

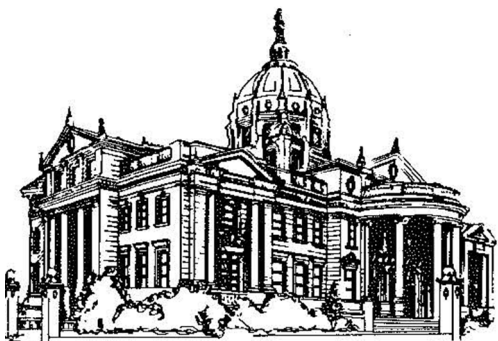
# WASHINGTON COUNTY REPORTS

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

VOL. 100

THURSDAY, APRIL 16, 2020

No. 39



## *Serving the Legal Community of Washington County*

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

**PERIODICAL PUBLICATION. DATED MATERIAL. DO NOT DELAY DELIVERY.**

**ESTATE NOTICES****FIRST PUBLICATION****HOUSTON, ROBERT D.**

Late of Fredericktown,  
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: John A. Rohrer c/o

Attorney: David Bayard Wolf, Esq.,  
Kusturiss, Wolf & Kusturiss, 12 N. Jefferson Ave., Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 100 Issues 39,40,41

**KARIKAS, JEAN A.**

Late of Independence 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: Jean K. Danna,

610 Cross Creek Rd., Avella, PA 15312

Attorney: Stephen J. Taczak, Esq.,  
23 E. Beau St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 39,40,41

**METAL, JEANNINE M.**

a/k/a JEANNINE MARIE METAL

Late of Coal Center,  
Washington Co., PA  
File No. 63-20-0155

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: Kurt D. Conaway c/o

Attorney: Lane M. Turturice, Esq.,  
Turturice & Assoc., LLC, 70 E. Wheeling St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 39,40,41

**SECOND PUBLICATION****FERRARO, RALPH W.**

Late of City of Washington,  
Washington Co., PA  
File No. 63-20-0109

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: Cheryl A. Amity; c/o 340 Sarah Furnace Rd., Rimersburg, PA 16248, Ralph T. Ferraro; c/o 118 Green Glen Dr., Pittsburgh, PA 15227

Attorney: Paula J. Willyard, Esq., Willyard Law Firm PC, 347 N. Pike Rd., Sarver, PA 16055

\_\_\_\_\_ WCR Vol 100 Issues 38,39,40

**LENNOX, STEPHEN W.**

Late of Washington,  
Washington Co., PA  
File No. 63-20-0277

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: Randy N. Lennox, 139 Backbone Rd., Claysville, PA 15323

Attorney: Clark Mitchell, Jr., Esq., Law Offices of Clark A. Mitchell, 17 S. College St., Washington, PA 15301

\_\_\_\_\_ WCR Vol 100 Issues 38,39,40

**LIS, LINDSEY P.**

Late of Hanover Twp.,  
Washington Co., PA  
File No. 63-20-0247

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: Michael J. Lis, 46 Colwell St., Burgettstown, PA 15021

Attorney: Chard F. McMillen, Esq., 2131 Brodhead Rd., Aliquippa, PA 15001

\_\_\_\_\_ WCR Vol 100 Issues 38,39,40

**MCCORD, ELIZABETH ANN**

Late of Washington,  
Washington Co., PA

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

Administratrix: Cathy Cunningham, 190 Woodside Dr., Washington, PA 15301

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

\_\_\_\_\_ WCR Vol 100 Issues 38,39,40

**MERANTE, RALPH V.**

Late of Canonsburg,  
Washington Co., PA  
File No. 63-20-0394

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: Jodie M. Gallagher,  
2037 Meadowridge Dr.,  
Canonsburg, PA 15317

Attorney: MariAnn Hathaway, Esq.,  
1100 Ashwood Dr., Ste. 1104B,  
Canonsburg, PA 15317

\_\_\_\_\_ WCR Vol 100 Issues 38,39,40

**SMITH, TIMOTHY WAYNE**

a/k/a TIMOTHY SMITH

Late of Burgettstown,  
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: David John Smith c/o

Attorney: Jephthah M. Orstein, Esq.,  
Ainsman Levine, LLC, 310 Grant St.,  
Ste. 1500, Pittsburgh, PA 15219

\_\_\_\_\_ WCR Vol 100 Issues 38,39,40

**TENNER, CECILIA LOUISE**

a/k/a CECILIA L. TENNER

Late of Finleyville,  
Washington Co., PA  
File No. 63-20-0350

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

Administratrix: Erika L. Talaga,  
320 Everest Circle, Houston, PA 15342

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

\_\_\_\_\_ WCR Vol 100 Issues 38,39,40

**THIRD PUBLICATION**

**DRAGONE, ROBERT JAMES**

Late of Fallowfield Twp.,  
Washington Co., PA

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

Administrator: Edward Dragone, 180 Hazel Kirk Rd., Monongahela, PA 15063  
Attorney: David N. Lint, Esq., France, Lint & Assoc., P.C., 308 Fallowfield Ave., Charleroi, PA 15022

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**EZZO, ALBERT JOSEPH**

Late of Charleroi,  
 Washington Co., PA  
 File No. 63-20-0344

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

Administratrix: Theresa M. Ezzo aka Theresa Ezzo, 61 Cobalt Dr. South, Levittown, PA 19057

Attorney: Thomas J. Profy, IV, Esq., Begley, Carlin & Mandio, LLP, 680 Middletown Blvd., Langhorne, PA 19047

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**GRIMM, CARL C.**

Late of Washington,  
 Washington Co., PA  
 File No. 63-20-0326

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: Patricia A. DeNormandie, 246 Park Ave., Washington, PA 15301

Attorney: Michael C. Cruny, Esq., Sweat Law Offices, 375 Valleybrook Rd., Ste. 112, McMurray, PA 15317

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**LUISI, CARMELA J.**

Late of Canonsburg,  
 Washington Co., PA  
 File No. 63-20-0386

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: Donald M. Luisi, 411 Bluff St., Canonsburg PA 15317

Attorney: Charles A. Merchant, Esq., 300 Mt. Lebanon Blvd., #220-A, Pittsburgh, PA 15234

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**OLER, JAMES H.**

Late of Charleroi, Speers Borough,  
 Washington Co., PA  
 File No. 63-20-0388

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: Mary S. Oler aka Mary Oler, 300 Grandview Way, Charleroi, PA 15022

Attorney: Jeffrey T. Olup, Esq., 223 Second St., Monongahela, PA 15063

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**TAYLOR, LAURETTA C.**

Late of Union 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: Ann M. Leonard, 32 Parkvue Dr., Finleyville, PA 15332

\_\_\_\_\_ WCR Vol 100 Issues 37,38,39

**REAL ESTATE NOTICE**

IN THE UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF PENNSYLVANIA  
 Bankruptcy No. 19-23748 CMB  
 Chapter 13  
 Docket No.

In re: Charmane Mounts, aka B. Charmane Mounts, Debtor (s), Charmane Mounts, aka B. Charmane Mounts, Movant (s)

v.

Washington County Tax Claim Bureau,  
 Washington School District, City of Washington, Synchrony Bank, and Ronda J. Winnecour, Trustee, Respondent(s)

**NOTICE OF HEARING ON MOTION TO SELL PROPERTY FREE AND CLEAR OF ALL LIENS**

Notice is hereby given that Scott R. Lowden, Attorney for Debtor has filed a Motion to Sell Property Free and Clear of all Liens, Claims and Encumbrances.

The Debtor, has received an offer of \$19,000.00 for the Debtor's real property at **354 Houston Street, Washington, PA 15301**, in Washington County, according to the terms set forth in the Motion for Sale.

A hearing will be held on **May 13, 2020 at 10:00 AM before Judge Bohm in Courtroom "B" 54th Floor, US Steel Tower, 600 Grant Street, Pittsburgh, PA 15219**. Objections to the sale must be presented no later than **April 18, 2020**. The court will entertain higher/better offers at the hearing. Further information regarding the property and bidding procedures can also be obtained from Attorney Scott Lowden and/or at the Court's EASI System, at <http://www.pawb.uscourts.gov/easi.htm>.

/s/ Scott R. Lowden  
 Scott R. Lowden, Esq. PA ID 72116  
 Rice & Associates Law Firm  
 15 W. Beau Street,  
 Washington, PA 15301  
 (412) 374-7161  
[lowdenscott@comcast.net](mailto:lowdenscott@comcast.net)

WCR Vol 100 Issue 39

**MISCELLANEOUS NOTICE****PUBLIC NOTICE**

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA ORPHAN'S COURT DIVISION NOS: 63-20-0405, 63-20-0406, AND 63-20-0407

**IN RE: TERALYN MAE McCRADY, ALEXA MADISYN McCRADY, and CARTER MICHAEL ROBERT McCRADY**  
**D.O.B. 10-28-2003, 11-13-2007, and 11-3-2008**  
**CHILDREN OF PATRICK M. McCRADY**

Take notice that a Petition for Involuntary Termination of Parental Rights of Patrick M. McCrady will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 2 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on May 18, 2020 at 11:00 a.m. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or cannot afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, or the Washington County Bar Association, 119 South College Street, Washington, Pennsylvania, 15301, (742) 225-6710 to obtain legal help. deRicci T. Getty, Esquire, Blackwell and Associates, 6 South Main Street, Ste. 321, Washington, PA 15301. Telephone: (724) 225-4005

WCR Vol 100 Issue 39

**SHERIFF'S SALE—Samuel L. 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, June 5, 2020 at 10:00 o'clock AM** 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 at the **completion of the sale** and the balance on or before the following **WEDNESDAY at 4:00 o'clock PM**. 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 the following **FRIDAY at 10:00 o'clock AM**, 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 St., Suite 303, Washington, PA)

**SHERIFF'S SALE**

2019-736

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-736 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 MAY 1, 2020:

**SUNTRUST BANK s/b/m SUNTRUST MORTGAGE, INC.**

vs

**SHELBY L. TONTI**

JUDGEMENT: \$168,852.97

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;

LOT: 460-003-00-00-0019-00

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

**SHERIFF'S SALE**

2019-1172

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-1172 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 MAY 1, 2020:

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

vs **BRIAN E. SCOTT**

JUDGEMENT: \$106,965.38

LOCATION: Commonwealth of Pennsylvania, Washington County, Robinson Township;

ADDRESS: 527 VALLEY STREET, MCDONALD, PA 15057

LOT: 550-020-03-00-0008-00

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

SHERIFF'S SALE

SHERIFF'S SALE

2019-2145

2019-2193

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2145 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 MAY 1, 2020:

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2193 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 MAY 1, 2020:

**THE HUNTINGTON NATIONAL BANK**

**PA FINANCE I, LLC**

vs

**Vs**

**AARON YODER**

**STAVROS N. SEMANDERES, ET AL.**

JUDGEMENT: \$31,726.38

JUDGEMENT: \$3,899,900.00

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Township;

LOCATION: Commonwealth of Pennsylvania, Washington County, South Strabane Township;

ADDRESS: 117 STATEMENT STREET, WASHINGTON, PA 15301

ADDRESS: LOT 3, QUAIL ACRES TRUST SUBDIVISION (55 ACRES), BURKETT LANE/WASHINGTON ROAD AREA NEAR INTERSECTION OF WASHINGTON ROAD, RACE-TRACK ROAD AND BURKETT LANE

LOT: 600-006-04-02-0003-00

LOT: 600-001-00-00-0048-00

IMPROVEMENTS: Residential Dwelling

IMPROVEMENTS: NONE

ATTORNEY: MANLEY DEAS KOCHALSKI LLC. (614) 220-5611

ATTORNEY: GEBHARDT & SMITH LLP, 410-385-5028

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

## SHERIFF'S SALE

2019-2529

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2529 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 MAY 1, 2020:

**NATIONSTAR MORTGAGE, LLC  
d/b/a MR. COOPER**

Vs

**SHEILA M. DOMHOFF**

JUDGEMENT: \$16,462.50

LOCATION: Commonwealth of Pennsylvania, Washington County, Donora Borough;

ADDRESS: 344 & 346 WISE STREET,  
DONORA PA 15033

LOT: 240-023-00-05-0003-00

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 37,38,39

## SHERIFF'S SALE

2019-2728

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-2728 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 MAY 1, 2020:

**CARRINGTON MORTGAGE SERVICES, LLC**

Vs

**MICHAEL P. SKIDMORE**

JUDGEMENT: \$118,178.04

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Burgettstown;

ADDRESS: 100 CENTER AVENUE,  
BURGETTSTOWN PA 15021

LOT: 070-008-00-02-0005-00

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 37,38,39



## SHERIFF'S SALE

2019-4529

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-4529 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 MAY 1, 2020:

**JPMORGAN MORTGAGE ACQUISITION CORP.**

Vs

**LARRY ANKROM a/k/a LARRY W. ANKROM**

JUDGEMENT: \$68,132.08

LOCATION: Commonwealth of Pennsylvania, Washington County, Amwell Township;

ADDRESS: 859 BRUSH RUN ROAD, WASHINGTON, PA 15301

LOT: 020-014-01-03-0021-00

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 37,38,39

## SHERIFF'S SALE

2019-4569

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-4569 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 MAY 1, 2020:

**U.S. BANK, N.A., As Trustee for Manufactured Housing Contract Senior/Subordinate Pass-Through Certificate Trust 1996-10 by Ditech Financial LLC**

Vs

**KRISTIN BUCAR AND SCOTT E. BUCAR**

JUDGEMENT: \$90,572.09

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Roscoe;

ADDRESS: 506 FURLONG AVENUE, ROSCOE PA 15477

LOT: 560-003-00-02-0005-00

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 37,38,39

## SHERIFF'S SALE

2019-4983

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-4983 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 MAY 1, 2020:

**WELLS FARGO BANK, N.A.**

**Vs**

**WILLIAM KAISER, AKA WILLIAM P. KAISER**

JUDGEMENT: \$37,466.37

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Deemston;

ADDRESS: 2430 MARTINDALE ROAD, MARIANNA, PA 15345

LOT: 220-004-00-00-0045-00

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

## SHERIFF'S SALE

2017-5057

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2017-5057 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 MAY 1, 2020:

**THE HUNTINGTON NATIONAL BANK**

**Vs**

**CHARLES W. BOWEN AND LORRENE A. BOWEN (Deceased)**

JUDGEMENT: \$16,782.75

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;

ADDRESS: 102 BOWEN ROAD, MCDONALD, PA 15057

LOT: 460-019-00-00-0015-01

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 37,38,39

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**SHERIFF'S SALE**

2019-5950

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5950 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 MAY 1, 2020:

**PENNYMAC LOAN SERVICES LLC**

Vs

**MEAGAN TEMPLE**

JUDGEMENT: \$332,939.58

LOCATION: Commonwealth of Pennsylvania, Washington County, Fallowfield Township;

ADDRESS: 221 HESS ROAD, BENTLEYVILLE, PA 15314

LOT: 320-001-00-00-0028-01

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 37,38,39

**SHERIFF'S SALE**

2018-6459

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-6459 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 MAY 1, 2020:

**LNV CORPORATION**

Vs

**ROBERT D, HAWTHORNE, CAROL HAWTHORNE, THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE**

JUDGEMENT: \$ 194,681.43

LOCATION: Commonwealth of Pennsylvania, Washington County, Mount Pleasant Township;

ADDRESS: 141 MAIN STREET, HICKORY, PA 15340

LOT: 460-008-01-00-0025-00 & 460-008-01-00-0024-00 (2)

IMPROVEMENTS: Residential Dwelling

ATTORNEY: MANLEY DEAS KOCHALSKI LLC, (614) 220-5611

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

Samuel L. Romano  
Sheriff, Washington County

WCR Vol 100 Issues 37,38,39

## SHERIFF'S SALE

2019-6678

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6678 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 MAY 1, 2020:

**MIDFIRST BANK**

Vs

**EDWARD T. BRISCOE AND LISA A. BRISCOE**

JUDGEMENT: \$78,749.04

LOCATION: Commonwealth of Pennsylvania, Washington County, Union Township;

ADDRESS: 4567 FINLEYVILLE ELRAMA ROAD, FINLEYVILLE, PA 15332

LOT: 640-007-07-00-0007-00

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

## SHERIFF'S SALE

2018-6778

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-5950 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 MAY 1, 2020:

**PNC BANK, NATIONAL ASSOCIATION**

Vs

**KENNETH J. ALBERTA AND DEBRA A. ALBERTA**

JUDGEMENT: \$35,593.35

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 400 BURTON AVENUE, WASHINGTON, PA 15301

LOT: 760-020-00-02-0014-00

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

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## SHERIFF'S SALE

2018-6855

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2018-6855 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 MAY 1, 2020:

**WILMINGTON SAVINGS FUNDS SOCIETY, FSB, As Trustee of Stanwich Mortgage Loan Trust A**

Vs

**CHERYL SMITH AND FRANK SMITH**

JUDGEMENT: \$50,546.21

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Twilight;

ADDRESS: 163 NORTH AVENUE, CHARLEROI PA 15022

LOT: 630-014-00-00-0002-00

IMPROVEMENTS: Residential Dwelling

ATTORNEY: HILL WALLACK LLP, 215-579-7700

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

## SHERIFF'S SALE

2019-6885

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6885 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 MAY 1, 2020:

**DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Soundview Home Loan Trust 2006-NLC1, Asset-Backed Certificates, Series 2006-NLC1**

Vs

**DUSTIN ACKLEY AND NICOLE D. ACKLEY**

JUDGEMENT: \$105,561.92

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of McDonald;

ADDRESS: 225 STATION STREET, MCDONALD, PA 15057

LOT: 470-006-00-03-0001-00

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

## SHERIFF'S SALE

2019-6890

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6890 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 MAY 1, 2020:

**BANK UNITED, N.A.**

**Vs**

**AMY L. ROUND**

JUDGEMENT: \$84,421.09

LOCATION: Commonwealth of Pennsylvania, Washington County, Carroll Township;

ADDRESS: 1539 4TH STREET, MONONGAHELA PA 15063

LOT; 130-006-04-03-0022-00

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

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## SHERIFF'S SALE

2019-6934

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-6934 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 MAY 1, 2020:

**PNC BANK, NATIONAL ASSOCIATION**

**Vs**

**CASSANDRA LEE HERTZOG**

JUDGEMENT: \$54,671.41

LOCATION: Commonwealth of Pennsylvania, Washington County, Borough of Charleroi;

ADDRESS: 205 WOODLAND AVENUE, CHARLEROI, PA 15022

LOT: 160-026-00-02-0003-00

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

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## SHERIFF'S SALE

2019-7941

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-7941 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 MAY 1, 2020:

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

Vs

**KORY YOCUM**

JUDGEMENT: \$122,677.36

LOCATION: Commonwealth of Pennsylvania, Washington County, Morris Township;

ADDRESS: 438 PLUM SOCK ROAD, PROSPERITY, PA 15329

LOT: 450-013-00-00-0008-03

IMPROVEMENTS: Residential Dwelling

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

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

Samuel L. Romano  
Sheriff, Washington County

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## SHERIFF'S SALE

2019-8231

WRIT OF EXECUTION - MORTGAGE FORECLOSURE 2019-8231 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 MAY 1, 2020:

**THE BANK OF NEW YORK MELLON f/k/a the Bank of New York as successor in interest to JP Morgan Chase Bank, N.A., as Trustee for Centex Home Equity Loan Trust 2005-A**

Vs

**MARY JO PATRICK HATFIELD AND CHRISTOPHER HATFIELD**

JUDGEMENT: \$70,951.89

LOCATION: Commonwealth of Pennsylvania, Washington County, City of Washington;

ADDRESS: 473 3RD STREET, WASHINGTON, PA 15301

LOT: 770-005-00-02-0011-00

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

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