AS THE PROPERTY OF: Jeremy E. Tenney and Christina M. Neely a/k/a Christina M. Neely Tenney, Deceased

ATTORNEY'S NAME:

Roger Fay, Esquire  
1 E. Stow Road, Marlton, NJ 08053

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-7275**

issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on JULY 12, 2019

PHH Mortgage Corporation  
V.

Heather M. Leihgeber

owner(s) of property situate in the SMITH TOWNSHIP, WASHINGTON County, Pennsylvania, being 1959 Old Steubenville Pike, A/K/A 1959 Steubenville Pike, Bulger, PA 15019

Parcel No. 570-003-00-00-0008-00  
(Acreage or street address)

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$66,749.01

Attorneys for Plaintiff  
Phelan Hallinan Diamond & Jones, LLP

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office no later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution. Sheriff's Office, Washington, PA  
Samuel L. Romano, Sheriff

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