

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
PENNSYLVANIA. ESTABLISHED MARCH 31, 1920. PUBLISHED BY  
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THURSDAY, JANUARY 9, 2020

No. 25



## *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.

## NOTICE OF JAMES ROMAN

Register of Wills and Ex-Officio Clerk of the Orphans' Court Division,  
Court of the Common Pleas, Washington, Pennsylvania

The following fiduciaries have filed their respective accounts in the  
Office of the Clerk of the Orphans' Court of Washington County

## ACCOUNTS FILED IN THE REGISTER'S OFFICE TO JANUARY 23, 2020 AUDIT

<u>NO.</u>	<u>ESTATE</u>
63-18-0428	CHRISTMAN, Audrey W. Accountant: .... Deborah L. Crum, Executrix Attorney:..... Mark S. Riethmuller, Esq.
63-19-1435	JULIA V. HELD IRREVOCABLE TRUST Accountant:..... PNC Bank, National Association, Trustee Attorney:..... Melissa L. Dougherty, Esq.
63-18-1108	HOFRICHTER, JR., Robert W. Accountant:..... Lori A. Emery, Executrix Attorney:..... Todd A. Fuller, Esq.
63-14-0728	SIBULA, Frank J. Accountant: .... Cynthia L. Sibula AKA Cynthia L. Dunlevy, Executrix Attorney:..... Samuel F. Zets, Esq.
63-19-0630	TAGGART, Eleanor Accountant:..... Tracy Taggart, Respondent Attorney:..... Kurt J. Winter, Esq.
63-17-1462	WEAVER, Linn H. AKA H. Linn Accountant:..... Brett A. Clancy, Administrator Attorney:..... Lane M. Turturice, Esq.
63-19-1428	DOROTHY D. WHITWORTH TESTAMENTARY TRUST FBO JULIA HELD Accountant:..... PNC Bank, National Association, Trustee Attorney:..... Melissa L. Dougherty, Esq.
63-19-0894	WILEY, Edna L. AKA Edna Piatt AKA Edna Lorraine AKA Edna Accountant: Larry Capozzoli, Executor Attorney:..... Matthew J. Madvay, Esq.

PARTIES INTERESTED ARE HEREBY NOTIFIED THAT AN AUDIT LIST WILL  
BE MADE UP OF THE AFOREMENTIONED ACCOUNTS AND THAT SAID  
AUDIT IS JANUARY 23, 2020 AT 9:30A.M., COURTROOM #2 BEFORE THE  
HONORABLE JOHN F. DISALLE, JUDGE.

James Roman, Register and Ex-Officio  
Clerk of the Orphans' Court Division of the  
Court of Common Pleas of  
Washington County, Pennsylvania

## ESTATE NOTICES

### FIRST PUBLICATION

#### **D'AMICO, THOMAS E.**

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

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

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

\_\_\_\_\_ WCR Vol 100 Issues 25,26,27

#### **DELLARIA, BIANCA M.**

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

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

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

\_\_\_\_\_ WCR Vol 100 Issues 25,26,27

#### **DITTRICH, SOPHIE**

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

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

hereby given to request all persons having claims against the decedent to make known the same to the Executrix or attorney, and all persons indebted to the decedent to make payment to the Executrix without delay.

Executrix: Theresa Franks, 408 Malone  
Ridge Rd., Washington, PA 15301  
Attorney: Dennis M. Makel, Esq., Makel  
& Assoc., LLC, 98 E. Maiden St., Wash-  
ington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 25,26,27

#### **HNAT, DOROTHY H.**

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

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

Administrator: F. Michael Hnat c/o  
Attorney: John A. D'Onofrio, Esq., D'On-  
ofrio Law Office, P.C., 651 Holiday Dr.,  
Ste. 400, Pittsburgh, PA 15220

\_\_\_\_\_ WCR Vol 100 Issues 25,26,27

#### **JOHNSTON, VIRGINIA E.**

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

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

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

\_\_\_\_\_ WCR Vol 100 Issues 25,26,27

## **SECOND PUBLICATION**

### **CAMPBELL, SHARON**

Late of Bulger,  
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: Angela Shaffer, Brant Campbell, c/o Attorney: Jeffrey P. Derrico, Esq., Greenlee Derrico Posa, LLC, 122 S. McDonald St., McDonald, PA 15057

\_\_\_\_\_ WCR Vol 100 Issues 24,25,26

### **CUEVAS, CAROL A.**

Late of Venetia,  
Washington Co., PA  
File No. 63-19-1398

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: Kristie M. Kershner, 116 Kuchinic St., Venetia, PA 15367

Attorney: Alan I. Farber, Esq., 5301 Grove Rd., Ste. M-106, Caste Village, PA 15236

\_\_\_\_\_ WCR Vol 100 Issues 24,25,26

### **GUNNERSON, KAREN L.**

a/k/a KAREN LEE GUNNERSON  
Late of Buffalo Twp.,  
Washington Co., PA  
File No. 63-19-1547

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is

hereby given to request all persons having claims against the decedent to make known the same to the Co-Executrices or attorney, and all persons indebted to the decedent to make payment to the Co-Executrices without delay.

Co-Executrices: Tracy L. Barber, 3364 Crestview Dr., Bethel Park, PA 15102, Karla S. Taylor, 143 Edgewood Dr., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 100 Issues 24,25,26

### **MOORE, III, JOSEPH S.**

Late of North Strabane Twp.,  
Washington Co., PA  
File No. 63-19-1517

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: John P. Moore, 113 Woodcrest Dr., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 100 Issues 24,25,26

### **SWAMP, KENNETH J.**

a/k/a KENNETH JAMES SWAMP  
Late of Chartiers Twp.,  
Washington Co., PA  
File No. 63-19-1534

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: Cecelia A. Cameron, 114  
Christman Ave., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 100 Issues 24,25,26

### **THIRD PUBLICATION**

#### **ALTIERI, GERALD S.**

a/k/a GERALD STEPHEN ALTIERI  
Late of Cecil Twp.,  
Washington Co., PA  
File No. 63-19-1506

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

Administrators: Gerald T. Altieri,  
58 Park Ave., Pittsburgh, PA 15229,  
Kimberly L. Hunt, 213 Pineview Dr.,  
Canonsburg, PA 15317,

Attorney: Daniel P. Gustine, Esq.,  
Peacock Keller, LLP, 70 E. Beau St.,  
Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 23,24,25

#### **HOUGH, DENNIS J.**

Late of West Pike Township,  
Washington Co., PA  
File No. 63-19-1399

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: Laura H. Hough, 3083  
National Pike, Daisytown PA 15427

Attorney: Alan I. Farber, Esq., 5301

Grove Rd., Suite M-106, Caste Village,  
Pittsburgh, PA 15236

\_\_\_\_\_ WCR Vol 100 Issues 23,24,25

#### **HUMMELL, MARY ELLEN**

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

Executor: Craig A. Hummell, 1094 W.  
Wylie Ave., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 100 Issues 23,24,25

#### **KOCHANSKI, JULIA**

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

Executors: James A. Zullo and Mary  
Ann Zullo; 138 View Ave., Strabane, PA  
15363-9625,

Attorney: Greenlee Derrico Posa, LLC,  
60 E. Beau St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 23,24,25

#### **LEE, VIRGINIA D.**

Late of California,  
Washington Co., PA  
File No. 63-19-1469

The Register of Wills has granted Letters on the Estate of the Decedent. Notice is hereby given to request all persons hav-

ing 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: Isaac H. Melvin, 31 Maple St., Uniontown, PA 15401

Attorney: Matthew A. Bole, Esq., Foster Plaza 7 #315, 661 Anderson St., Pittsburgh, PA 15220

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**MCKINNEY, ROXIE E.**

Late of South Strabane Twp., Washington Co., PA  
File No. 63-19-1397

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: Howard Lee McKinney, 58 Mogar Dr., Washington, PA 15301

Attorney: Edward J. Morascyzk, Esq., Morascyzk, Stopperich & Assoc., 382 W. Chestnut St., Ste. 102, Washington, PA 15301

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**MORGAN, DONA S.**

a/k/a DONA SYLVIA MORGAN  
Late of Peters Twp., Washington Co., PA  
File No. 63-19-1493

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

Administrator C.T.A.: Bruce W. Morgan, 590 Hewitt Ave., Washington, PA 15301

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

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**MORRIS, GEORGE**

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 F. Hann, 1045 Arch St., Washington, PA 15301

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**PERAKOVICH, VIRGINIA R.**

a/k/a VIRGINIA P. PERAKOVICH  
a/k/a VIRGINIA PERAKOVICH  
Late of Brownsville, Washington Co., PA  
File No. 63-19-1315

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

Co-Executrix: Cheryl Carin fka Cheryl Shimek, and Donna Dolan, 1984 Rt. 2023, Monongahela, PA 15063

Attorney: Stephanie M. Sewak, Esq., 90 W. Chestnut St., Ste. 606, Washington, PA 15301

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**RODGERS, SHIRLEY M.**

Late of Fallowfield 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: Michael E. Rodgers, 101 Colvard Court, Forest Hill, MD 21050

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

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## REAL ESTATE NOTICES

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

Aid Services, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466

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**Ringgold School District vs. Barbara Alexander - No. 2015-05727** - Court of Common Pleas of Washington County, PA. Notice is given that the above was named as Defendant in a civil action by Plaintiff to recover 2014 and 2016 real estate taxes for property located at 802 Meldon Avenue, Donora, PA, Tax Parcel No. 240-011-00-05-0001-00. An Amended Writ of Scire Facias for \$10,176.82 was filed. You are notified to plead to the Writ on or before 20 days from the date of this publication or a judgment may be entered. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so, the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by Plaintiff. You may lose money, property or other rights important to you. **YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICES SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.** Lawyer Referral Service, Washington County Bar Assn., 119 S. College St., Washington, PA 15301, 724.225.6710. Southwestern PA Legal Aid Services, 10 W. Cherry Ave., Washington, PA 15301, 724.225.6170. Portnoff Law Assoc., Ltd., P.O. Box 391, Norristown, PA 19404, 866.211.9466.

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**IN THE COURT OF COMMON  
PLEAS OF WASHINGTON  
COUNTY, PA  
CIVIL DIVISION  
NO. 2019-6417**

**ROBERT D. ECKLES and  
ROBERT M. ECKLES, Plaintiffs,  
v.**

**KOOL VENT ALUMINUM  
PRODUCTS, INC., Defendant**

**ACTION TO QUIET TITLE  
NOTICE**

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

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

**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.**

If you do not know a lawyer, contact:

Lawyer Referral Service  
119 South College Street  
Washington, PA 15301  
724-22-6710

If you cannot afford a lawyer, contact:

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

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**CORPORATION NOTICE**

**DISSOLUTION NOTICE**

NOTICE IS HEREBY GIVEN to all creditors and claimants of **ALPHA STRUCTURES, INC.**, a Pennsylvania corporation, that it has filed with the Department of State of the Commonwealth of Pennsylvania, Articles of Dissolution and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of 15 Pa. C.S. §1975(b) or §5975 (b).

Jeffrey P. Derrico, Esq.  
Greenlee Derrico Posa, LLC  
60 E. Beau St.  
Washington, PA 15301

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**MISCELLANEOUS NOTICE**

**OFFICIAL  
NOTICE OF ANNUAL MEETING  
OF POLICYHOLDERS OF  
OLD ELIZABETH MUTUAL  
FIRE INSURANCE COMPANY**

The Annual Meeting of the Policy holders of the Old Elizabeth Mutual Fire Insurance Co. will be held at King's Restaurant Bentleyville, Pa on January 18, 2020 at ten o'clock a.m. for the purpose of electing Directors and acting on any other pertinent Business.

Shirley A. Bedillion  
Secretary

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## SHERIFF'S SALE INDEX

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

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

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

## SHERIFF'S SALE

SHERIFF'S SALE  
Samuel F. Romano - Sheriff

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

### CONDITIONS OF SALE

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

## BEALLSVILLE

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2015-3498**

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

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

vs

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

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

The Commonwealth of Pennsylvania, Washington County, Beallsville Borough;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

**BENTLEYVILLE**

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

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

**PENNSYLVANIA HOUSING FINANCE AGENCY**

vs

**KELLY I. ERDELY AND JAMES R. ERDELY**

**DOCKET #: 2019-3937**

**JUDGEMENT: \$ \$38,940.94**

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

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**CANONSBURG**

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

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

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

vs

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

**DOCKET #: 2018-6792**

**JUDGEMENT: \$ \$157,685.11**

The Commonwealth of Pennsylvania, Washington County, Canonsburg Borough;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

CANONSBURGCANTON

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

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

**U.S. BANK TRUST, NA, NOT IN IT'S INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF CITIGROUP MORTGAGE LOAN TRUST 2018-RP2**

vs  
**ALBERT C. NOCKI JR., DAISY M. NOCKI**

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

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

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

Improvements: Residential Dwelling

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

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

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

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2019-697**

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

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

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

The Commonwealth of Pennsylvania, Washington County, Canton Township;

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

Improvements: Residential Dwelling

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

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

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

CANTONCANTON

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2018-4699**

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

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

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

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

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

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

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

The Commonwealth of Pennsylvania, Washington County, Canton Township;

The Commonwealth of Pennsylvania, Washington County, Canton Township;

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

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

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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.

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

Samuel L. Romano  
Sheriff, Washington County

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

WCR Vol 100 Issues 25,26,27

**CENTERVILLE****DONORA**

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

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

**PNC BANK, NATIONAL ASSOCIATION**

vs  
**KARA M. COMBS**

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

The Commonwealth of Pennsylvania, Washington County, Centerville Borough;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

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

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

**JPMORGAN CHASE BANK, NA**

vs  
**JANIE WALMSLEY WILKERSON, Administratrix of the Estate of CONSTANCE L. WALMSLEY, DECEASED**

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**DONORA**

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

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

**PNC BANK, NATIONAL ASSOCIATION**  
vs  
**RANDOLPH V. CLEMENT**

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**EAST BETHLEHEM**

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**EAST BETHLEHEM**

**FALLOWFIELD**

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

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2019-4789**

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

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

**NORTHWEST BANK, f/k/a NORTH-  
WEST SAVINGS BANK**  
vs  
**MARTA JO MCCOMBS**

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

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

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

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

The Commonwealth of Pennsylvania,  
Washington County, Fallowfield Town-  
ship;

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

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

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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

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

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

Samuel L. Romano  
Sheriff, Washington County

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27



**FALLOWFIELD****HOUSTON**

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

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

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

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

**COMMUNITY BANK**  
vs  
**ALMA M. BLACKBURN**

**REVERSE MORTGAGE FUNDING, LLC**  
vs  
**LEONARD L. MORTON**

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

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

The Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

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

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

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

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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

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

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

Samuel L. Romano  
Sheriff, Washington County

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

WCR Vol 100 Issues 25,26,27

**HOUSTON**

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

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

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

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

The Commonwealth of Pennsylvania,  
Washington County, Houston Borough;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**JEFFERSON**

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

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

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

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

The Commonwealth of Pennsylvania,  
Washington County, Jefferson Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

MONONGAHELA

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

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

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

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

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

420 WATT STREET, MONONGAHELA, PA 15063; Tax #: 420-032-00-00-0002-00

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

MONONGAHELA

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

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

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

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

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

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

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 L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**NEW EAGLE**

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**NORTH FRANKLIN**

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**NORTH FRANKLIN**

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

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

**CARRINGTON MORTGAGE SERVICES, LLC**  
 vs  
**MARY JO WATSON**

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
 Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**NORTH STRABANE**

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
 Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**NORTH STRABANE**

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2019-254**

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

**NORTH STRABANE**

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2019-2559**

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

**SLOVENIAN SAVINGS & LOAN ASSOCIATION OF CANONSBURG, PENNSYLVANIA**

**vs  
KRISTIE CAROSONE AND SCOTT CAROSONE**

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

**PETERS**

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2017-2758**

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

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

vs

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

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

The Commonwealth of Pennsylvania, Washington County, Peters Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**PETERS**

Sheriff's Sale WRIT OF EXECUTION  
- MORTGAGE FORECLOSURE  
**2019-2024**

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

**PNC BANK, NATIONAL ASSOCIATION**

vs

**RONALD A. MASSARI AND KIMBERLY MASSARI**

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

The Commonwealth of Pennsylvania, Washington County, Peters Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**PETERS**

**SMITH**

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

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

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

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

**SLOVENIAN SAVINGS & LOAN AS-  
SOCIATION OF CANONSBURG,  
PENNSYLVANIA**  
vs  
**CHRISTY I. POWELL**

**JPMORGAN CHASE BANK, NA-  
TIONAL ASSOCIATION**  
vs  
**SHAWN McLAUGHLIN AND  
TRACEY McLAUGHLIN**

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

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

The Commonwealth of Pennsylvania,  
Washington County, Peters Township;

The Commonwealth of Pennsylvania,  
Washington County, Smith Township;

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

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

Improvements: Residential Dwelling

Improvements: Residential Dwelling

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

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

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

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filing of the schedule.

Samuel L. Romano  
Sheriff, Washington County

Samuel L. Romano  
Sheriff, Washington County



**SOMERSET**

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

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

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

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

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

The Commonwealth of Pennsylvania, Washington County, Somerset Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

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**SOUTH STRABANE**

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

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

**DITECH FINANCIAL LLC**

**vs**

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

**DOCKET #: 2019-4096  
JUDGEMENT: \$ \$67,147.58**

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

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

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**SOUTH STRABANE**

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

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

**DITECH FINANCIAL LLC**  
vs  
**GREG ALLEN BAYLESS, JR.**

**DOCKET #: 2019-4929**  
**JUDGEMENT: \$ \$180,204.60**

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

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

Improvements: Residential Dwelling

Attorney: RAS CITRON LLC, 855-225-6906

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**UNION**

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

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

**PNC BANK, NATIONAL ASSOCIATION**  
vs  
**TAMMY M. CAMPBELL**

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

The Commonwealth of Pennsylvania, Washington County, Union Township;

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**WASHINGTON**

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
 Sheriff, Washington County

WCR Vol 100 Issues 25,26,27

**WEST BROWNSVILLE**

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

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

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

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

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

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

Improvements: Residential Dwelling

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

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

Samuel L. Romano  
 Sheriff, Washington County

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