

# 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, AUGUST 1, 2019

No. 2



*Serving the  
Legal Community  
of Washington County*

---

## TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar .....	2
Obiter Dictum .....	3
PBI CLE at Bar office .....	4
Estate Notices .....	5
Miscellaneous Notice .....	7
Corporation Notice .....	7
Real Estate Notice .....	8
Sheriff Sales .....	9

---

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.

JUDGES OF THE COURT OF COMMON PLEAS

Katherine B. Emery, P.J., John DiSalle, Gary Gilman, Valarie Costanzo, Michael Lucas, Brandon Neuman

COURT & MOTIONS SCHEDULE

Judge of the Term, Civil ..... July ..... Lucas
Judge of the Term, Criminal ..... July ..... Costanzo

General Civil ..... Judge of the Term (1:15pm Mon., 8:45am Tues.-Friday)

Emery ..... Tues., Wed., Thurs. 9:15am -- CR#1
\*Judge Lucas will continue to hear all unassigned civil motions

DiSalle ..... Tues. 9:15am for criminal cases; Wed. 9:15am for Orphans' Court (a copy of every motion to be served beforehand to Audit Atty) -- CR #2
Beginning AUG. 1: Orphans' Court Motions will be Thursdays at 9:15am

Gilman ..... Tues., Wed., Thurs., Fri. 9:15am -- CR#4

Costanzo ... Tues., Thurs. 9:15am -- CR#3

Lucas ..... Mon. 1:15pm and Tues., Wed., Thurs., Fri. 8:45am (assigned cases and General Motions in unassigned civil cases) -- CR#5
\*Lucas Motions will be heard by Judge Emery at 9:15 a.m. on the following days: July 29-August 2

Neuman Tues., Wed. 9:15am (Tues.: pro se parties 9:15am; attys to sign up by Fri. noon w/ copy of motion) -- CR#6
Judge Neuman will NOT be hearing motions August 27th or 28th
ALL motions will be heard Thursday, August 29th

COURT CALENDARS

Jury Trial Terms, Civil & Criminal ..... September 9-20, 2019
Orphans' Court - Next Audit (deadline to file accounts: May 21) ..... September 26, 2019
Sheriff Sale Date .....Last Date to File w/Prothonotary ..... to File w/Sheriff
Aug. 2 ..... May 24 ..... May 31
Sept. 6 ..... June 21 ..... June 28
Oct. 4 ..... July 19 ..... July 26
Nov. 1 ..... Aug 23 ..... Aug 30
Dec. 6 ..... Sept. 20 ..... Sept. 27

COMMONWEALTH COURT ..... Convenes in Pittsburgh ..... Oct 2-4, 2019
SUPREME COURT ..... Convenes in Pittsburgh ..... Oct 15-18, 2019
SUPERIOR COURT ..... Convenes in Pittsburgh ..... July 29-Aug 2, 2019

WASHINGTON COUNTY REPORTS is owned & published by the Washington County Bar Association, 119 South College Street, Washington, PA 15301. Phone 724-225-6710. Fax 724-225-8345.
Washington County Reports does not edit any legal advertisement for substance or content, only for format.
Editor: Frank Arcuri, Esq.
LEGAL NOTICES DUE Friday by Noon for publication the following Thursday (holidays may alter deadline).
Periodical Postage paid at Washington, PA 15301. Washington County Reports USPS 667-460.
SUBSCRIPTION RATE. \$85.00. 52 Weekly Issues.
COPYRIGHT 2019 WCBA. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system or transmitted in any form by electronic, mechanical, photocopying, or any other means without the prior written permission of the copyright holder.

## Obiter Dictum

From the *ABA Journal Daily Newsletter*:

[1] The U.S. Supreme Court has agreed to decide whether Congress must fulfill a statutory promise to pay insurers who lost money by participating in the Affordable Care Act's insurance marketplaces. As part of the enactment of the Affordable Care Act, Congress promised to pay money for three years to encourage insurers to participate in insurance marketplaces but later used appropriation riders to deny funds to pay the insurers. According to the cert petition "The net effect was a bait-and-switch of staggering dimensions in the which the government has paid insurers \$12 billion less than what was promised."; [2] New York is poised to join the increasing number of states that are banning gay and trans "panic defenses" in murder cases. The bill, which Governor Cuomo has said he would sign, provides that "it shall not be a 'reasonable explanation or excuse' ... when the defendant's conduct resulted from the discovery, knowledge or disclosure of the victim's sexual orientation, sex, gender, gender identity, gender expression or sex assigned at birth."; [3] The U.S. Supreme Court ruled that a residency requirement for liquor retailers in Tennessee violates the Commerce Clause. At issue, was a two-year residency requirement for individuals and corporate officers seeking initial licenses for retail sales. Justice Alito, writing for the majority, said that the residency requirement is unconstitutional under the Commerce Clause because it "blatantly favors the state's residents and has little relationship to public health and safety."; [4] The U.S. Supreme Court ruled in a 5-4 decision that federal courts have no power to decide partisan gerrymandering challenges. Chief Justice Roberts, writing for the majority, while noting that the redrawn districts before the court "are highly partisan, by any measure," concluded that federal courts don't have the power to intervene under Article III of the Constitution when an issue is entrusted to the political branch of government.; [5] The U.S. Supreme Court recently held that police are not required to obtain a warrant for a blood draw from an unconscious motorist suspected of driving intoxicated on the basis that in such situation "exigent circumstances" exists, which is an exception to the warrant requirement under the Fourth Amendment.; [6] A woman from Birmingham, Alabama has been indicted for manslaughter in the death of her fetus by a shooting initiated by another person who was not charged and, according to the police, was acting in self-defense.

### WASHINGTON COUNTY BAR ASSOCIATION BOARD OF DIRECTORS 2019

**President:** Frank C. Roney, Jr.

**President-Elect:** Hon. Damon J. Faldowski

**Vice-President:** Patrick R. Grimm

**Secretary:** Eugene Julian

**Treasurer:** deRicci Getty

**Immediate Past-President:**

Susan Mondik Key

Brett A. Clancy (2019)

Todd M. Pappasergi (2019)

Deana M. Stephens (2020)

Timothy R. Berggren (2020)

Jennifer Schiavoni (2021)

Tom Steele (2021)

Christina DeMarco-Breedon, YLD Pres.

David Finder, YLD Pres.-elect

## WASHINGTON COUNTY BAR ASSOCIATION CLEs and CALENDAR OF EVENTS

8/16-18		Summer Bench Bar	Nemacolin Woodlands
8/28	3:30p	Memorial Minutes: G. Hanna, M. Menner	Courtroom #1
8/30	4:30p	Member Roundtable/Party on the Porch	Bar Office
9/17	4:30p	YLD Q3 Meeting/Happy Hour	tba
9/27	4-6p	Member Roundtable / Shred Day #2	Bar Office
10/25	Noon	Member Roundtable	Bar Office
11/18	3:30p	Memorial Minutes: Steve Ferito, Jack Sherry	Courtroom #1
11/22		<b>Annual Bar Banquet</b>	Valley Brook CC
2/21/20		<b>2020 Winter Bench Bar</b>	Hilton Garden Inn

### PBI - CLEs @ The Bar Office

PBI Seminars are held at the Bar office unless noted.

Register for PBI seminars through PBI at 1-800-932-4637 or [www.pbi.org](http://www.pbi.org).

PBI may cancel any seminar 10 days prior if two or fewer are pre-registered.

(PBI Pricing: in practice 5+ years/New Admits < 5 years ("m" = lunch incl.))

8/1	9-4:30	5/1	<b>CXLD - A Day on Real Estate</b>	279/140
8/5	9-5	5/1	The Brain	279/140
8/7	9-4:30	0/6	A Day on Ethics	349/175
8/7	9-12:30	0/3	A Day on Ethics	249/125
8/7	1-4:30	0/3	A Day on Ethics	249/125
8/9	9-1:30	3/1	The Constitution	249/125
8/12	9-4:30	6/0	Attacking the Expert's Opinion	299/150
8/14	9-4:30	6/0	Preparing the PA Inheritance Tax Return	299/150
8/15	12-4:40	4s	Advising Closely Held/Family Owned Business	249/125
8/19	9-4:30	5/1	Advanced Issues in Social Security Disability	279/140
8/20	9-4:30	5/1	A Day on Contracts	299/150
8/21	9-4:30	5/1	Solving Drivers Licensing Issues	279/140
8/22	9-4:30	6/0	Animal Law Conference	299/150
8/23	9-12:30	3/0	Drafting Legal Opinion Letters	249/125
8/26	9-12	3	Boundary Law in PA	249/125
8/27	8:30-3:30	5/1	Powerful Witness Preparation	299/150
8/28	9-12:30	3/0	Quiet Title Actions in Western PA	249/125
8/29	9-4	0/6	A Spotlight on Ethics	299/150
8/29	9-12:30	0/3	A Spotlight on Ethics	199/100
8/29	1-4:30	0/3	A Spotlight on Ethics	199/100

## ESTATE NOTICES

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

### FIRST PUBLICATION

#### **BARNEY, RUTH L.**

a/k/a RUTH ALLISON BARNEY,  
late of Peters Township,  
Washington Co., PA

Executor: Marvin A. Barney, 218 Palmer  
Circle NE, Warren, OH 44484

Attorney: Jeffrey P. Derrico, GREENLEE  
DERRICO POSA, LLC, 60 East Beau  
Street, Washington, PA 15301

#### **BLACK, LOIS MARILYN**

a/k/a LOIS BERRIER BLACK,  
late of Finleyville, Washington Co., PA  
Administratrix: Kathleen B. Sneed c/o

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

#### **DIMATTEO, CATHERINE M.**

late of Canonsburg Borough,  
Washington Co., PA

Executor: Deborah Martin, 309 Bluff  
Street, Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico, GREENLEE  
DERRICO POSA, LLC, 60 East Beau  
Street, Washington, PA 15301

#### **ELSLEGER, GLADYS VIRGINIA**

a/k/a GLADYS V. ELSLEGER AKA  
GLADYS BENNETT ELSLEGER,  
late of Canonsburg Borough,  
Washington Co., PA  
File No. 63-19-0906

Executrix: Janice Elsleger,  
347 W. College St., Apt. A,  
Canonsburg, PA 15317

#### **GALLIK, SHIRLEY J.**

late of South Strabane Twp.,  
Washington Co., PA

Executrix: Cheryl Rockovich, 1576 Rt.  
980 Rd., Canonsburg, PA 15317

#### **NICHOLAS, JULIE KATHERYN**

late of New Eagle, Washington Co., PA  
File No. 63-19-0901

Administrator: David M. Seraly c/o

Attorney: Deborah A. Liotus,  
564 Forbes Avenue, Suite 1008,  
Pittsburgh, PA 15219

#### **OSCHE, JEANETTE A.**

late of Washington, Washington Co., PA  
File No. 63-18-1079

Administratrix: Jacqueline R. Marshman,  
7 Needy Avenue, Canonsburg, PA 15317

Attorney: E.J. Julian, 71 N. Main Street,  
Washington, PA 15301

#### **PUST, DOROTHY E.**

late of Nottingham Township,  
Washington Co., PA

Executrix: Morgan Milton,  
1513 N. Randolph Drive,  
Jefferson Hills, PA 15025

Attorney: David N. Lint, France, Lint &  
Associates, P.C., 308 Fallowfield Avenue,  
Charleroi, PA 15022

#### **SACCO, ANTONETTE M.**

a/k/a TONI SACCO,  
late of Washington, Washington Co., PA  
File No. 63-19-0862

C.T.A. Administrator: Frank J. Sacco,  
106 Lackawanna Avenue,  
Bentleyville PA 15314

Attorney: Susan Mondik Key,  
Peacock Keller LLP,  
70 East Beau Street,  
Washington, PA 15301

#### **SACCO, MARSHALL**

late of McDonald, Washington Co., PA  
File No. 63-19-0037

Executrix: Keri J. Schroeffel,  
500 Elder Street,  
Bulger, PA 15019

**WILEY, EDNA L.**

a/k/a EDNA PIATT WILEY AKA  
EDNA LORRAINE WILEY AKA  
EDNA WILEY,

late of Washington, Washington Co., PA

Executor: Larry Capozzoli, 4035 Sir  
James Drive, McDonald, PA 15057

Attorney: Matthew J. Madvay, 60 East  
Beau Street, Washington, PA 15301

**YILIT, MILAN**

late of Hopewell Twp.,  
Washington Co., PA  
File No. 63-19-0910

Executors: Timothy Yilit; 491 Ridge  
Road, Avella, PA 15312,

Debora Ann Evans; 508 Ridge Road,  
Avella, PA 15312,

Attorney: Brian G. Pirilla, PO Box 718,  
Belle Vernon, PA 15012

2,3,4

**SECOND PUBLICATION****DUNKERTON, AVALON E.**

late of Fallowfield Township,  
Washington Co., PA

Executor: John E. Pierce, 127 Daily Road,  
Charleroi, PA 15022

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

**FORSYTHE, CHERRYL ILENE**

late of California, Washington Co., PA  
File No. 63-19-0719

Executor: Neil E. Forsythe c/o

Attorney: Lane M. Turturice, Turturice &  
Associates, LLC, 135 S. College Street,  
Washington, PA 15301

**STEINSTRAW, DOLORES L.**

late of Washington, Washington Co., PA  
File No. 63-19-0831

Executor: James L. Steinstraw, Jr., 1017  
Greenfield Drive, Canonsburg, PA 15317

Attorney: William H. Humphries, III,  
Law Office of William H. Humphries, III,  
244 Blvd of the Allies, 2nd FL,  
Pittsburgh, PA 15222

1,2,3

**THIRD PUBLICATION****ANDREAS, HELEN E.**

late of Fallowfield Twp.,  
Washington Co., PA

Administratrix: Karen L. Talbert, 322  
Forest Drive, Belle Vernon, PA 15012  
Attorney: Bigi & Walsh, 337 Fallowfield  
Ave., Charleroi, PA 15022

**BARNHART, SR., DOUGLAS D.**

late of Charleroi Borough,  
Washington Co., PA

Administratrix: Jessica Lynn Dudley c/o  
Attorney: Kristen L. Behrens, Dilworth  
Paxson LLP, 457 Haddonfield Rd., Ste.  
700, Cherry Hill, NJ 08002

**BARTOLLI, MARION L.**

a/k/a MARION LAVADA BARTOLLI,  
late of Fallowfield Township,  
Washington Co., PA

Executrix: Christine A. Beck, 624  
Greene Street, Brownsville, PA 15417

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

**BORRELLO, GERALD F.**

a/k/a JERRY BORRELLO  
late of New Eagle, Washington Co., PA  
Executrix: Mary Louise Antonio,  
764 Delaware Ave., Monessen Pa 15062

**COLOMBO, LUCILLE H.**

late of Washington, Washington Co., PA  
Executrix: Pamela Jean Verderber,  
740 Glenn Street, Washington, PA  
15301

Attorney: KATHLEEN SMITH-  
DELACH, PHILLIPS, PHILLIPS &  
SMITH-DELACH, P.C., 29 East Beau  
Street, Washington, PA 15301

**DERRICO, PATRICK C.**

late of Borough of Canonsburg,  
Washington Co., PA

Administratrix: Denise M. Strimel, 718  
Alpine Drive, Canonsburg, PA 15317

Attorney: Jeffrey P. Derrico,  
GREENLEE DERRICO & POSA, LLC,

60 East Beau Street,  
Washington, PA 15301

**GOMPERS, WILLIAM G.**

late of McMurray/Peters Twp.,  
Washington Co., PA

File No. C-63-OC-2019-646

Executrix: Sara Mathews Gompers, 181  
Roscommon Pl., McMurray, PA 15317

Attorney: Mark T. Coulter, One  
Monroeville Center, Suite 801B, 3824  
Northern Pike, Monroeville, PA 15146

**LOCY, JOANNE**

late of Washington, Washington Co., PA  
Executor: Jon E. Locy, 1718 Amity Ridge  
Road, Washington, PA 15301

Attorney: Tamora L. Reese,  
Law Offices of Tamora L. Reese, LLC,  
87 East Maiden Street, Suite 22,  
Washington, PA 15301

**MCMURRAY, GERALDINE N.**

late of Peters Township,  
Washington Co., PA  
File No. 63-19-0718

Executor: Raymond F. Marmie c/o

Attorney: J. Lynn DeHaven,  
**GOLDFARB, POSNER, BECK,  
DeHAVEN & DREWITZ,**  
62 E. Wheeling St. Ste. 101,  
Washington, PA 15301

**PASIERBEK, DONNA DARLENE**

late of Canton Twp., Washington Co., PA  
Administratrix: Margaret Pasierbek, 905  
W. Wylie Ave., Washington, PA 15301  
Attorney: Jennifer M. Merx, Skarlatos  
Zonarich, 320 Market St., Ste. 600 West,  
Harrisburg, PA 17101

**SHAW, BARRY LYNN**

late of McDonald Borough,  
Washington Co., PA

Administrator: Patrick Shaw c/o

Attorney: Kathleen A. Maloles,  
Hamburg, Rubin, Mullin, Maxwell &  
Lupin, 375 Morris Rd., P.O. Box 1479,  
Lansdale, PA 19446-0773

**SMITH, ROBERT P.**

late of Washington, Washington Co., PA  
Administratrix: Kathleen H. Smith,  
1920 East Beau Street,  
Washington, PA 15301

Attorney: KATHLEEN SMITH-  
DELACH, PHILLIPS, PHILLIPS &  
SMITH-DELACH, P.C., 29 East Beau  
Street, Washington, PA 15301

52,1,2

**MISCELLANEOUS NOTICE**

In the Court of Common Pleas of  
Washington County, Pennsylvania: No.  
2019-892. Notice is hereby given to  
Charles H. Rogers that a Complaint in  
Civil Action has been issued against you.  
This notice acts as service of the  
Compliant pursuant to the July 12, 2019  
Order of Court.

Nicolette A. Blackwell, Esquire  
Benedum Trees Building, 9th Floor  
223 Fourth Avenue  
Pittsburgh, PA 15222

2)/1

**CORPORATION NOTICE**

**MAXWELL BRISKMAN  
STANFIELD, ESQUIRE, MEYER,  
UNKOVIC & SCOTT LLP,  
Attorney(s), 535 Smithfield Street,  
Suite 1300, Pittsburgh, PA 15222**

Notice is hereby given that Articles of  
Incorporation were filed with the  
Department of State of the  
Commonwealth of Pennsylvania on July  
19, 2019, with respect to a nonprofit  
corporation which has been incorporated  
under the provisions of the Nonprofit  
Corporation Law of 1988. The name of  
the corporation is **PITTSBURGH  
PRODUCTCAMP.**

2)/1

**REAL ESTATE NOTICE**

IN THE COURT OF COMMON PLEAS  
Washington COUNTY  
CIVIL ACTION - LAW  
ACTION OF MORTGAGE  
FORECLOSURE

Term No. C-63-CV-2019-177

NOTICE OF ACTION IN MORTGAGE  
FORECLOSURE

BAYVIEW LOAN SERVICING, LLC

Plaintiff

vs.

The Unknown Heirs of Vernon Cook,  
Deceased & RAYMOND COOK Solely  
in His Capacity as Heir of Vernon Cook,  
Deceased

Mortgagor and Real Owner  
Defendant

The Unknown Heirs of Vernon Cook,  
Deceased MORTGAGOR AND REAL  
OWNER, DEFENDANT whose last  
known address is 73 Caldwell Avenue  
Washington, PA 15301.

THIS FIRM IS A DEBT COLLECTOR  
AND WE ARE ATTEMPTING TO  
COLLECT A DEBT OWED TO OUR  
CLIENT. ANY INFORMATION  
OBTAINED FROM YOU WILL BE  
USED FOR THE PURPOSE OF  
COLLECTING THE DEBT.

You are hereby notified that Plaintiff  
BAYVIEW LOAN SERVICING, LLC,  
has filed a Mortgage Foreclosure  
Complaint endorsed with a notice to  
defend against you in the Court of  
Common Pleas of Washington County,  
Pennsylvania, docketed to No. C-63-CV-  
2019-177 wherein Plaintiff seeks to  
foreclose on the mortgage secured on  
your property located, 73 Caldwell  
Avenue Washington, PA 15301  
whereupon your property will be sold by  
the Sheriff of Washington.

**NOTICE**

You have been sued in court. If you wish  
to defend against the claims set forth in  
the following pages, you must take action

within twenty (20) days after the  
Complaint and notice are served, by  
entering a written appearance personally  
or by attorney and filing in writing with  
the court your defenses or objections to  
the claims set forth against you. You are  
warned that if you fail to do so the case  
may proceed without you and a judgment  
may be entered against you by the Court  
without further notice for any money  
claim in the Complaint of for any other  
claim or 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 OR  
CANNOT AFFORD ONE, 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.

SOUTHWESTERN PA  
LEGAL AID SOCIETY  
10 West Cherry Avenue  
Washington, PA 15301  
724-225-6170

WASHINGTON COUNTY BAR  
ASSOCIATION  
119 South College Street  
Washington, PA 15301  
724-225-6710

Michael T. McKeever  
Attorney for Plaintiff  
KML Law Group, P.C., PC  
Suite 5000, BNY Independence Center  
701 Market Street  
Philadelphia, PA 19106-1532  
215-627-1322



## SHERIFF SALES

### Special Notice On Real Estate Sales Sheriff's Rule

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

Abstracts of properties taken in execution upon the writs shown, at the number and terms shown, as the properties of the severally named defendants, owners or reputed owners, and to be sold by Samuel F. Romano, Sheriff of Washington County, Pennsylvania, on: **Friday, September 6, 2019 at 10:00 o'clock a.m.** in Public Meeting Room 104, Courthouse Square Building, 100 West Beau Street, Washington, PA. Ten (10%) percent of the purchase money (but not less than the Sheriff's Cost), shall be paid on the day of the sale and the balance on or before **Wednesday, September 11, 2019 at 4:00 o'clock p.m.** If however such ten (10%) percent down payment not be made on day of sale, the property will again be exposed to sale immediately, on the date aforesaid. If balance of payment not be made on Wednesday following the date of sale, the property will again be put up for sale on **Friday, September 13, 2019 at 10:00 o'clock a.m.** At the expense and risk of the person whom it was struck off, who in case of any deficiency on such sale, shall make good the same. (Complete description of the following properties are on file in the Sheriff's Office at the Courthouse Square, 100 West Beau Street, Room #303, Washington, PA.) Notice is hereby given that the schedule of distribution will be filed by the Sheriff not later than thirty (30) days from date of sale and that distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter. No further notice of the schedule of distribution will be given.

## Sheriff Sale List -- September 6, 2019

### Index

Note: Index information excerpted from Sheriff Sale notices as provided; captions may be abbreviated.

<b>Sale#</b>	<b>Plaintiff v Defendant(s)</b>	<b>Property Location</b>
2019-7 .....	US Bank v. Declair .....	City of Washington
2019-383 .....	21st Mortgage v. Krupar .....	Robinson Township
2019-438 .....	* v. Betonte, Zataweski .....	Strabane
2019-503 .....	MidFirst Bank v. Morris .....	Township of Donegal
2019-1151 .....	MonValley Comm FCU v. Patterson ....	Carroll Township
2019-1226 .....	Hsbc Bank v. Holmes .....	Peters Township
2019-1324 .....	PNC Bank v. Boyd .....	Twp of North Bethlehem
2019-1362 .....	Bank of NY Mellon v. Fine .....	North Charleroi Borough
2019-1412 .....	JPMorgan v. Defide .....	Monongahela City, 3rd
2019-1503 .....	JPMorgan v. Rich .....	Twp of Nottingham
2019-1610 .....	* v. McDade .....	City of Washington
2018-1613 .....	Nationstar Mortgage v Lee .....	Twp of South Strabane
2018-2304 .....	Wells Fargo Bank v. Santomo .....	Canonsburg Borough, 2nd
2018-3379 .....	Specialized Loan v. Price .....	City of Washington
2014-4135 .....	JPMorgan v. Steiner .....	Cecil Township
2018-4610 .....	PA Housing v. Steele .....	Township of Hanover
2018-4959 .....	First National Bank v. Korzinski .....	Township of Carroll
2018-6103 .....	PNC Bank v. Rice .....	Township of Fallowfield
2018-6400 .....	JPMorgan v. LaRew .....	Township of Union
2018-6716 .....	* v. Smith .....	City of Monongahela
2018-6776 .....	PNC Bank v. Ball .....	Township of N Bethlehem

\* Information not provided

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-7**

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 SEPTEMBER 6, 2019

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PLAINTIFF  
 VS.  
 KIMBERLY A. DECLAIR,  
 DEFENDANT

All that certain lot or piece of ground situate in the 7th Ward of the City of Washington, County of Washington and Commonwealth of Pennsylvania HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 335 Shirls Avenue, Washington, PA 15301  
 TAX PARCEL #: 770-003-00-01-0010-00  
 TO BE SOLD AS THE PROPERTY OF  
 KIMBERLY A. DECLAIR ON  
 JUDGMENT NO. 2019-7

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-383**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

21st MORTGAGE CORPORATION,  
 Assignee JP Morgan Chase Bank, as trustee c/o Residential Funding Company, LLC, assignee of Concorde Acceptance Corporation  
 Plaintiff  
 v.  
 PAMMIE L. KRUPAR  
 Defendant

**MORTGAGE FORECLOSURE**

Address of property to be sold: 357 Valley Street, McDonald, Robinson Township, Washington County, PA

Having thereon erected a single family dwelling house.

PARCEL # 550-020-05-01-0019-00

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-438**

filed in COMMON PLEAS of  
 Washington County. There will be  
 exposed at Sheriff Sale in the Courthouse  
 Square Building, Room 104, 100 West  
 Beau Street, Washington, PA 15301,  
 Washington County, at 10:00 AM. on  
 SEPTEMBER 6, 2019:

BEING KNOWN AS: 110 ALEXANDER  
 AVENUE, STRABANE, PA 15363  
 PROPERTY ID NUMBER:

520-015-02-09-0004-00

BEING THE SAME PREMISES WHICH  
 GRANTOR THE ESTATE OF  
 MARGARET JESTER BY

DEED DATED 4/4/2007 AND  
 RECORDED 4/13/2007 IN THE OFFICE  
 OF THE RECORDER OF DEEDS IN  
 DEED BOOK INSTRUMENT:  
 000710081, GRANTED AND  
 CONVEYED UNTO GRANTEE

RICHARD A. BETONTE AND SHERRIE  
 ZATAWESKI, AS JOINT TENANTS  
 WITH

THE RIGHT OF SURVIVORSHIP AND  
 NOT AS TENANTS IN COMMON.

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-503**

filed in COMMON PLEAS of  
 Washington County. There will be  
 exposed at Sheriff Sale in the Courthouse  
 Square Building, Room 104, 100 West  
 Beau Street, Washington, PA 15301,  
 Washington County, at 10:00 AM. on  
 SEPTEMBER 6, 2019:

MidFirst Bank Plaintiff,  
 vs.

Richard P. Morris, Defendant.

**CIVIL DIVISION**

Docket No.: C-63-CV-2019-503  
 MidFirst Bank v. Richard P. Morris

Property situate in the Township of  
 Donegal, Washington County,  
 Pennsylvania.

605 Route 40 West, West Alexander, PA  
 15376

Parcel Number ID: 2300100000000502

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$58,974.12

Attorney for Plaintiff: Kimberly J. Hong  
 c/o Manley Deas Kochalski LLC,  
 P. O. Box 165028, Columbus, OH  
 43216-5028

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1151**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

MON VALLEY COMMUNITY  
 FEDERAL CREDIT UNION,  
 Plaintiff,

v.

CHRISTA PAHOLSKY a/k/a  
 CHRISTA PATTERSON,  
 Defendant.

No. 2019-1151

Type of Document:

Short Description

REAL ESTATE SITUATE AT 2301  
 MAIN STREET, CARROLL  
 TOWNSHIP; TAX ID. NO.

130-012-04-02-0014-00

Filed on Behalf of: Mon Valley  
 Community Federal Credit Union,  
 Plaintiff

JUDGMENT AMOUNT: \$61,893.17

Counsel of Record:

Mark J. Shire, Esquire

Pa. ID. No. 44843

SHIRE LAW FIRM

1711 Grand Boulevard, Park Centre

Monessen, PA 15062

Phone: (724) 684-8881

Fax: (724) 684-7475

email: shire@shirelaw.com

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1226**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Hsbc Bank USA, N.A., as Trustee for The  
 Registered Holders of  
 Renaissance Home Equity  
 Loan Trust 2006-1

V.

Suzanne L. Holmes

owner(s) of property situate in the  
 PETERS TOWNSHIP,  
 WASHINGTON County,  
 Pennsylvania, being

339 Quail Run Road Unit 28D,  
 Quail Run Condominium, A/K/A

339 Quail Run Road,

Venetia, PA 15367-1111

Parcel No. 5400020000004028D

(Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$104,229.05

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 .MORTGAGE FORECLOSURE

**2019-1324**

filed in COMMON PLEAS of  
 Washington County. There will be  
 exposed at Sheriff Sale in the Courthouse  
 Square Building, Room 104, 100 West  
 Beau Street, Washington, PA 15301,  
 Washington County, at 10:00 AM. on  
 SEPTEMBER 6, 2019:

PNC Bank, National Association Plaintiff,  
 vs.

Donald D. Boyd, Jr., as Executor to the  
 Estate of James E. Singer Defendant.

CIVIL DIVISION

Docket No.: C-63-CV-2019-1324

PNC Bank, National Association v.  
 Donald D. Boyd, Jr., as Executor to the  
 Estate of James E. Singer

Property situate in the Township of North  
 Bethlehem, Washington County,  
 Pennsylvania.

32 Mancha Street, Eighty Four, PA 15330

Parcel Number ID:

490-014-01-03-0007-00,

490-014-01-03-0009-00

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$18,798.02

Attorney for Plaintiff: Kimberly J. Hong c/  
 o Manley Deas Kochalski LLC,  
 P. O. Box 165028,  
 Columbus, OH 43216-5028

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
 WRIT OF EXECUTION -  
 MORTGAGE FORECLOSURE

**2019-1362**

filed in COMMON PLEAS of  
 Washington County. There will be  
 exposed at Sheriff Sale in the Courthouse  
 Square Building, Room 104. 100 West  
 Beau Street, Washington, PA 15301,  
 Washington County, at 10:00 A.M. on  
 SEPTEMBER 6, 2019:

The Bank of New York Mellon, The  
 Successor to JPMorgan Chase Bank, as  
 Trustee for  
 Cit Home Equity Loan Trust 2002-1  
 V.

James Fine a/k/a James L. Fine  
 owner(s) of property situate in the  
 NORTH CHARLEROI BOROUGH,  
 WASHINGTON County, Pennsylvania,  
 being

537 Conrad Avenue, Charleroi, PA  
15022-2227

Parcel No. 500-005-00-04-0006-00

(Acreage or Street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$42,619.73

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones. LLP

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2019-1412**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank,  
National Association

vs.

Briana Defide

owner(s) of property situate in the MONONGAHELA CITY, 3RD, WASHINGTON County, Pennsylvania, Being 1117 Lawton Street, Monongahela, PA 15063-1929

Parcel No. 440-025-00-00-0014-00  
(Acreage or street address)

Improvements thereon:

**RESIDENTIAL DWELLING**

Judgment Amount: \$56,203.06

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2019-1503**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank, National  
Association

vs.

Debra A. Rich

owner(s) of property situate in the Township of Nottingham, WASHINGTON County, Pennsylvania, being 146 Gilkeson Road, Eighty Four, PA 15330

PARCEL NO: 530-010-00-00-0006-00  
IMPROVEMENTS THEREON: A

**RESIDENTIAL DWELLING**

**JUDGMENT AMOUNT: \$189,210.53**

**ATTORNEYS FOR PLAINTIFF:**

Shapiro & DeNardo, LLC.

King of Prussia, PA

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1610**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM. on SEPTEMBER 6, 2019:

ALL THOSE CERTAIN LOTS OF GROUND SITUATE IN THE FIFTH WARD OF THE CITY OF WASHINGTON, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA, 'BEING KNOWN AND DESIGNATED AS ALL OF LOTS NUMBERS 252 AND 253 IN A PLAN OF LOTS LAID OUT BY CLARK AND CAMPBELL LAND COMPANY, PLAN NO.7 OF RECORD IN PLAN BOOK 5, PAGE 139, IN THE OFFICE OF THE RECORDER OF DEED OF SAID COUNTY. BEING KNOWN AS: 286 EAST PROSPECT AVENUE WASHINGTON, PA 15301 PROPERTY ID NUMBER: 750-019-00-01-0010-00 BEING THE SAME PREMISES WHICH PATRICIA BRODAK BY DEED DATED 10/14/2008 AND RECORDED 10/21/2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED AS INSTRUMENT #200827925, GRANTED AND CONVEYED UNTO BETTY C. MCDAID.

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2019-1613**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Nationstar Mortgage LLC d/b/a Mr. Cooper as successor by merger to Pacific Union Financial, LLC Plaintiff  
 v.  
 Carol P. Lee and Jason B. Lee Defendants

COURT OF COMMON PLEAS  
 WASHINGTON COUNTY NUMBER  
 2018-1613

**SHORT DESCRIPTION**

All That Certain land situate in the Township of South Strabane in the County of Washington, Commonwealth of Pennsylvania. Premises: 1526 Lombard Circle, Washington, Pennsylvania 15301 Tax ID. #: 600-005-19-00-0026-00 Improvements consist of a Residential Dwelling McCABE, WEISBERG & CONWAY, LLC Attorneys for Plaintiff (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 scheduled unless exceptions are filed within ten days after the filing of the schedule.

Sheriff's Office, Washington PA  
 Samuel L. Romano



**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-2304**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. SEPTEMBER 6, 2019;

Wells Fargo Bank, NA  
 V.  
 Raymond N. Santomo

owner(s) of property situate in the CANONSBURG BOROUGH, 2ND, WASHINGTON County, Pennsylvania, Being 418 Bluff Street, a/k/a 418 Bluff Avenue, Canonsburg, PA 15317-3801 Parcel No. 100-016-00-02-0031-00 (Acreage or street address)

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$90,577.37

Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones. LLP

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
**WRIT OF EXECUTION -**  
**MORTGAGE FORECLOSURE**

**2018-3379**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104. 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Specialized Loan Servicing LLC Plaintiff,  
 vs.  
 Jimmy A. Price  
 Defendant.

CIVIL DIVISION  
 Docket No.: 2018-3379

Property situate in the  
 City of Washington,  
 Washington County, Pennsylvania.  
 284 Springfield Avenue,  
 Washington. PA 15301  
 Parcel Number ID:  
 750-034-00-00-0017-00  
 Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$64,663.50

Attorney for Plaintiff: Kimberly J. Hong  
 c/o Manley Deas Kochalski LLC,

P.O. Box 165028

Columbus, OH 43216-5028

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

Sheriff's Office, Washington PA  
 Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2014-4135**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

JPMorgan Chase Bank, N.A. f/k/a  
JPMorgan Chase Bank f/k/a The Chase  
Manhattan Bank f/k/a  
Chemical Bank, N.A.  
V.

Donald Steiner, in His Capacity as Administrator and Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody William Patrick Moody, in His Capacity as Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody Maryann Gauthier, in Her Capacity as Heir of The Estate of Pauline Moody n/k/a Pauline Steiner a/k/a Pauline Lou Moody Unknown Heirs, Successors. Assigns, and All Persons, Firms, or Associations Claiming Right, Title or Interest from or Under Pauline Moody n/k/a Pauline Steiner, Deceased

owner(s) of property situate in the CECIL TOWNSHIP, WASHINGTON County, Pennsylvania, being  
165 Miller Run Road, a/k/a  
8 Wabash Street, Cecil, PA 15321  
Parcel No. 140-007-06-01-0010-00  
(Acreage or street address)  
Improvements thereon:  
RESIDENTIAL DWELLING  
Judgment Amount: \$98,338.18  
Attorneys for Plaintiff

Phelan Hallinan Diamond & Jones, LLP

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**  
WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-4610**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

Pennsylvania Housing Finance Agency,  
Plaintiff,  
vs  
Paul J. Steele, Sr.,  
Defendant.

No. 2018-4610

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF HANOVER, COUNTY OF WASHINGTON AND COMMONWEALTH OF PENNSYLVANIA BEING KNOWN AS PARCEL NO. 340-010-01-00-0024-00 HAVING ERRECTED THEREON A DWELLING KNOWN AS 6 WILLARD LANE, BURGETTSTOWN, PA 15021.

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE  
2018-4959

filed in COMMON PLEAS of  
Washington County. There will be  
exposed at Sheriff Sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
SEPTEMBER 6, 2019:

First National Bank of Pennsylvania,  
Plaintiff, vs. Unknown Heirs, Executors  
and/or Administrators of the Estate of  
Kathleen Korzinski, Defendants

Property situate in TOWNSHIP OF  
CARROLL, WASHINGTON COUNTY,  
PENNSYLVANIA  
715 DRY RUN ROAD,  
MONONGAHELA, PA 15063  
130-007-06-01-0001-00  
Improvements thereon  
RESIDENTIAL DWELLING  
Judgment Amount: \$105,165.33  
Attorney of record: Kristine M. Anthou,  
Grenen & Birsic PC

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION - MORTGAGE  
FORECLOSURE

**2018-6103**

filed in COMMON PLEAS of  
Washington County. There will be  
exposed at Sheriff Sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. on  
SEPTEMBER 6, 2019:

PNC Bank, National Association.  
Successor by Merger To National City  
Bank v. Ernest S. Rice and Debora L.  
Thomas, AKA Debora L. Rice

Property situate in the Township of  
Fallowfield, Washington County,  
Pennsylvania.

151 Lover Jonestown Road,  
Charleroi, PA 15022  
Parcel Number ID:  
320-012-00-00-0019-01

Improvements thereon:  
RESIDENTIAL DWELLING

Judgment Amount: \$21,389.14

Attorney for Plaintiff: Kimberly J. Hong  
c/o Manley Deas Kochalski LLC, P.O.  
Box 165028, Columbus, OH 43216-5028

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-6400**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

J.P. Morgan Mortgage Acquisition Corp.  
vs.

Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations Claiming Right, Title or Interest from or under David E. LaRew a/k/a David E.

Larew a/k/a David E. LaRew, Jr., deceased and TeiaRae Ridenour Larew, known Heir of David E. LaRew a/k/a David E. Larew a/k/a David E. LaRew, Jr., deceased and David E. LaRew, III, known Heir of David E. Larew a/k/a David E. LaRew a/k/a David E. LaRew, Jr., deceased and Melissa M. Burrell, known Heir of David E LaRew a/k/a David E. Larew a/k/a David E. LaRew, Jr., deceased

owner(s) of property situate in the Township of Union, WASHINGTON County, Pennsylvania, being 6068 Route 88, Finleyville, PA 15332 PARCEL NO.: 640-003-07-01-0004-01 IMPROVEMENTS THEREON:

A RESIDENTIAL DWELLING JUDGMENT AMOUNT: \$153,728.78

ATTORNEYS FOR PLAINTIFF: Shapiro & DeNardo, LLC, King of Prussia, PA

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-6716**

filed in COMMON PLEAS of Washington County. There will be exposed at Sheriff Sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on SEPTEMBER 6, 2019:

ALL THAT CERTAIN lot or piece of ground situate in the First Ward of the City of Monongahela, Washington County, Pennsylvania, bounded and described as follows:

BEING KNOWN AS: 224 GREGG STREET MONONGAHELA, PA 15063  
PROPERTY ID NUMBER:

420-021-00-01-0005-00

BEING THE SAME PREMISES WHICH RAYMOND W. EVANS, AN UNREMARIED WIDOWER BY DEED DATED 7/13/2016 AND RECORDED 7/18/2016 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED INSTRUMENT NUMBER 201617674, GRANTED AND CONVEYED UNTO DAVID M. SMITH AND KELLY L. SMITH, HUSBAND AND WIFE.

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

Sheriff's Office, Washington PA  
Samuel L. Romano

**SHERIFF'S SALE**

WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**2018-6776**

filed in COMMON PLEAS of  
Washington County. There will be  
exposed at Sheriff Sale in the Courthouse  
Square Building, Room 104, 100 West  
Beau Street, Washington, PA 15301,  
Washington County, at 10:00 A.M. ON  
SEPTEMBER 6, 2019:

PNC Bank, National Association,  
Plaintiff,

vs.

Gretchen L. Ball  
Defendant.

CIVIL DIVISION

Docket No.: C-63-CV-2018-6776

Property situate in the Township of  
North Bethlehem, Washington County,  
Pennsylvania.

11 Short Road, Scenery Hill, PA 15360

Parcel Number ID:

490-002-00-00-0014-00

Improvements thereon:

RESIDENTIAL DWELLING

Judgment Amount: \$81,015.89

Attorney for Plaintiff: Kimberly J. Hong

c/o Manley Deas Kochalski LLC,

P. O. Box 165028,

Columbus, OH 43216-5028

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

Sheriff's Office, Washington PA  
Samuel L. Romano

## **August CLE Seminars / Ethics Galore**

### **Frank Sarris Public Library**

35 North Jefferson Avenue Canonsburg, PA 15317  
 Conveniently located off of the I-79 Canonsburg, PA Exit  
 Free Parking in Murdock Street Lot

**August 29 – August 30, 2019**

August 29, 2019 - 9 AM-12:15 PM

### **Potpourri of Hot Legal Topics Plus Ethics**

Mike Fitzpatrick, Esq. / Joe Dimperio, Esq. / Richard McMillan, Esq./ Anthony Fitzpatrick, Esq. / Fitzpatrick & LaCava, PC

**1 Substantive Credit/ 2 Ethics - \$85**

August 29, 2019 - 1 PM-4:15 PM

### **Family Law and Ethical Concerns**

William R. Friedman, Esq. / David J. Slesnick, Esq.

**2 Substantive Credits/1 Ethics - \$79**

August 30, 2019 - 9 AM-12:15 PM

### **Basics for the Attorney Debt Collector**

James P. Valecko, Esq. / Weltman, Weinberg & Reis Co., L.P.A..

**2 Substantive Credits/1 Ethics - \$79**

August 30, 2019 - 1 PM-4:15 PM

### **Retirement Plans: A Primer on Plan Options, Hot Topics and Potential Pitfalls**

Elisa J. Cavalier, Esq. / Rachel Hawili, AIFA / Hefren-Tillotson

Nicholas J. Zapf / Dunbar, Bender & Zapf

Gary J. Gunnett, Esq. / Houston Harbaugh

**2 Substantive Credits/1 Ethics - \$79**

PA CLE approved

To register: [www.calu.edu/ilpp](http://www.calu.edu/ilpp)

[speer@calu.edu](mailto:speer@calu.edu) / 724-938-4054

California University of PA

250 University Avenue, Box 6 | California, Pennsylvania 15419

*The Institute for Law & Public Policy is a PA CLE Accredited Provider (Provider # 5872)*

**Join our mailing list to keep up with our latest offerings – email [Speer@calu.edu](mailto:Speer@calu.edu)**

# PUT YOUR TRUST *in* Us.



**John P. Shaffer**  
PRESIDENT



**Lisa M. Dougan, Esq.**  
VICE-PRESIDENT

**Aligned Partners Trust Company** is regulated by the Pennsylvania Department of Banking. Our offices are in downtown Pittsburgh and we have been in business since 2000.

We provide the same broad array of trust and estate administrative services as have been historically provided by bank and trust companies. We pride ourselves in becoming very involved with clients, their legal counsel, and advisors to address their individual situation, working closely with them to solve issues and establish effective plans and structures.

We are an independent entity and do not accept or retain financial incentives for using particular products or services, thereby allowing us to objectively select the best available strategy for each of our clients.



**Aligned Partners**  
TRUST COMPANY

707 GRANT STREET 2800 GULF TOWER PITTSBURGH, PA 15219  
(412) 258 3590 ALIGNEDPARTNERS.COM

*Quality... Experience... Results...  
It's what your clients deserve.*

*Medical Malpractice • Auto Accidents • Personal Injury*



**GISMONDI**  
& ASSOCIATES

**412-281-2200**

**[www.gislaw.com](http://www.gislaw.com)**

**700 Grant Bldg., 310 Grant St., Pgh., PA 15219**