

WEST BROWNSVILLE

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

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

U.S. BANK NATIONAL ASSOCIATION
vs
JOHN G. SABO

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,
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No. 27



*Serving the
Legal Community
of Washington County*

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

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

ESTATE NOTICES**FIRST PUBLICATION****ADAMS, DELLA M.**

Late of Canton Twp.,
Washington Co., PA
File No. 63-20-0052

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

Executrix: Margaret R. Adams, 35 Webb Dr., Washington, PA 15301
Attorney: Mark S. Riethmuller, Esq., Speakman, Riethmuller & Allison, 6 S. Main St., Ste. 614, Washington, PA 15301

_____ WCR Vol 100 Issues 27,28,29

BURY, THEODORE ADAM, JR.

a/k/a TED BURY
Late of Canton Twp.,
Washington Co., PA

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

Administratrix: Rachael Brownlee c/o
Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

_____ WCR Vol 100 Issues 27,28,29

COCHENOUR, DORIS J.

a/k/a DORIS JEAN COCHENOUR
Late of Canonsburg Borough,
Washington Co., PA

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Pamela Jean Denny,
301 Patsch St., Houston, PA 15342-1735
Attorney: Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

_____ WCR Vol 100 Issues 27,28,29

FOWLER, ROBERT W.

Late of California,
Washington Co., PA
File No. 63-19-1564

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

Co-Executors: Jimmy Fowler, 390 Wilson Rd., Brownsville, PA 15417, and Jerry Fowler, 215 Madison Ave., Brownsville, PA 15417,

Attorney: Lisa J. Buday, Esq., P.O. Box 488, California, PA 15419

_____ WCR Vol 100 Issues 27,28,29

HEATH, LOIS D.

Late of Canonsburg,
Washington Co., PA
File No. 63-20-00044

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

Executor: Gregory J. Heath, 719 Jonagold Drive, Canonsburg, PA 15317

Attorney: John F. Meck, Eckert Seamans Cherin & Mellott LLC, 600 Grant St., 44th Flr., Pittsburgh, PA 15219

_____ WCR Vol 100 Issues 27,28,29

Samuel L. Romano
Sheriff, Washington County
_____ WCR Vol 100 Issues 25,26,27

UNION

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

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

PNC BANK, NATIONAL ASSOCIATION
vs
TAMMY M. CAMPBELL

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

The Commonwealth of Pennsylvania,
Washington County, Union Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County

_____ WCR Vol 100 Issues 25,26,27

WASHINGTON

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County

_____ WCR Vol 100 Issues 25,26,27

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

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, PC, 215-627-1322

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

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

SOUTH STRABANE

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

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

DITECH FINANCIAL LLC

vs

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

DOCKET #: 2019-4096

JUDGEMENT: \$ \$67,147.58

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

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

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

SOUTH STRABANE

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

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

DITECH FINANCIAL LLC

vs

GREG ALLEN BAYLESS, JR.

DOCKET #: 2019-4929

JUDGEMENT: \$ \$180,204.60

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

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

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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

KATRENCIK, PAUL X.

Late of Canonsburg,
Washington Co., PA
File No. 63-19-1412

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

Executor: Jeffrey Katrencik, 32 Kotula Ln., Eighty Four, PA 15330

WCR Vol 100 Issues 27,28,29

NACKOUL, LENA

Late of North Strabane Twp.,
Washington Co., PA
File No. 63-20-0019

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

Executors: Linda A. Knight, 800 Longvue Dr., Houston PA 15342, and Marta Jean Odoski, 555 Elmview Dr., Elizabeth, PA 15037

WCR Vol 100 Issues 27,28,29

NIZIOLEK, LAURA

a/k/a LAURA J. NIZIOLEK
Late of Donora Borough,
Washington Co., PA
File No. 63-19-1566

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

Executrix: Marie Niziolek, 13681 St. Johns Wood Pl., Herndon, VA 20171

Attorney: Thomas B. Kostolansky, 617 McKean Ave., Donora, PA 15033

WCR Vol 100 Issues 27,28,29

POLLOCK, HAZEL VIRGINIA

a/k/a H. VIRGINIA POLLOCK a/k/a VIRGINIA POLLOCK
Late of McMurray,
Washington Co., PA
File No. 63-20-0027

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

Executor: David R. Stacy, 8 Withrow Rd., Eighty Four, PA 15330

WCR Vol 100 Issues 27,28,29

SHANKOVICH, WALTER JOHN

a/k/a WALTER J. SHANKOVICH
Late of Canton Township,
Washington Co., PA

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

Administratrix: Julie Liberatore c/o
Attorney: Frank C. Roney, Jr., Esq.,
382 W. Chestnut St., Ste. 102,
Washington, PA 15301

WCR Vol 100 Issues 27,28,29

SMITH, GLORIA E.

a/k/a GLORIA ENGLAND SMITH
Late of Smith Twp.,
Washington Co., PA
File No. 63-20-0043

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make

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

Co-Executrices: Pamela J. Potter, 847 Township Rd. 2104, Ashland, OH 44805, and Cheryl L. Stoddard, 8837 Hickory Hills Dr., Argenta, IL 62501, Attorney: J. Lynn DeHaven, Esq., Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St. Ste. 101, Washington, PA 15301

_____ WCR Vol 100 Issues 27,28,29

SECOND PUBLICATION

AGOSTONI, PETER

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

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

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

_____ WCR Vol 100 Issues 26,27,28

AMOS, ROBERTA C.

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

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

Executrix: Michelle Lea Moore, 340 Dry Ridge Rd., West Alexander, PA 15376

Attorney: Susan M. Key, Esq., Peacock Keller, LLP, 70 E. Beau St., Washington, PA 15301

_____ WCR Vol 100 Issues 26,27,28

BOZOVICH, CONNIE W.

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

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

Executor: Jeffrey Williams, 308 Filbert St., Apt. 3, San Francisco, CA 94133 Attorney: Maggie G. Havelka, Esq., One PPG Pl., Ste. 1710, Pittsburgh, PA 15222

_____ WCR Vol 100 Issues 26,27,28

COOKE, DARLENE D.

Late of Cokeburg, Washington Co., PA

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

Administrator: Richard C. Cooke c/o Attorney: Melissa Hall, Esq., Bowles Rice LLP, 1800 Main St., Ste. 200, Canonsburg, PA 15317

_____ WCR Vol 100 Issues 26,27,28

MILESKY, DAVID GEORGE

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

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney,

The Commonwealth of Pennsylvania, Washington County, Peters Township;

Improvements: Residential Dwelling

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

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

Improvements: Residential Dwelling

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

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

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

Samuel L. Romano
Sheriff, Washington County

_____ WCR Vol 100 Issues 25,26,27

SOMERSET

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

filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 7, 2020:

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

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

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

The Commonwealth of Pennsylvania, Washington County, Smith Township;

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

The Commonwealth of Pennsylvania, Washington County, Somerset Township;

Samuel L. Romano
Sheriff, Washington County
_____ WCR Vol 100 Issues 25,26,27

SMITH

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

filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on FEBRUARY 7, 2020:

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

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

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

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

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

The Commonwealth of Pennsylvania, Washington County, Peters Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27
PETERS

Sheriff's Sale WRIT OF EXECUTION - MORTGAGE FORECLOSURE
2019-2024
filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M. on FEBRUARY 7, 2020:**

**PNC BANK, NATIONAL ASSOCIATION vs
RONALD A. MASSARI AND KIM-**

BERLY MASSARI

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

The Commonwealth of Pennsylvania, Washington County, Peters Township;

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

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHALSKI LLC, 614-220-5611

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

PETERS

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

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

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

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

ney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Tracy Lynn Goldbach, 131 Valley Road, Eighty Four PA 15330
Attorney: Rebecca A. Bowman, Esq., 114 Aston Court, McMurray, PA 15317

WCR Vol 100 Issues 26,27,28

PRIECKO, DAVID A.

Late of Borough of Donora, Washington Co., PA

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

Administrator: Jeffrey A. Prieco, 346 Van Pelt St., Donora, PA 15033
Attorney: Thomas P. Agrafiotis, Esq., Melenyzer & Agrafiotis LLC, 411 Washington Ave., Charleroi, PA 15022

WCR Vol 100 Issues 26,27,28

SWIHART, FRANCES IVA

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

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

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

WCR Vol 100 Issues 26,27,28

YUSS, RONALD B.

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

The Register of Wills has granted Letters

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

Executor: Barbara A. Yuss, 129 Stratford Dr., Canonsburg, PA 15317
Attorney: Charles B. Hadad, Esq., 375 Southpointe Blvd., Ste. 100, Canonsburg, PA 15317

WCR Vol 100 Issues 26,27,28

THIRD PUBLICATION

D'AMICO, THOMAS E.
a/k/a THOMAS EDWARD D'AMICO
Late of Peters Twp., Washington Co., PA

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

Executrix: Nicole Hawkins, 105 Mockingbird Dr., Canonsburg, PA 15317
Attorney: Greenlee Derrico Posa, LLC, 60 E. Beau St., Washington, PA 15301

WCR Vol 100 Issues 25,26,27

DELLARIA, BIANCA M.

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

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

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

WCR Vol 100 Issues 25,26,27**DITTRICH, SOPHIE**

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

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

Executrix: Theresa Franks, 408 Malone Ridge Rd., Washington, PA 15301

Attorney: Dennis M. Makel, Esq., Makel & Assoc., LLC, 98 E. Maiden St., Washington, PA 15301

WCR Vol 100 Issues 25,26,27**HNAT, DOROTHY H.**

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

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

Administrator: F. Michael Hnat c/o

Attorney: John A. D'Onofrio, Esq., D'Onofrio Law Office, P.C., 651 Holiday Dr., Ste. 400, Pittsburgh, PA 15220

WCR Vol 100 Issues 25,26,27**JOHNSTON, VIRGINIA E.**

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

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

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

WCR Vol 100 Issues 25,26,27**2019-254**

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

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

vs

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27
NORTH STRABANE

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE

2019-2559

filed in COMMON PLEAS of Washington County. There will be exposed at pub-

lic sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEBRUARY 7, 2020:**

SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA

vs

KRISTIE CAROSONE AND SCOTT CAROSONE

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27**PETERS**

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE

2017-2758

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

Samuel L. Romano
 Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

NORTH FRANKLIN

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

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

CARRINGTON MORTGAGE SERVICES, LLC

vs
MARY JO WATSON

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
 Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

NORTH STRABANE

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

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

**PENNYMAC LOAN SERVICES LLC
 vs
 DAVID E. NINNESS**

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
 Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

NORTH STRABANE

Sheriff's Sale WRIT OF EXECUTION
 - MORTGAGE FORECLOSURE

REAL ESTATE NOTICES

Ringgold School District vs. Sukhdeo Perumal & Matilde Perumal - No. 2013-05295 - Court of Common Pleas of Washington County, PA. Notice is given that the above were named as Defendants in a civil action by plaintiff to recover 2010-2016 real estate taxes for property located at Lots 35-36-37-38, Comm Bldg., Donora, PA, Tax Parcel No. 240-014-00-04-0011-00. An Amended Writ of Scire Facias for \$25,206.53 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service, Washington County Bar Assn., 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid Services, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466

WCR Vol 100 Issues 25,26,27

Ringgold School District vs. Barbara Alexander - No. 2015-05727 - Court of Common Pleas of Washington County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2014 and 2016 real estate taxes for property located at 802 Meldon Avenue, Donora, PA, Tax Parcel No. 240-011-00-05-0001-00. An Amend-

ed Writ of Scire Facias for \$10,176.82 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. Lawyer Referral Service, Washington County Bar Assn., 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid Services, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466.

WCR Vol 100 Issues 25,26,27

CORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania for a business corporation which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **GOLDEN EYE CONSTRUCTION, INC.** Stephen L. Barsotti, Esq. Barsotti Law Office P.O. Box 356 Igomar, PA 15127

WCR Vol 100 Issues 27

CORPORATION DISSOLUTION

Notice is hereby given that Curtis Pharmaceutical Services, Inc., which has its office at 1024 Route 519 Suite 200, Eighty Four, Pennsylvania 15330, is voluntarily dissolving and winding up its business, pursuant to the Business Corporation Law of 1988, as amended.

Eva H. Ahern, Esq.
Peacock Keller, LLP
95 West Beau Street, Suite 600
Washington, PA 15301

WCR Vol 100 Issue 27

MISCELLANEOUS NOTICE**Change of Name Notice**

Notice is hereby given that on the date of December 26, 2019 a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, Civil Division, at Docket No. 2019-8127 by the Petitioner Sharon Rachel Hiscott for a change of name to Sharon Rachel Lee Justice.

The court has fixed the date of February 7, 2020 and time of 9:00AM in Courtroom #5 in the Washington County Courthouse, Washington, Pennsylvania, for the hearing on said Petition. Any and all persons interested may appear and show cause, if any, why the request of the petitioner should not be granted.

WCR Vol 100 Issue 27

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27
NEW EAGLE

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

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

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

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

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

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

Improvements: Residential Dwelling

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

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in

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

Samuel L. Romano
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

NORTH FRANKLIN

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Washington County, Jefferson Township;
511 ELDERSVILLE ROAD, BUR-
GETTSTOWN, PA 15021; Tax #: 380-
007-01-02-0011-00

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

MONONGAHELA

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

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

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

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

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

420 WATT STREET, MONONGAHE-

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

MONONGAHELA

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

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

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

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

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

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

SHERIFF SALES - NOTICE TO PLAINTIFFS

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

SHERIFF'S SALE INDEX

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

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

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

SHERIFF'S SALE

SHERIFF'S SALE
Samuel F. Romano - Sheriff

Abstracts of properties taken in execution upon the writs shown, at the number and term shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by SAMUEL F. ROMANO, Sheriff of Washington County, Pennsylvania on **FRIDAY, FEBRUARY 7, 2020 at 10:00 o'clock A.M.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, Pennsylvania.

CONDITIONS OF SALE

Ten (10%) percent of purchase bid (but not less than Sheriff's costs) shall be paid in CASH, CERTIFIED FUNDS OR MONEY ORDER on the **day of the sale** and the balance on or before **WEDNESDAY, FEBRUARY 12, 2020 at 4:00 o'clock P.M.** If ten (10%) percent down payment is not made on the day of the sale, or if the balance of payment is not made on Wednesday following the date of sale, the property will again be put up for sale on **FRIDAY, FEBRUARY 14, 2019 at 10:00 o'clock A.M.**, at the expense and risk of the bidder from the original sale. A schedule of distribution will be filed by the Sheriff not later than thirty (30) days from the date of the sale and distribution will be made in accordance with the schedule unless exceptions are filed within ten (10) days thereafter. (Complete description of the properties are on file in the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

BEALLSVILLE

Sheriff's Sale WRIT OF EXECUTION

**- MORTGAGE FORECLOSURE
2015-3498**

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

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

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

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

The Commonwealth of Pennsylvania, Washington County, Beallsville Borough;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27
BENTLEYVILLE

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

filed in COMMON PLEAS of Washington County. There will be exposed at pub-

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

HOUSTON

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

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

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

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

The Commonwealth of Pennsylvania, Washington County, Houston Borough;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

JEFFERSON

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

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

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

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

The Commonwealth of Pennsylvania,

ton County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M. on FEBRUARY 7, 2020:**

**NATIONSTAR MORTGAGE, LLC
D/B/A MR. COOPER**
vs
JAMES E. HANCOCK

**DOCKET #: 2019-4789
JUDGEMENT: \$\$88,192.53**

The Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

FALLOWFIELD

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

filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M. on FEBRUARY**

7, 2020:

COMMUNITY BANK
vs
ALMA M. BLACKBURN

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

The Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27
HOUSTON

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

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

REVERSE MORTGAGE FUNDING, LLC
vs
LEONARD L. MORTON

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

lic sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M. on FEBRUARY 7, 2020:**

PENNSYLVANIA HOUSING FINANCE AGENCY
vs
KELLY I. ERDELY AND JAMES R. ERDELY

**DOCKET #: 2019-3937
JUDGEMENT: \$ \$38,940.94**

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27
CANONSBURG

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

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

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

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

**DOCKET #: 2018-6792
JUDGEMENT: \$ \$157,685.11**

The Commonwealth of Pennsylvania, Washington County, Canonsburg Borough;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

CANONSBURG

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

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

U.S. BANK TRUST, NA, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF

CITIGROUP MORTGAGE LOAN TRUST 2018-RP2
vs
ALBERT C. NOCKI JR., DAISY M. NOCKI

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

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

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

Improvements: Residential Dwelling

Attorney: KML LAW GROUP, PC, 215-627-1322

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27
CANTON

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-697
filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEBRUARY 7, 2020:**

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

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

The Commonwealth of Pennsylvania, Washington County, Canton Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27
CANTON

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2018-4699
filed in COMMON PLEAS of Washington County. There will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at **10:00 A.M.** on **FEBRUARY 7, 2020:**

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

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

The Commonwealth of Pennsylvania, Washington County, Canton Township;

EAST BETHLEHEM

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

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

NORTHWEST BANK d/b/a/ NORTHWEST SAVINGS BANK
vs
TAMMIE LYNN DEEMS

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

EAST BETHLEHEM

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

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

NORTHWEST BANK, f/k/a NORTHWEST SAVINGS BANK
vs
MARTA JO MCCOMBS

DOCKET #: 2019-2995
JUDGEMENT: \$14,294.16

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27
FALLOWFIELD

Sheriff's Sale WRIT OF EXECUTION
- MORTGAGE FORECLOSURE
2019-4789
filed in COMMON PLEAS of Washing-

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

DONORA

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

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

JPMORGAN CHASE BANK, NA
vs
JANIE WALMSLEY WILKERSON,
Administratrix of the Estate of **CONSTANCE L. WALMSLEY, DECEASED**

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

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

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

Improvements: Residential Dwelling

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

A schedule of distribution will be filed by the Sheriff not more than thirty days after the sale, and distribution will be made in accordance with the schedule unless ex-

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

DONORA

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

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

PNC BANK, NATIONAL ASSOCIATION
vs
RANDOLPH V. CLEMENT

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

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

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

Improvements: Residential Dwelling

Attorney: MANLEY DEAS KOCHALSKI LLC, 614-220-5611

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

CANTON

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

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

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

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

The Commonwealth of Pennsylvania,
Washington County, Canton Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano
Sheriff, Washington County
WCR Vol 100 Issues 25,26,27

CENTERVILLE

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

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

PNC BANK, NATIONAL ASSOCIATION
vs
KARA M. COMBS

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

The Commonwealth of Pennsylvania,
Washington County, Centerville Borough;

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

Improvements: Residential Dwelling

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

A schedule of distribution will be filed by