

WASHINGTON COUNTY REPORTS

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

VOL. 99

THURSDAY, APRIL 11, 2019

No. 38



Serving the Legal Community of Washington County

TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar.....	2
Obiter Dictum	3
Washington County Bar Association Calendar	4
WCBA Online CLE; PBI Seminars at the Bar Office	5
Estate Notices	6
Corporation Notice	9
Miscellaneous Notices	9
Real Estate Notice.....	10
Sheriff Sales for May 3, 2019	12
Memorial Minutes Announced	18

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

PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.

ESTATE NOTICES

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

FIRST PUBLICATION

BRACALL, NANCY D., a/k/a NANCY D. BRACALL SHERRY, late of McDonald, Washington Co., PA; Executrix: Andrea Louise Swoger, 101 Woodbriar Drive, McDonald, PA 15057

CURRAN, ROSEMARY, a/k/a ROSEMARY O. CURRAN A/K/A ROSEMARY O'BRIEN CURRAN, late of City of Washington, Washington Co., PA; Executrix: Mary Anne Curran, 829 Duncan Avenue, Washington, PA 15301

DEROSE, ANDREW R., late of County of Washington, PA; File No. 63-19-0228. Executor: Brandon Koteles c/o Nicole B. Kairys, Esq.; Attorney: Nicole B. Kairys, Voelker & Kairys, LLC, 310 Grant Street, Suite 1220, Pittsburgh, PA 15219

DOBOSH, JR., WILLIAM M., late of Venetia, Washington Co., PA; File No. 63-19-0390. Executrix: Danielle M. Mizia, 755 Valley View Road, Eighty Four, PA 15330; Attorney: Timothy R. Berggren, Law Offices of Timothy R. Berggren, Esq., Washington Trust Bldg., 6 S Main St., Suite 210, Washington, PA 15301

GUEST, JAMES W., a/k/a JAMES WILLIAM GUEST, late of North Strabane Township, Washington Co., PA; Executrix: Cynthia A. Derrico, 429 Woodland Road, Canonsburg, PA 15317; Attorney: Jeffrey P. Derrico, GREENLEE DERRICO POSA LLC, 60 East Beau Street, Washington, PA 15301

HARDESTY, WILMA L., late of Marianna, Washington Co., PA; Administrator: Russell Hardesty, 295 Christy Road, Eighty Four, PA 15330; Attorney: Stephen J. Taczak, 23 East Beau Street, Washington, PA 15301

HUMMEL, LAURA J., late of Charleroi, Washington Co., PA; File No. 63-19-0143. Administrator: Jeffrey Hummell c/o Sean J. Carmody, Esq.; Attorney: Sean J. Carmody, Carmody & Ging, LLC, 801 Vinial Street, Third Floor, Pittsburgh, PA 15212

MILLER, CARLA FAY, late of South Franklin Township, Washington Co., PA; Administrator: Gordon Miller, Jr., c/o Frank C. Roney, Jr. Esquire; Attorney: Frank C. Roney, Jr., 382 West Chestnut Street, Suite 102, Washington, PA 15301

MILLER, SHEILA K., a/k/a SHEILA KAY MILLER, late of Claysville, Washington Co., PA; Executrix: Janeen M. Grable, c/o Kusturiss, Wolf & Kusturiss; Attorney: Steven R. Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

PARRY, LUCINDA MARIE, late of Morris Township, Washington Co., PA; Administrator: Raymon M. Parry Jr., 22 Brookside Drive, McDonald, PA 15057

PARSON, GERALD M., a/k/a MIKE PARSON, late of Claysville, Washington Co., PA; Co-Administratrices: Amy M. Parson, Amanda R. Parson, 188 Stollar Road, Claysville, PA 15323; Attorney: Karen Hassinger, 30 East Beau Street, Suite 415, Washington, PA 15301

PHILLIPS, ANNA, late of East Bethlehem Township, Washington Co., PA; Executor: Michael A. Phillips, 28710 Champagne Blvd., Escondido, CA 92026; Attorney: Cary D. Jones, Marriner Jones & Fitch, 6 South Main Street, Suite 600, Washington, PA 15301

SCHWEIZER, DAVID K., late of Peters Township, Washington Co., PA; File No. 63-19-0336. Executrix: Karen J. Schweizer, 104 Yorktown Road, McMurray, PA 15317; Attorney: Eva H. Ahern, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

SEIGHMAN, PHILLIP LON, a/k/a **PHILLIP LONNIE SEIGHMAN**, late of Carroll Township, Washington Co., PA; Executrix: Lorrie Lynn Seighman, 1220 Keenan Hill Road, Monongahela, PA 15067; Attorney: Loretta B. Kendall, 364 E. Lincoln Avenue, McDonald, PA 15057

SECOND PUBLICATION

BAKER, MARGARET LANDREY, a/k/a **MARGARET L. BAKER A/K/A MARGARET LANDREY REDD BAKER**, late of South Strabane Township, Washington Co., PA. File No. 63-19-0342. Executrix: Nancy L. Glass, 864 Pleasant Hills Drive, Washington PA 15301; Attorney: Daniel P. Gustine, Peacock Keller, LLP, 70 East Beau Street, Washington PA 15301

HAMLER, VINCENT H., late of Canonsburg, Washington Co., PA. File No. 63-19-0383. Personal Representative: Herman H. Hamler, 22 Klinger Road, Canonsburg, PA 15317; Attorney: Geoffrey P. Wozman, 100 Ross Street, Suite 130, Pittsburgh, PA 15219

HICKMAN, VIRGINA, late of Cecil Township, Washington Co., PA. File No. 63-19-0350. Executrix: Nancy V. Endy, 165 Georgetown Road, Canonsburg, PA 15317; Attorney: Eva H. Ahern, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

INMAN, PHILLIP EDWARD, a/k/a **PHILLIP E. INMAN A/K/A P. EDWARD INMAN**, late of Washington, Washington Co., PA; Executor: Jonathan

Inman, 609 Julia, Canonsburg, PA 15317; Attorney: Mary Chmura Conn, Tershel & Associates, 55 South Main Street, Washington, PA 15301

JOHNSON, GLENN PATRICK, a/k/a **GLENN P. JOHNSON**, late of Borough of California, Washington Co., PA; Administratrixes: Patty J. Rongaus, 85 Castner Avenue Rear, Donora, PA 15033, Susan Bean, 418 Main Street, Brownsville, PA 15417, Brenda Lutz, 252 California Road, Brownsville, PA 15417; Attorney: Megan A. Kerns, 1747 Rostraver Road, Belle Vernon, PA 15012

LOCKE, SHIRLEY, late of Washington County, Washington Co., PA. Estate No. C-63-OC-2018-1523. Executrix: Colleen Meyers, c/o The Wills Law Firm, PC; Attorney: Taressa Wills, The Wills Law Firm, PC, 720 Acorn Lane, Jefferson Hills, PA 15025

PHILLIPS, MARLYN L., late of East Finley Township, Washington Co., PA;. File No. 63-19-0297. Executrix: Lavonne Snodgrass, 175 Vance Station Road, Washington, PA 15301; Attorney: Eva H. Ahern, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

SPROWLS, JR., MYRON D., late of Charleroi, Washington Co., PA; Executor: Steven Tkach, c/o Kusturiss, Wolf & Kusturiss; Attorney: David Bayard Wolf, Kusturiss, Wolf & Kusturiss, 12 North Jefferson Avenue, Canonsburg, PA 15317

WAUGAMAN, KATHLEEN, late of Washington, Washington Co., PA;. File No. 63-19-0348. Executrix: Heidi Page, 40 Tubbs Hill Road, Deering, NH 03244; Attorney: Eva H. Ahern, Peacock Keller LLP, 70 East Beau Street, Washington, PA 15301

WILSON, DANIEL JOSEPH, a/k/a **DANIEL J. WILSON**, late of California Borough, Washington Co., PA; Administrator: Benjamin D. Wilson c/o ZEBLEY MEHALOV & WHITE, P.C.; Attorney: Daniel R. White, ZEBLEY MEHALOV & WHITE, P.C, 18 Mill Street Square, POB 2123, Uniontown, PA 15401

THIRD PUBLICATION

BELL, PHYLLIS, late of Peters Township, Washington Co., PA; Executors: Barre Bell, 117 Eastwood Court, Indiana, PA 15701, Brian Bell, 370 County Club Road, Washington, PA 15301; Attorney: Robert F. Manzi, Jr., 832 Philadelphia Street, Indiana, PA 15701

BERTOLOTTI, WILLIAM, late of Atlasburg, Washington Co., PA; Executor: John Kover, P.O. Box 144, Atlasburg PA 15004; Attorney: Robert N. Clarke, Robert N. Clarke & Associates, 15 West Beau Street, Washington, PA 15301

CAMPBELL, LARRY DEAN, a/k/a **LARRY D. CAMPBELL AKA LARRY CAMPBELL**, late of McDonald, Washington Co., PA; Executrix: Tammy Czarnecki, 72 Long Creek Dr., Stevensville MD 21666

COLLINS, SHIRLEY F., a/k/a **SHIRLEY FINCH COLLINS**, late of Peters Township, Washington Co., PA; Executor: Michael P. Collins, 101 Bridal Lane, Oakdale PA 15071

FARR, MARJORIE A., late of Carroll Township, Washington Co., PA; Executors: Susan S. Farr, 203 Hartwell Road, Silver Springs MD 20901, Robert A. Farr, 100 Mason Drive, Newark DE 19711; Attorney: Mark J. Shire, SHIRE LAW FIRM, 1711 Grand Boulevard, Park Centre, Monessen PA 15062

FAWCETT, SR., JOHN M., late of Carroll Township, Washington Co., PA; Executor: John M. Fawcett, Jr., 1221 South Eads Street, Apt. 315, Arlington VA 22202; Attorney: Bradley M. Bassi, Bassi, Vreeland & Associates, P.C., POB 144, 111 Fallowfield Avenue, Charleroi PA 15022

KEPKA, JANET EILEEN, late of North Franklin Township, Washington Co., PA; Executrix: Deborah Jean Cook, 117 Meadow Drive, Beaver Falls PA 15010; Attorney: Mark S. Riethmuller, Speakman, Riethmuller & Allison, 6 South Main St., Suite 614, Washington Trust Bldg, Washington PA 15301

KLEIN, PATRICIA, a/k/a **PATRICIA W. KLEIN**, late of Roscoe Borough, Washington Co., PA; Executor: Kelly Klein, 136 Bow Street, PO Box 356, Stockdale, PA 15483; Attorney: Richard C. Mudrick, 300 Fallowfield Avenue, Charleroi, PA 15022

KWIATKOWSKI, GLORIA J., late of Hickory, Washington Co., PA; Executor: Gary C. Hartman, 104 Camelot Circle, Coraopolis PA 15108; Attorney: Max C. Feldman, Law Office of Max C. Feldman, 1322 Fifth Avenue, Coraopolis PA 15108

LUONGO, ROSE, late of South Strabane Township, Washington Co., PA; Executrix: Lois G. Illar, 6512 Ventura Drive, Pittsburgh PA 15236; Attorney: Arthur M. Wilson, Wilson Law Office PC, 189 Hackney Station Road, Washington PA 15301

MATYUF, WILLIAM C., late of Canonsburg, Washington Co., PA; Executrix: Susan Carol Lesko, 136 Piatt Estates, Washington PA 15301; Attorney: Joseph M. Zupancic, Joseph M. Zupancic, P.C., POB 1331, McMurray, PA 15317

CORPORATION NOTICES**FICTITIOUS NAME**

Notice is hereby given pursuant to the provisions of the Fictitious Name Act, 54 Pa. C.S. Section 301 et. Seq. that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania on February 4, 2019 for the conduct of a business in Washington County under the fictitious name of **Washington Rural King**, with its principal place of business at 1500 W. Chestnut St., Washington, PA 15301. The name and address of the person owing or interested in said business is Alex Melvin, 4216 Dewitt Avenue, Mattoon, IL 61938

38)2-1/1

MISCELLANEOUS NOTICES**NAME CHANGE**

Notice is hereby given that, on March 22 2019, the petition of Sean Patrick Hickey was filed in the above named court requesting an order to change the name of Sean Patrick Hickey TO **Sean Patrick Flowers**.

The court has fixed **April 26 2019 at 9:00AM in Courtroom No. 5** of the Washington County Courthouse, Main Street, Washington PA 15301 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

38)4-1/1

PESZKO, MAUREEN D., a/k/a **MAUREEN DONNA PESZKO**, late of Venetia, Washington Co., PA. No. 63-19-0349. Executor: Teresa M. Peszko; Attorney: Daniel M. Flynn, Michael D. Flynn & Associates, P.C., 2770 South Park Road, Bethel Park PA 15102-3839

PISANO, BRUNO, late of North Strabane Township, Washington Co., PA; Executrix: Kate E. Dolak, 64 Oregon Trail, Pittsburgh PA 15234; Attorney: Shannon L. Crew, Houston Harbaugh P.C., Three Three Gateway Center, 401 Liberty Ave., 22nd Floor, Pittsburgh PA 15222-1005

SHERRY, JOHN S., late of North Strabane Township, Washington Co., PA; Executrix: Joan P. Sherry, 113 Stonegate Drive, McMurray PA 15317

SMORADA, LINDA JOANN, late of Washington, Washington Co., PA; Executrix: Joyce Eileen McDonald Streater, 1006 North Main Street, Washington, PA 15301; Attorney: Jeffrey P. Derrico, Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

SNODGRASS, BERTHA M., late of Somerset Township, Washington Co., PA; Executors: Rowena R. Moore, 174 Somerset Drive, Eighty Four PA 15330, Barbara A. Sellaro, 682 Vanceville Road, Eighty Four PA 15330; Attorney: J. Lynn DeHaven, **GOLDBERG, POSNER, BECK, DEHAVEN & DREWITZ**, 62 East Wheeling Street, Suite 101, Washington PA 15301

YANCHAK, HELEN M., a/k/a **HELEN YANCHAK A/K/A HELEN J. YANCHAK**, late of Chartiers Township, Washington Co., PA; Executors: Dennis Yanchak, 601 Marquesa Trail, Georgetown, TX 78633, Carol Geissler, 282 Weatherburn Ct., Powell, OH 43065; Attorney: J. Lynn DeHaven, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 East Wheeling Street, Washington PA 15301

NAME CHANGE

Notice is hereby given that, on 19th day of March, 2019, a Petition was filed with the Court of Common Pleas of Washington County, Pennsylvania, requesting an order to change the name of Victoria Kay Steffan to **Victoria Kay Warchol**.

The court has fixed **April 26, 2019 at 9:00 am in Courtroom No. 5** of the Washington County Courthouse, Main Street, Washington, PA 15301 as the time and place for the hearing on said petition, when and where all interested parties may appear and show cause, if any, why the request of the petitioner should not be granted.

38)4-1/1

REAL ESTATE NOTICES

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

No. 2018-6548

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY, as existing under the laws of the United States, Plaintiff, vs. LARRY H. HINES and MARILYN J. HINES, a/k/a a MARILYN J. THOMAS

**NOTICE JUDGMENT -
FINAL ORDER OR DECREE**

TO: Above Named Defendants
You, Larry H. Hines and Marilyn J. Hines a/k/a Marilyn J. Thomas, are hereby notified that on April 2, 2019, the above was entered against you in the Office of the Prothonotary, Courthouse, Washington County, Pennsylvania, at the number and term above in the amount of \$37,230.73.

THIS IS NOT A BILL!

The above Notice is required by Pennsylvania Supreme Court Rule of Civil Procedure 236.

Peacock Keller, LLP
Susan T. Roberts, Esquire
Attorney for Plaintiff

38)6-1/1

**NOTICE OF ACTION IN
MORTGAGE FORECLOSURE
IN THE COURT OF
COMMON PLEAS OF
WASHINGTON COUNTY,
PENNSYLVANIA
CIVIL ACTION – LAW
No. C-63-CV-2019-830**

METROPOLITAN LIFE INSURANCE COMPANY, Plaintiff vs. JOHN SAVAGE, in his capacity as Heir of MARY ANN KRIVDA A/K/A MARYANN KRIVDA SAVAGE, Deceased UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR INTEREST FROM OR UNDER MARY ANN KRIVDA A/K/A MARYANN KRIVDA SAVAGE, DECEASED, Defendants

NOTICE

To UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN KRIVDA A/K/A MARYANN KRIVDA SAVAGE, DECEASED

You are hereby notified that on February 14, 2019, Plaintiff, METROPOLITAN LIFE INSURANCE COMPANY, filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of WASHINGTON County Pennsylvania, docketed to No. C-63-CV-2019-830.

Wherein Plaintiff seeks to foreclose on the mortgage secured on your property located at 209 RAILROAD STREET, STOCKDALE, PA 15483 whereupon your property would be sold by the Sheriff of WASHINGTON County.

Lawyer Referral Service
Washington County Bar Association
119 South College Street
Washington, PA 15301
Telephone (724) 225-6710

38)6-1/1

You are hereby notified to plead to the above referenced Complaint on or before 20 days from the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

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

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
WASHINGTON COUNTY
SOUTHWESTERN PA
LEGAL AID SOCIETY
14 WEST CHERRY STREET
Washington, PA 15301
Telephone (724) 225-6170

SHERIFF SALES

Special Notice On Real Estate Sales Sheriff's Rule

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel F. Romano, Sheriff of Washington County, Pennsylvania, on: **Friday, May 3, 2019 at 10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, May 8, 2019 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment not be made on day of sale, the property will again be exposed to sale immediately, on the date aforesaid. If balance of payment not be made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, May 10, 2019 at 10:00 o'clock a.m.** At the expense and risk of the person whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room 303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the schedule of distribution will be given.

Sheriff Sale List

<u>Sale#</u>	<u>Plaintiff v Defendant(s).....</u>	<u>Property Location</u>
2018-1531	First Commonwealth Bank v. Lemmi.....	Hanover Township
2016-2199	Wilmington Savings v. Bickerton.....	Monongahela
2018-2622	PA Housing Finance v. Conaway	Borough of Allenport
2018-3252	US Bank v. Mancini	Peters Township
2017-3861	DiTech Financial v. Thomas.....	City of Washington
2018-4069	Wells Fargo v. Edwards.....	City of Washington
2017-4214	Wilmington Savings v. Alderson.....	Chartiers Township
2018-4346	Federal National v. Burton	Monongahela
2018-4701	Santander v. Wivell	Fallowfield Township
2018-4721	Bayview Loan v. Price.....	City of Washington
2018-5076	Deutsche Bank v. Watton	Smith Township
2018-5094	Wilmington Savings v. Ropele	City of Washington
2014-5649	PHH Mortgage v. Linder	Nottingham Township
2018-5868	Pennymac Loan v. Sager	City of Monongahela
2018-6645	Pingora Loan v. Grosse	New Eagle Borough
2018-6714	Charleroi Federal v. Bogan.....	Borough of Beallsville
2018-6961	CFS Bank v. Stewart	Township of South Franklin
2018-7250	Freedom Mortgage v. Ertle.....	Bentleyville Borough
2014-7462	Peters Township v. Massari	Township of Peters

SHERIFF'S SALE No. 2018-1531

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-1531 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

FIRST COMMONWEALTH BANK, PLAINTIFF vs BETTY JEAN LEMMI / KEVIN G. LEMMI / JAMES LEMMI and the UNITED STATES OF AMERICA, DEFENDANT
HANOVER TOWNSHIP, WASHINGTON COUNTY PARCEL 1 - 1044 STEUBENVILLE PIKE, BURGETTS-TOWN, PA 15021 RESIDENTIAL DWELLING, 340-010-00-00-0008-00 PARCEL 2 - VACANT LOT, 340-010-00-00-0009-01

SHERIFF'S SALE No. 2016-2199

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2016-2199 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A v. Juanita A. Bickerton f/k/a Juanita A. Cain

owner(s) of property situate in the MONONGAHELA CITY, 3RD, WASHINGTON County, Pennsylvania,

being 1032 Lincoln Street and 1200 West Main Street, Monongahela, PA 15063-2249 Parcel No. 440-020-00-00-0008-00, 440-007-00-06-0002-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$149,587.15
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-2622

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-2622 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

PENNSYLVANIA HOUSING FINANCE AGENCY, Plaintiff vs. DONNA M. CONAWAY, Defendant(s)

Owner(s) of property situate in the Borough of Allenport, Washington County, Pennsylvania, being 7 WALNUT STREET & ADJOINING VACANT LOT ALLENPORT, PA 15412 PARCEL NO. 010-022-00-05-0001-00 (residence) 010-022-00-05-0002-00 (vacant lot) Improvements thereon: RESIDENTIAL DWELLING Judgment amount: \$102,847.55
Attorneys for Plaintiff:
LEON P. HALLER, ESQUIRE #15700
PURCELL, KRUG & HALLER
1719 N. FRONT STREET
HARRISBURG, PA 17102
(717) 234-4178

SHERIFF'S SALE No. 2018-3252

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018

-3252 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

U.S. Bank Trust National Association, as Trustee for Cvf III Mortgage Loan Trust II v. William Mancini

owner(s) of property situate in the PETERS TOWNSHIP, WASHINGTON County, Pennsylvania, being 106 Grouse Court. Venetia. PA 15367-1104 Parcel No. 540-002-00-00-0040-18D (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$163,368.47
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2017-3861

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-3861 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC vs SHAWN D. THOMAS

420 ALLISON AVENUE, WASHINGTON, PA, CITY OF WASHINGTON, WASHINGTON COUNTY
PARCEL#: 770-002-00-04-0011-00

SHERIFF'S SALE No. 2018-4069

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4069 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

Wells Fargo Bank, NA v. Rasool Edwards, in His Capacity as Heir of Roy Edwards a/k/a Roy Coates Edwards, Deceased Nate Edwards, in His Capacity as Heir of Roy Edwards a/k/a Roy Coates Edwards, Deceased Rodney Edwards, in His Capacity as Heir of Roy Edwards a/k/a Roy Coates Edwards, Deceased Unknown Heirs, Successors, Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Roy Edwards a/k/a Roy Coates Edwards, Deceased

owner(s) of property situate in the WASHINGTON CITY, 6TH, WASHINGTON County, Pennsylvania, being 430 Burton Avenue, Washington. PA 15301-3304 Parcel No. 760-009-00-03-0018-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$69,253.04
Attorneys for Plaintiff
Phelan Hallinan Diamond & Jones. LLP

SHERIFF'S SALE No. 2017-4214

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2017-4214 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at

public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, Not Individually But as Trustee for Pretium Mortgage Acquisition Trust v. Starrla R. Alderson

owner(s) of property situate in the CHARTIERS TOWNSHIP, WASHINGTON County, Pennsylvania, being 90 Barnickel Street, Meadow Lands, PA 15347 Parcel No. 1700170200002500 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$66,391.27

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-4346

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4346 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE") vs KERRY H. BURTON

521 PARK AVENUE, MONONGAHELA, PA 15063 Monongahela, Washington County PARCEL #: 420-027-00-00-0002-02

SHERIFF'S SALE No. 2018-4701

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4701 issued out of the COMMON

PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

Santander Bank, N.A. v. Shana L. Wivell

owner(s) of property situate in the FALLOFIELD TOWNSHIP, WASHINGTON County, Pennsylvania, being 28 Lavonne Avenue. Charleroi, PA 15022-3301 Parcel No. 320-008-03-02-0011-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$46,080.09

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-4721

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-4721 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

BAYVIEW LOAN SERVICING, LLC VS JIMMY A. PRICE

230 SHIRLS AVENUE, WASHINGTON, PA 15301 CITY OF WASHINGTON, WASHINGTON COUNTY PARCEL #: 720-009-00-03-0001-00

SHERIFF'S SALE No. 2018-5076

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5076 issued out of the COMMON PLEAS of Washington County, and to me

directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

DEUTSCHE BANK NATIONAL TRUST COMPANY VS KNOWN / UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF LINDA R. WATTON, DECEASED

816 JOHN STREET, LANGELOTH, PA 15054 SMITH TOWNSHIP, WASHINGTON COUNTY PARCEL #: 570-019-01-07-0003-00

SHERIFF'S SALE No. 2018-5094

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5094 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

WILMINGTON SAVINGS FUND SOCIETY, FSB VS CHASE E. ROPELE

140 WOLFE AVENUE, WASHINGTON, PA 15301 CITY OF WASHINGTON, WASHINGTON COUNTY PARCEL #:120-008-04-00-0018-00

SHERIFF'S SALE No. 2014-5649

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-5649 issued out of the COMMON PLEAS of Washington County, and to

me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

PHH Mortgage Corporation, f/k/a Cendant Mortgage Corporation, d/b/a Century 21 Mortgage v. John Linder a/k/a John J. Linder a/k/a John Joseph Linder

owner(s) of property situate in the NOTTINGHAM TOWNSHIP, WASHINGTON County, Pennsylvania, being 1095 Sugar Run Road, Venetia, PA 15367-1513 Parcel No. 530-008-00-00-0025-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$139,785.32 Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-5868

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-5868 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

PENNYMAC LOAN SERVICES, LLC VS DANA SAGER, ANY KNOWN/ UNKNOWN HEIRS AND ANY ENTITY CLAIMING RIGHT/TITLE/ INTEREST OF KATHRYN J. ROWE, DECEASED

438 CHESS STREET, MONONGAHELA, PA 15063, CITY OF MONONGAHELA, WASHINGTON COUNTY PARCEL#: 440-008-00-01-0008-00

SHERIFF'S SALE No. 2018-6645

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-6645 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

Pingora Loan Servicing, LLC v. Brian A. Grosse

owner(s) of property situate in the NEW EAGLE BOROUGH, WASHINGTON County, Pennsylvania, being 436 4th Avenue. A/K/A 436 Fourth Avenue, New Eagle, PA 15067-1431. Parcel No. 480-017-00-04-0003-00, 480-017-00-04-0004-01 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING Judgment Amount: \$76,802.89

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2018-6714

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-6714 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

cfsbank, formerly known as CHARLEROI FEDERAL SAVINGS BANK, Plaintiff, vs. William M. Bogan and Tamara Bogan, his wife, Defendant.

Now or formerly of William M. Bogan and Tamara Bogan, his wife KNOWN

AS 2918 Main Street, Beallsville, PA 15313

ALL that certain tract of land situate in the Borough of Beallsville, Washington County, Pennsylvania, and located on the South side of the National Highway. Tax Parcel ID No. 030-006-00-02-0001-00

SHERIFF'S SALE No. 2018-6961

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-6961 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

cfsbank f/k/a CHARLEROI FEDERAL SAVINGS BANK, Plaintiff -vs- JAMES C. STEWART, Defendant

erected thereon a one story house and detached garage known and numbered as 620 Moore Rd, Washington, PA 15301. TAX PARCEL I.D. NO. 590-012-01-00-0009-00 TOWNSHIP OF SOUTH FRANKLIN, WASHINGTON COUNTY

SHERIFF'S SALE No. 2018-7250

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2018-7250 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on MAY 3, 2019

Freedom Mortgage Corporation v. Marilyn A. Ertle

owner(s) of property situate in the BENTLEYVILLE BOROUGH, WASHINGTON County, Pennsylvania, being 603 Washington Street, Bentleyville, PA 15314-1231. Parcel No. 040-052-00-03-0002-00 (Acreage or street address) Improvements thereon: RESIDENTIAL DWELLING.

Judgment Amount: \$97,404.85

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE No. 2014-7462

By virtue of a WRIT OF EXECUTION - MORTGAGE FORECLOSURE No. 2014-7462 issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on May 3, 2019

PETERS TOWNSHIP, Plaintiff vs. MASSARI, RONALD A. & MASSARI, KIMBERLY, Defendant(s)

HAVING ERECTED THEREON A TWO-STORY BRICK AND FRAME HOUSE BEING KNOWN AS 100 SARATOGA DRIVE, MCMURRAY, PA 15317.

TOWNSHIP OF PETERS, WASHINGTON COUNTY PARCEL #: 540-006-06-00-0020-00.

Sheriff's Office, Washington, PA
s/ Samuel L. Romano, Sheriff

7)37-1/3

MEMORIAL MINUTES

Colleagues, friends, and family members are invited to attend Memorial Minutes to be held at 3:30pm in Courtroom #1, Washington County Courthouse.

While lead presenters are already scheduled, WCBA members interested in contributing additional comments at the proceedings should contact the Bar Association office in advance at wcba@washcobar.org or 724-225-6710.

June 28: **Charles C. Keller**

August 28: **George K. Hanna** and **Michael J. Menner**

Lead presenters are being sought for Memorial Minutes for Stephen Ferito and Jack Sherry for Nov. 18 - please call the Bar office at 724-225-6710.

While we encourage family members and friends to attend the Memorial Minutes, remarks presented during the program are limited to attorneys and judges.