

# WASHINGTON COUNTY REPORTS

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

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No. 18

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*Serving the  
Legal Community  
of Washington County*

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

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

## ESTATE NOTICES

### FIRST PUBLICATION

#### **BAGWELL, JOHN C.**

a/k/a JOHN CHARLES BAGWELL  
Late of North Strabane Township,  
Washington Co., PA  
File No. 63-19-1307

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: Susanna S. Bagwell, 7038  
Clubview Dr., Bridgeville, PA 15017

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#### **BOZOVICH, GARY S.**

Late of Lawrence,  
Washington Co., PA

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

Executor: Cindy Brophy, 1447 Yorktown  
Dr., Lawrence, PA 15055

Attorney: Roger J. Gaydos, Esq., 407 Oak  
Spring Rd., Canonsburg, PA 15317

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#### **BRANDEBURG, JULIA**

Late of Charleroi,  
Washington Co., PA

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

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

Executor: Mark Brandeburg, 616 Emerald  
Ct., Chesapeake, VA 23320

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

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#### **BROWN, MARTHA D.**

a/k/a MARTY BROWN  
Late of Carroll Twp.,  
Washington Co., PA  
File No. 63-19-1368

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: Joseph E. Brown, 208 Ridge  
Rd., Monongahela, PA 15063

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#### **BURD, KERI ANN**

Late of Boro of Finleyville,  
Washington Co., PA  
File No. 63-19-1350

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: Charles G. Kocher,  
266 Grouse Dr., Elizabeth, PA 15037

Attorney: Jennifer L. Rawson, Esq., Eck-  
ert Seamans Cherin & Mellott LLC, 600  
Grant St., 44th Flr., Pittsburgh, PA 15219

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**HART, JR., DONALD**

Late of Amwell Twp.,  
Washington Co., PA

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

Administrator: Lukas B. Gatten

Attorney: Lukas B. Gatten, Esq., Logan Law Office, 54 N. Richhill St., Waynesburg, PA 15370

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**KONGELKA, ANNE**

a/k/a ANN U. KNOGELKA  
Late of South Strabane 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 Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Carol A. Meisner c/o

Attorney: Frank C. Roney, Jr., Esq.,  
382 W. Chestnut St., Ste. 102,  
Washington, PA 15301

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**LEGEZA, RICHARD F.**

a/k/a RICHARD FRANK LEGEZA  
Late of Monongahela,  
Washington Co., PA  
File No. 63-18-1221

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.

dent to make payment to the Executrix without delay.

Executrix: Diane Pelesky, 3375 Piney Fork Rd., South Park, PA 15129

Attorney: Daniel L. Goodyear, Esq.,  
3809 Willow Ave., Pittsburgh, PA  
15234

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**LYONS, ELEANORE M.**

a/k/a ELLIE LYONS  
Late of Bulger, Robinson Twp.,  
Washington Co., PA  
File No. 63-19-1277

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: Ella E. Lyons,  
1710 Utah St., Golden, CO 80401

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**MATEOSKY, SR., JOHN R.**

Late of McMurray,  
Washington Co., PA  
File No. 63-19-1303

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: Jacquelyn Alger, 119 Yorktown Rd., McMurray, PA 15317

Attorney: Thomas M. Butz, Esq., Smith Butz LLC, 125 Technology Dr., Ste. 202, Bailey Ctr. I, Canonsburg, PA 15317

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**MCCAFFERY, JOHN**

Late of McMurray,  
Washington Co., PA  
File No. 63-19-0994

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: Debra K. McCaffrey, 1008 Waterford Ct. W., McMurray, PA 15317  
Attorney: Stephen J. Magley, 5280 Steubenville Pike, Pittsburgh, PA 15205

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**MCKENNEY, DAVID M.**

Late of West Brownsville,  
Washington Co., PA

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

Executor: Stacey L. McKenney c/o  
Attorney: Charles O. Zebley, Jr., Esq.,  
Zebley Mehalov & White, P.C.,  
18 Mill St. Sq., POB 2123,  
Uniontown, PA 15401

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**MILLER, MELVIN**

Late of South Strabane 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: Mary L. Paxton c/o  
Attorney: James H. McCune, Esq.,  
Bowles Rice LLP, 1800 Main St., Ste.  
200, Canonsburg, PA 15317

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**ORBIN, CAROLYN SUE**

Late of North Strabane Twp.,  
Washington Co., PA  
File No. 63-19-1373

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: Allison L. Hull,  
214 Douglas Rd., Sewickley, Pa 15143  
Attorney: Richard L. Osberg, III., Esq.,  
246 W. Main St., P.O. Box 451, Saxon-  
burg, PA 16056

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**PATAKI, RICHARD S.**

Late of McMurray,  
Washington Co., PA  
File No. 63-19-1336

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: Ira Pataki, 219 Meadowbrook Dr., New Wilmington, PA 16142  
Attorney: David G. Henry, Esq., Houston Harbaugh, 3 Gateway Ctr., 401 Liberty Ave., 22nd Fl., Pittsburgh, PA 15222-1005

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**TRIPOLI, DARLA ANN**

a/k/a DARLA TRIPOLI  
Late of Washington County,  
Washington Co., PA  
File No. 63-19-1226

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: John Tripoli, 625 N. Wade Ave., Washington, PA 15301

Attorney: Sweat Law Offices, 375 Valley Brook Rd., Ste. 112, McMurray, PA 15317

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**TRIPOLI, PAUL JOSEPH**

a/k/a PAUL TRIPOLI  
Late of Washington County,  
Washington Co., PA  
File No. 63-19-1225

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: John Tripoli, 625 N. Wade Ave., Washington, PA 15301

Attorney: Sweat Law Offices, 375 Valley Brook Rd., Ste. 112, McMurray, PA 15317

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**URGITUS, III, NORMAN A.**

a/k/a NORMAN URGITUS, III  
Late of Union Township,  
Washington Co., PA  
File No. 63-19-1345

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: Roberta Lee States, 8390 Route 536, Punxsutawney, PA 15767

Attorney: Dale P. Frayer, Esq., Temple & Frayer, 250 Mt. Lebanon Blvd., Ste. 207, Pittsburgh, PA 15234

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**SECOND PUBLICATION****MARTIN, OLIVE**

Late of Washington,  
Washington Co., PA  
File No. 63-19-1310

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: Barry A. Martin, 144 Yorktown Dr., Lawrence, PA 15055

Attorney: Justin Ellis, Esq., Zacharia Brown Law Offices, 111 W. McMurray Rd., McMurray, PA 15317

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**MCCOY, CYNTHIA ANN**

Late of Washington,  
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: John McCoy, 1909 Jefferson Ave., Washington, PA 15301

Attorney: Thomas O. Vreeland, Esq., Bassi, Vreeland & Associates, P.C., 62 E. Wheeling St., Washington, PA 15301

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**NOGA, JAMES E.**

Late of Smith 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 Administrator or attorney, and all persons indebted to the decedent to make payment to the Administrator without delay.

Administrator: James E. Noga, Jr., P.O. Box 911, Langeloth, PA 15054

Attorney: Frank C. Roney, Jr., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**PHILLIPS, MABEL AGNES**

a/k/a MABEL A. PHILLIPS  
Late of Chartiers Township,  
Washington Co., PA  
File No. 63-19-1193

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

Administrator, CTA: J. Lynn DeHaven  
c/o Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling St., Ste. 101, Washington, PA 15301

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**SMITH, GENENIEVE CLAIR**

Late of Hanover Township,  
Washington Co., PA  
File No. 63-19-1325

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: Dennis Singer, 80 Miller Airport Rd., Burgettstown, PA 15021

Attorney: Timothy R. Berggren, Esq., Law Offices of Timothy R. Berggren, Esq., 22 E. Beau St., Washington, PA 15301

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**WILLIAMS, ROBERT G.**

a/k/a ROBERT GERALD WILLIAMS  
Late of Chartiers,  
Washington Co., PA

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

Executors: Robyn Dianne Toland; 73 Beham Ridge Road, W. Alexander, PA 15376; Robert Gerald Williams, II; 539 Arden Rd., Washington, PA 15301,

Attorney: Richard C. Mudrick, 300 Fal-lowfield Ave., Charleroi, PA 15022

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## **THIRD PUBLICATION**

### **BERDINE, JEAN EILEEN**

a/k/a JEAN BERDINE

Late of Bentleyville,

Washington Co., PA

File No. C-63-OC-2018-1038

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: Patricia Berdine, 588 Arden Rd., Washington, PA 15301

Attorney: Renee Colbert, Esq., P.O. Box 1607, Cranberry Twp., PA 16066

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### **BINOTTO, LARRY J.**

Late of Peters Township,

Washington Co., PA

File No. 63-19-1294

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 C.T.A. or attorney, and all persons indebted to the decedent to make payment to the Administratrix C.T.A. without delay.

Administratrix C.T.A.: Erica Martin, 22 Seaside Dr., Ormond, FL 32176

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

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### **GAVLAK, EILEEN M.**

Late of Monongahela,

Washington Co., PA

File No. 63-19-1278

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: Kathy Gavlak Hill, 101 Eagle Lane, New Eagle, PA 16254

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

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### **LEECH, DAVID C.**

Late of Dunlevy,

Washington Co., PA

File No. 63-19-0866

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: Paula Leech, 1022 Marne Avenue, Monongahela, PA 15063

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

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### **LINTON, WALTER E.**

Late of Canton Township,

Washington Co., PA

File No. 63-19-1039

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: Stephen Linton, 1995 S. Main

St., Washington, PA 15301

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

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**MANNING, JR., WILLIAM J.**

Late of North Strabane,  
Washington Co., PA  
File No. 63-19-1242

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: Lisa Ann Manning, 113  
McClintock Dr., McMurray, PA 15317

Attorney: Colin B. May, Esq.,  
3824 Northern Pike #801B, Monroeville,  
PA 15146

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**MCAFEE, WILLIAM B.**

Late of Washington,  
Washington Co., PA

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

Executors: Kimberly M. Hamilton and  
William Jeffrey McAfee, 212 Waynes-  
burg Road, Washington, PA 15301

Attorney: Matthew J. Madvay, Esq.,  
60 E. Beau St., Washington, PA 15301

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**ROGERS, SR., NICHOLAS A.**

Late of Washington,  
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: Chris Rogers, 575 Fair-  
way Dr., Washington, PA 15301

Attorney: Laura Pollard, Esq., Bordas &  
Bordas, PLLC, 420 Fort Duquesne Blvd.,  
Ste 1800, Pittsburgh, PA 15222

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**SMITH, MARY JANE**

Late of Union Township,  
Washington Co., PA  
File No. 63-19-1274

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: David J. Smith; 117 Blythe  
Rd., Charleroi, PA 15022; Sharon M.  
Bell, 60 Carl Ave., Lot 62, Eighty Four,  
PA 15330,

Attorney: James W. Haines, Esq., 1202  
West Main St., Monongahela, PA 15063

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**STICKLE, DOROTHY E.**

Late of South Strabane 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 Executor or attorney, and all persons indebted to the decedent to make payment to the Executor without delay.

Executor: Jeffrey S. Stickle c/o

Attorney: Mark Geary, Esq., 225 Washington Trust Bldg., 6 S Main St., Washington, PA 15301

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**TARR, MELINDA A.**

a/k/a MELINDA ANN TARR

a/k/a MELINDA TARR

Late of New Eagle,  
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: Lisa Ann Hribik, 1004 Sir Robert Dr., McDonald, PA 15057

Attorney: Frank Arcuri, Esq., 125 South College St., Washington, PA 15301

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**WATSULA, DANICA**

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

Executor: Stefan C. Watsula, P.O. Box 222, Cokeburg, PA 15324

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

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**ZACOUR, ESTHER L.**

a/k/a ESTHER ZACOUR

Late of Washington,  
Washington Co., PA

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

Executors: Robert A. Zacour and Carol Ann Winkleman c/o

Attorney: Frank Arcuri, 125 South College St., Washington, PA 15301

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## TRUST NOTICES

**THE ARLENE K. McKELVEY LIVING TRUST**

Dated December 9, 2002

Late of: South Strabane Township, Washington County, Pennsylvania, deceased

Notice is hereby given to all persons having claims against the same to present them for payment, duly authenticated; and to those indebted hereto, to make immediate payment to:

Cary D. Jones, Successor Trustee  
6 S. Main St.—Ste. 600  
Washington, PA 15301

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## NOTICE OF TRUST ADMINISTRATION

The Co-Trustees named below give notice of the death of Juanita I. Doak, late of Jefferson Township, Washington County, Pennsylvania, who died on October 8, 2019. During her lifetime, the

said Decedent established a revocable trust under Trust Instrument dated January 18, 2003, of which Duane P. Doak and Rose Ann Doak are the Co-Trustees. The Trustees request all persons having claims against the Decedent to make known the same in writing to them or their attorney, and all persons indebted to the Decedent to make payment to them without delay:

Rose Ann Doak  
565 Cedar Grove Rd.  
Burgettstown, PA 15021

Or  
Duane P. Doak  
214 Cedar Grove Rd.  
Avella, PA 15312

Or to:  
Todd A. Fuller, Esq.  
Brenlove & Fuller, LLC  
401 Washington Ave.  
Bridgeville, PA 15017

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## CORPORATION NOTICES

### INCORPORATION NOTICE

#### **Furever Home Pet Sanctuary**

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, PA on July 18, 2019, with respect to a Business Corporation which has been organized under the Pennsylvania Business Corporation Law of 1988.

The name of the corporation:

#### **FUREVER HOME PET SANCTUARY**

The principal place of business being located at 1400 Main St., Apt. 612, Canonsburg, PA 15317. The name and address of the incorporator is Christine E. Boughter, 1400 Main St., Apt. 612, Canonsburg, PA 15317.

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### FICTITIOUS NAME NOTICE

NOTICE is hereby provided pursuant to the provisions of the Fictitious Names Act of Pennsylvania that an application for registration of a fictitious name was filed in the office of the Department of State of the Commonwealth of Pennsylvania, for the conduct of a business under the fictitious name of **6K Additive** with its principal office of place of business at 1000 South Chester Street, New Cumberland, WV 26047 and an office in the Commonwealth of Pennsylvania at 541 Steubenville Pike, Burgettstown, PA 15021. The names and addresses, including street and number, if any, of all persons who are parties to the registration are: Amastan Phoenix, LLC, 1000 South Chester Street, New Cumberland, WV 26047.

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## MISCELLANEOUS NOTICES

To: Tina S. Black of Washington County

### NOTICE TO DEFEND

You have been sued in the United States District Court for the Western District of Pennsylvania. The Complaint, which claims, inter alia, violations of 42 U.S.C. §1983, can be found at 2:19-cv-934. The parties include plaintiff DAVID DALE McCUE and defendants TOWNSHIP OF HANOVER, HANOVER TOWNSHIP POLICE DEPARTMENT, LIVE NATION ENTERTAINMENT, INC., MICHAEL DHANSE, STAN HENRY, JOCELYN RUSE, TINA BLACK AND JOHN DOES 1, 2 AND 3.

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 fur-

ther notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

**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.**

David J. Berardinelli  
DeForest Koscelnik Yokitis &  
Berardinelli  
436 Seventh Avenue, 30th Floor  
Pittsburgh, PA, 15219

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### **PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
ORPHAN'S COURT DIVISION  
NO: 63-19-0964**

**IN RE: JUSTIN McCLELLAN  
D.O.B. 09/16/2002**

**CHILD OF: DIANA McCOY,  
MATTHEW PEQUENO and ANY  
UNKOWN FATHER**

Take notice that a Petition for Involuntary Termination of Parental Rights of Diana McCoy, mother, Matthew Pequeno, father, and any unknown father, of Justin McClellan will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert their parental rights should appear in Courtroom No. 7 of the Washington

County Courthouse, Washington, Pennsylvania, for a hearing as to the same on December 5, 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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### **PUBLIC NOTICE**

**IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY,  
PENNSYLVANIA  
ORPHAN'S COURT DIVISION  
NOS: 63-19-0559, 63-19-0560  
AND 63-19-1230**

**IN RE: MICHAEL DINCH, NEVAEH  
DINCH and MAKALA DINCH  
D.O.B. 01/23/2014, 08/08/2007 AND  
04/26/2004**

**CHILD OF: DIANA McCOY**

Take notice that a Petition for Involuntary Termination of Parental Rights of Diana McCoy mother of Michael Dinch, Nevaeh Dinch and Makala 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. 7 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on December 5, 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

WCR Vol 100 Issue 18

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# SHERIFF'S SALE INDEX

## Sheriff's Sale Index -- December 6, 2019 Sale

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

<b>Case#</b>	<b>Plaintiff v Defendant(s)</b>	<b>Property Location</b>
2018-2622 .....	PA Housing vs. Conaway .....	Allenport
2018-2856 .....	New Penn vs. Greenslate .....	Burgettstown
2019-177 .....	Bayview vs. Cook .....	Canton
2019-2557 .....	Wells Fargo vs. Dorish and Mumper ....	Canton
2019-2716 .....	Wells Fargo vs. Christopher.....	Canton
2019-1886 .....	PNC Bank vs. Ball .....	Carroll
2011-7581 .....	LSF9 Master Participation vs. Raley.....	Centerville
2019-3429 .....	Ditech vs. Paver .....	Chartiers
2018-6675 .....	Federal National vs. Wise .....	Chartiers
2018-821 .....	PennyMac vs. Holub .....	Cokeburg
2019-1468 .....	PA Housing vs. Budner and Rumbaugh.	Donegal
2019-3028 .....	HSBC vs. Crowe .....	Donegal
2010-7523 .....	Ringgold School vs. Jones .....	Donora
2018-1728 .....	JPMorgan vs. Sullenberger .....	East Bethlehem
2018-1926 .....	Deutsche vs. Donkers and Jones .....	Ellsworth
2019-3088 .....	Wells Fargo vs. Leech.....	Monongahela
2018-609 .....	JPMorgan vs. Leoni and Lacerenza .....	New Eagle
2019-1988 .....	MidFirst vs. McKlveen .....	North Charleroi
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2019-3101 .....	21st Mortgage vs. Brackman, Ceyrolles	Robinson
2018-5754 .....	Nationstar vs. Burnette.....	Somerset
2019-2442 .....	Nationstar vs. Schettler .....	Union
2019-1597 .....	Bank of America vs. Baker .....	Washington
2019-2543 .....	Nationstar vs. Chatman .....	Washington
2016-3358 .....	Washington School Dist. vs. Phillips .....	Washington
2017-4014 .....	City of Washington vs. Garrett .....	Washington
2019-500 .....	PA State Employee CU vs. Zimcosky ...	West Brownsville
2019-2977 .....	PNC Bank vs. Nuckels.....	West Brownsville

**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, DECEMBER 6, 2019** 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 the 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, DECEMBER 11, 2019, 2019** 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, DECEMBER 13, 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 30 (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 at the Sheriff's Office at Courthouse Square, 100 West Beau Street, Suite 303, Washington, PA)

2018-2622  
ALLENPORT

**SHERIFF'S SALE**

**WRIT OF EXECUTION — MORTGAGE FORECLOSURE**  
2018-2622 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 **DECEMBER 6, 2019:**

**PENNSYLVANIA HOUSING  
FINANCE AGENCY**

vs

**DONNA M. CONAWAY**

**JUDGEMENT: \$102,847.55**

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

7 WALNUT STREET, ALLENPORT,  
PA 15412

Tax #: 010-022-00-05-0001-00 & 010-  
022-00-05-0002-00 (2)

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 F. Romano  
Sheriff, Washington County

2018-2856  
BURGETTSTOWN  
SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2018-2856 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  
DECEMBER 6, 2019:

NEW PENN FINANCIAL LLC d/b/a  
SHELLPOINT MORTGAGE  
SERVICING

vs  
UNKNOWN HEIRS, Successors, Assigns  
and All Persons, Firms or Associations  
Claiming Right, Title or Interest from or  
under JOAN GREENSLATE,  
DECEASED, ET AL

JUDGEMENT: \$50,895.82

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

8 HILLCREST AVENUE f/k/a  
28 CHURCH STREET,  
BURGETTSTOWN, PA 15021

Tax #: 070-013-00-01-0006-00

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 F. Romano  
Sheriff, Washington County

2019-177  
CANTON  
SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-177 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  
DECEMBER 6, 2019:

BAYVIEW LOAN SERVICING, LLC  
vs  
THE UNKNOWN HEIRS OF VERNON  
COOK, DECEASED AND RAYMOND  
COOK, Solely in His Capacity as Heir of  
VERNON COOK, DECEASED

JUDGEMENT: \$69,186.95

The Commonwealth of Pennsylvania,  
Washington County, Canton Township;

73 CALDWELL AVENUE,  
WASHINGTON, PA 15301

Tax #: 120-011-06-02-0003-00

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 F. Romano  
Sheriff, Washington County

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2019-2557  
CANTON

2019-2716  
CANTON

SHERIFF'S SALE

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-2557 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  
DECEMBER 6, 2019:

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-2716 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  
DECEMBER 6, 2019:

WELLS FARGO BANK, N.A.  
vs

CURRIE L. DORISH AND  
CHRISTOPHER A. MUMPER a/k/a  
CHRISTOPHER MUMPER

JUDGEMENT: \$56,880.95

The Commonwealth of Pennsylvania,  
Washington County, Canton Township;

2180 JEFFERSON AVENUE,  
WASHINGTON, PA 15301

Tax #: 120-009-04-01-0027-00

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 F. Romano  
Sheriff, Washington County

WELLS FARGO BANK, N.A.  
vs

JASON DEWAYNE CHRISTOPHER  
a/k/a JASON D. CHRISTOPHER, in His  
Capacity as Executor and Devisee of the  
Estate of MAXINE H. CHRISTOPHER  
a/k/a MAXINE HAGAR  
CHRISTOPHER

JUDGEMENT: \$168,614.82

The Commonwealth of Pennsylvania,  
Washington County, Canton Township;

134 CHARLES STREET,  
WASHINGTON, PA 15301

Tax #: 120-011-13-03-0002-01

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 F. Romano  
Sheriff, Washington County



2019-1886  
CARROLL

2011-7581  
CENTERVILLE

## SHERIFF'S SALE

## SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-1886 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  
DECEMBER 6, 2019:

PNC BANK, N.A.  
vs  
NANCY E. BALL AND WILLIAM A.  
BALL, SR. AKA WILLIAM A. BALL

JUDGEMENT: \$93,414.22

The Commonwealth of Pennsylvania,  
Washington County, Carroll Township;

59 PEARL ALY, MONONGAHELA, PA  
15063

Tax #: 130-009-00-00-0005-02

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 F. Romano  
Sheriff, Washington County

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WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2011-7581 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  
DECEMBER 6, 2019:

LSF9 MASTER PARTICIPATION  
TRUST  
vs  
KATHRYN A. RALEY

JUDGEMENT: \$55,984.74

The Commonwealth of Pennsylvania,  
Washington County, Centerville  
Borough;

133 HANCOCK ROAD,  
BROWNSVILLE, PA 15417

Tax #: 156-061-00-00-0010-00

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 F. Romano  
Sheriff, Washington County

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2019-3429  
CHARTIERS

2018-6675  
CHARTIERS

SHERIFF’S SALE

SHERIFF’S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-3429 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  
DECEMBER 6, 2019:

DITECH FINANCIAL LLC  
vs  
RAYMOND T. PAVER

JUDGEMENT: \$94,454.47

The Commonwealth of Pennsylvania,  
Washington County, Chartiers Township;  
502 REGENT STREET, HOUSTON, PA  
15342

Tax #: 170-016-01-04-0011-01, 170-016-  
01-04-0013-00 & 170-016-01-04-0011-02  
(3)

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 F. Romano  
Sheriff, Washington County

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2018-6675 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  
DECEMBER 6, 2019:

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

vs  
IDA MAE WISE a/k/a IDA M. WISE

JUDGEMENT: \$120,450.88

The Commonwealth of Pennsylvania,  
Washington County, Chartiers  
Township;

614 OLD HICKORY RIDGE ROAD,  
WASHINGTON, PA 15301

Tax #: 170-012-00-00-0010-00 & 170-  
012-00-00-0009-02 (2)

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 F. Romano  
Sheriff, Washington County

2019-821  
COKEBURG

2019-1468  
DONEGAL

## SHERIFF'S SALE

## SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-821 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  
DECEMBER 6, 2019:

PENNYMAC LOAN SERVICES LLC  
vs  
RODNEY HOLUB A/K/A RODNEY  
HOLUB, JR. A/K/A RODNEY D.  
HOLUB A/K/A RODNEY D. HOLUB,  
JR.

JUDGEMENT: \$94,609.40

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

111 WASHINGTON STREET,  
COKEBURG, PA 15324

Tax #: 200-007-00-05-0009-00

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 F. Romano  
Sheriff, Washington County

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-1468 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  
DECEMBER 6, 2019:

PENNSYLVANIA HOUSING  
FINANCE AGENCY  
vs  
SARAH B. BUDNER AND NATHAN  
RUMBAUGH

JUDGEMENT: \$100,262.02

The Commonwealth of Pennsylvania,  
Washington County, Township of  
Donegal;

151 MAIN STREET, WEST  
ALEXANDER, PA 15376

Tax #: 230-031-00-00-0001-00

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 F. Romano  
Sheriff, Washington County

2019-3028  
DONEGAL

2010-7523  
DONORA

SHERIFF'S SALE

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-3028 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  
DECEMBER 6, 2019:

HSBC BANK USA  
vs  
TERRIS L. CROWE

JUDGEMENT: \$85,906.21

The Commonwealth of Pennsylvania,  
Washington County, Donegal Township;

9 REYNOLDS LANE, WEST  
ALEXANDER, PA 15376

Tax #: 230-004-00-00-0029-01

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 F. Romano  
Sheriff, Washington County

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2010-7523 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 DECEMBER  
6, 2019:

RINGGOLD SCHOOL DISTRICT  
vs  
GERTRUDE L. JONES

JUDGEMENT: \$1,659.92

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

406 ST NICHOLAS DRIVE,  
DONORA, PA 15033

Tax #: 240-045-05-03-0035-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW  
ASSOCIATES, LTD, (800) 561-7989

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 F. Romano  
Sheriff, Washington County

2018-1728  
EAST BETHLEHEM

## SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2018-1728 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  
DECEMBER 6, 2019:

JPMORGAN CHASE BANK,  
NATIONAL ASSOCIATION  
vs  
DUAINE SULLENBERGER a/k/a  
DUAINE SULLENBURGER AND  
TONYA SULLENBERGER a/k/a  
TONYA R. SULLENBURGER

JUDGEMENT: \$67,350.30

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

101 MORTON STREET, MILLSBORO,  
PA 15348

Tax #: 260-006-00-03-0005-00

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 F. Romano  
Sheriff, Washington County

2018-1926  
ELLSWORTH

## SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2018-1926 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 DECEMBER  
6, 2019:

DEUTSCHE BANK NATIONAL  
TRUST COMPANY  
vs  
DEANNE R. DONKERS AND JAMES  
R. JONES

JUDGEMENT: \$75,315.37

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

49 S MAIN STREET, ELLSWORTH,  
PA 15331

Tax #: 310-017-00-01-0011-00

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 F. Romano  
Sheriff, Washington County

2019-3088  
MONONGAHELA

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-3088 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  
DECEMBER 6, 2019:

WELLS FARGO BANK, N.A.  
vs  
DARRIN L. LEECH a/k/a DARRIN  
LEECH

JUDGEMENT: \$21,839.01

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

783 EAST MAIN STREET,  
MONONGAHELA, PA 15063

Tax #: 420-001-00-00-0013-00

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 F. Romano  
Sheriff, Washington County

2018-609  
NEW EAGLE

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2018-609 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 DECEMBER  
6, 2019:

JPMORGAN CHASE BANK, N.A.  
vs  
NICHOLAS A. LEONI, LAUREN  
LEONI & THOMAS A.  
LACERENZA, SR.

JUDGEMENT: \$117,925.25

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

120 UNION STREET, NEW EAGLE,  
PA 15067

Tax #: 480-013-00-02-0028-00

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 F. Romano  
Sheriff, Washington County

2019-1988  
NORTH CHARLEROI

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-1988 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  
DECEMBER 6, 2019:

MIDFIRST BANK  
vs  
COREY R. McKLVEEN

JUDGEMENT: \$74,135.91

The Commonwealth of Pennsylvania,  
Washington County, Borough of North  
Charleroi;

439 HIGHLAND AVENUE, NORTH  
CHARLEROI, PA 15022

Tax #: 500-001-00-03-0018-00 & 500-  
001-00-03-0017-00 (2)

Improvements: Residential Dwelling

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

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

Samuel F. Romano  
Sheriff, Washington County

2019-1344  
NORTH FRANKLIN

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-1344 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 DECEMBER  
6, 2019:

U.S. BANK, N.A.  
vs  
FRANCIS J. DOBBIN III, TAMARA  
L. DOBBIN & THE UNITED STATES  
OF AMERICA, c/o the U.S. Attorney  
for the Western District of  
Pennsylvania

JUDGEMENT: \$200,141.74

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

1761 WEST CHESTNUT STREET,  
WASHINGTON, PA 15301

Tax #: 120-012-05-02-0014-00

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 F. Romano  
Sheriff, Washington County

2019-896  
NORTH STRABANE

2019-3101  
ROBINSON

SHERIFF'S SALE

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-896 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  
DECEMBER 6, 2019:

HSBC BANK USA  
vs  
JAMES H. WALTERS AND ROBYN L.  
WALTERS

JUDGEMENT: \$244,050.06

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

311 FIELDBROOK DRIVE,  
WASHINGTON, PA 15301

Tax #: 520-011-08-00-0026-00

Improvements: Residential Dwelling

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

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

Samuel F. Romano  
Sheriff, Washington County

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-3101 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 DECEMBER  
6, 2019:

21ST MORTGAGE CORPORATION  
vs  
BOYCE BRACKMAN AND  
SHIRLEY M. CEYROLLES, n/k/a  
SHIRLEY M. BRACKMAN

JUDGEMENT: \$89,511.18

The Commonwealth of Pennsylvania,  
Washington County, Robinson  
Township;

9 FIELDCREST DRIVE,  
MCDONALD, PA 15057

Tax #: 550-017-00-00-0025-04

Improvements: Residential Dwelling

Attorney: GROSS MCGINLEY, LLP,  
(610) 820-5450

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 F. Romano  
Sheriff, Washington County



2018-5754  
SOMERSET

2019-2442  
UNION

## SHERIFF'S SALE

## SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2018-5754 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  
DECEMBER 6, 2019:

NATIONSTAR MORTGAGE, LLC  
D/B/A Champion Mortgage Company  
vs  
SHERRI BURNETTE, In Her Capacity  
as Heir of LOIS POWELL A/K/A LOIS  
E. POWELL, DECEASED, ET AL

JUDGEMENT: \$70,196.85

The Commonwealth of Pennsylvania,  
Washington County, Somerset Township;  
84 VALLEY ROAD, EIGHTY FOUR,  
PA 15330

Tax #: 580-001-01-01-0023-00

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 F. Romano  
Sheriff, Washington County

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-2442 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 DECEMBER  
6, 2019:

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

JUDGEMENT: \$183,288.06

The Commonwealth of Pennsylvania,  
Washington County, Union Township;  
5202 LEW STREET, FINLEYVILLE,  
PA 15332

Tax #: 640-003-07-02-0019-00

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 F. Romano  
Sheriff, Washington County

2019-1597  
WASHINGTON  
SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-1597 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  
DECEMBER 6, 2019:

BANK OF AMERICA, N.A.  
vs  
JUSTIN E. BAKER, Known Heir of  
DENNIS EDWARD BAKER,  
DECEASED, ET AL.

JUDGEMENT: \$39,053.87

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

755 ADDISON STREET,  
WASHINGTON, PA 15301

Tax #: 780-012-00-01-0027-00

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 F. Romano  
Sheriff, Washington County

2019-2543  
WASHINGTON  
SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-2543 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 DECEMBER  
6, 2019:

NATIONSTAR MORTGAGE, LLC  
d/b/a MR. COOPER  
vs  
KIMBERLY A. CHATMAN a/k/a  
KIMBERLY CHATMAN, Individually  
and as Administratrix of the Estate of  
ANNA L. CHATMAN, Deceased

JUDGEMENT: \$113,399.25

The Commonwealth of Pennsylvania,  
Washington County, City of  
Washington (6th Ward);

244 BURTON AVENUE,  
WASHINGTON, PA 15301

Tax #: 760-018-00-02-0024-00

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 F. Romano  
Sheriff, Washington County

2016-3358  
WASHINGTON

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2016-3358 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  
DECEMBER 6, 2019:

WASHINGTON SCHOOL DISTRICT  
vs  
JAIMEE STUCHELL PHILLIPS

JUDGEMENT: \$1,873.59

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

380 ALLISON AVENUE,  
WASHINGTON, PA 15301

Tax #: 770-002-00-03-0021-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW  
ASSOCIATES, LTD, (800) 561-7989

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 F. Romano  
Sheriff, Washington County

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2017-4014  
WASHINGTON

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2017-4014 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  
DECEMBER 6, 2019:

CITY OF WASHINGTON  
Vs  
BRADLEY G. GARRETT AND JUDITH  
A. GARRETT

JUDGEMENT: \$1,896.77

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

750 E MAIDEN STREET  
WASHINGTON, PA 15301

Tax #: 750-033-00-00-0005-00

Improvements: Residential Dwelling

Attorney: PORTNOFF LAW  
ASSOCIATES, LTD, (800) 561-7989

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 F. Romano  
Sheriff, Washington County

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2019-500  
WEST BROWNSVILLE

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-500 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  
DECEMBER 6, 2019:

PENNSYLVANIA STATE  
EMPLOYEES CREDIT UNION  
vs  
KEITH ZIMCOSKY, PAUL BRYAN  
ZIMCOSKY, AND LISA WELD, In their  
capacity as Known Heirs of PAUL B.  
ZIMCOSKY and all UNKNOWN HEIRS  
OF PAUL B. ZIMCOSKY

JUDGEMENT: \$26,996.22

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

605 MONROE AVENUE,  
BROWNSVILLE, PA 15417

Tax #: 675-021-00-02-0009-00 & 675-021-  
00-02-0008-00 (2)

Improvements: Residential Dwelling

Attorney: WELTMAN WEINBERG &  
REIS CO., LPA, (412) 434-7955

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 F. Romano  
Sheriff, Washington County

2019-2977  
WEST BROWNSVILLE

SHERIFF'S SALE

WRIT OF EXECUTION —  
MORTGAGE FORECLOSURE  
2019-2977 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  
DECEMBER 6, 2019:

PNC BANK, NATIONAL  
ASSOCIATION  
vs  
BRADLEY J. NUCKELS AND SOPHIA  
M. NUCKELS

JUDGEMENT: \$45,002.58

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

344 MAIN STREET, BROWNSVILLE,  
PA 15417

Tax #: 670-005-00-02-0006-00

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 F. Romano  
Sheriff, Washington County