

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
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THURSDAY, APRIL 16, 2020

No. 39



## *Serving the Legal Community of Washington County*

### TABLE OF CONTENTS

Washington County Court of Common Pleas Calendar.....	2
Obiter Dictum .....	3
<b>ORDER Re May 1, 2020 Sheriff Sales rescheduled to June 5, 2020.....</b>	<b>4</b>
<b>ORDER Re Custody Orders .....</b>	<b>4</b>
Estate Notices .....	6
Real Estate Notice.....	8
Miscellaneous Notice.....	8
Sheriff Sale .....	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 & COURT/MOTIONS SCHEDULE**

**PER ADMINISTRATIVE ORDER No. 2020-1:**

**“Regular motions practice shall be suspended for the duration of time covered by the emergency declaration; however, consented-to-motions may be sent to chambers of the assigned Judge for his/her consideration.”**

**For complete and current motions court information, visit the Washington County Court of Common Pleas website at [www.washingtoncourt.us](http://www.washingtoncourt.us)**

**To access all administrative Court Orders for all Pennsylvania judicial jurisdictions, including all County courts, visit <http://www.pacourts.us.ujc-coronavirus-information>.**

**COURT CALENDARS**

Upcoming Jury Trial Terms..... APRIL/MAY CANCELED, Jun 8-19, July 13-17  
Orphans’ Court Audits, 2020: ..... May 21, Jul 9, Sep 24, Nov 12

Sheriff Sale Date..... Last Date to File w/Prothonotary..... to File w/Sheriff  
Jun 5, 2020 .....Mar 27, 2020 ..... Mar 20, 2020  
Jul 10, 2020 .....Apr 24, 2020 ..... Apr 17, 2020

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## Obiter Dictum

From the *ABA Journal Daily Newsletter*: [1] An Orange County, California criminal defendant received a favorable plea offer after alleging that a third party provider, as a result of a technology error, was recording calls between attorneys and their clients at the correctional facility and was sharing the contents thereof with deputies and investigators and some of which were forwarded to prosecutors. In all, approximately 1000 calls were recorded.; [2] A former assistant U.S. attorney in Tennessee was sentenced to one year probation after pleading guilty to theft for falsifying her time cards costing the federal government at least \$6,000. Her law license was also suspended.; [3] According to a study by the University of Utah and a review by the Chicago Tribune, an analysis of bail reform in Cook County issued by the Cook County Chief Judge issued last May underplayed the increase in crime that followed. The Chicago Tribune obtained the data and learned that the Chief Judge's analysis, which found no increase in violent crime, only included defendants charged with felonies before release and only included the first new charge against defendants after release, while also utilizing a restrictive definition of violent crime. In fact, the Tribune identified 21 defendants released after bail reform who were later accused of murder while the Chief Judge's report stated there were only three.; [4] Former film producer Harvey Weinstein, 67, was sentenced to 23 years in prison for sexually assaulting two women. The minimum sentence was five years.; [5] An Alabama trial judge sentenced a potential juror to five days in jail for contempt after the potential juror allegedly discussed evidence with the venire in a triple murder case that would not have been admissible at trial. The entire jury pool was dismissed.; [6] The highest criminal appeals court in Texas delayed the execution of a Texas inmate on the basis that the gathering could create a risk of exposure to the corona-virus to correctional officers, spiritual advisor, family members of the inmate and victims, attorneys, prison officials, physicians, witnesses and journalists.; [7] The Ohio Supreme Court held that a Capital University School of Law graduate, who got dinged on her Ohio character and fitness application for having almost \$900,000 in school debt and seemingly no clear plan to ever repay it, can sit for the bar exam. The court based its decision on the lawyer being candid about her financial situation and complying with the terms of her student loan repayment plan.

## **WARMAN ABSTRACT & RESEARCH LLC** **JOHN F. WARMAN**

518 Madison Drive, Smithfield, PA 15478, 724-322-6529  
johnfranciswarman@gmail.com

**COMMERCIAL / RESIDENTIAL / CURRENT OWNER / MINERAL TITLE**

A DECADE OF EXPERIENCE   E&O INSURED   WILL TRAVEL  
LOCAL TO FAYETTE COUNTY   ACCEPTING NEW CLIENTS

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION

IN RE: 27TH JUDICIAL DISTRICT DECLARATION  
OF JUDICIAL EMERGENCY

Docket Nos.: 2004-6622, 2010-854, 2015-2193, 2015-3498, 2015-6912, 2016-1610, 2017-5057, 2017-6086, 2018-1728, 2018-2424, 2018-2529, 2018-4435, 2018-4464, 2018-6855, 2018-6778, 2018-7294, 2019-7, 2019-1172, 2019-1485, 2019-2587, 2019-2728, 2019-2766, 2019-3028, 2019-3619, 2019-4046, 2019-4365, 2019-4569, 2019-5059, 2019-5517, 2019-5593, 2019-5596, 2019-5950, 2019-6354, 2019-6678, 2019-6885, 2019-6934, 2019-7971, 2019-8231

**ORDER**

AND NOW, this 8th day of April, 2020, pursuant to the request of the Washington County Sheriff and in consideration of the Pennsylvania Supreme Court's Orders declaring a "GENERAL STATEWIDE JUDICIAL EMERGENCY" at Judicial Administrative Docket 531 and 532 and President Judge Emery's declaration of a Judicial Emergency in this 27th Judicial District on March 16, 2020, at Administrative Docket 2020-I, and such declarations being effective through April 30, 2020 and May 1, 2020, respectively, the following is ORDERED:

- (A) All Sheriff Sales scheduled for Friday May 1, 2020 at 10:00 a.m. are postponed to **Friday, June 5, 2020 at 10:00 a.m.;**
- (B) The Sheriff shall post notice of this Order on all properties listed for the May Sale and post this Order outside the Public Meeting Room at Courthouse Square;
- (C) The Sheriff shall notify all Plaintiffs' Counsel for all May Sales, regarding this Order and shall post this Order on the Washington County website under the Sheriff Department heading as well as the Sheriff's Facebook page;
- (D) Plaintiff's Counsel shall provide notice of this Order to all other counsel of record and any self-represented litigant, in a manner as provided by Pa.R.C.P. 440;
- (E) Plaintiff's Counsel for each listed sale shall review the requirements of Pa.R.C.P. 3129.3(b) and take all steps necessary to perfect proper notice of the postponed sale;
- (F) Until further order of court, the Sheriff and his deputies, being first responders and essential to public safety, **shall not personally service the notice of sale upon the Defendants or any other interested party;** and
- (G) The Washington County Reports shall publish this Order in its next edition.

BY THE COURT: /s/ MICHAEL J. LUCAS, J.

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY, PENNSYLVANIA

CIVIL DIVISION

IN RE: 27TH JUDICIAL DISTRICT DECLARATION  
OF JUDICIAL EMERGENCY

No. 2020-1 24 W.M. 2020

**ORDER**

AND NOW, this 9th day of April 2020, IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that unless otherwise modified by the Court, custody Orders in Washington County shall remain in effect and are unaffected by the Governor's Stay at Home Order, with due consideration for the safety of the child.

BY THE COURT: /s/ Katherine B. Emery, President Judge

**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 BANK-  
RUPTCY COURT FOR THE WESTERN  
DISTRICT OF PENNSYLVANIA  
Bankruptcy No. 19-23748 CMB  
Chapter 13  
Docket No.

In re: Charmane Mounts, aka B. Char-  
mane Mounts, Debtor (s), Charmane  
Mounts, aka B. Charmane Mounts, Mo-  
vant (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 of-  
fers at the hearing. Further information  
regarding the property and bidding proce-  
dures can also be obtained from Attorney  
Scott Lowden and/or at the Court's EASI  
System, at [http://www.pawb.uscourts.gov/  
easi.htm](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

WCR Vol 100 Issue 39

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

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY, PENN-  
SYLVANIA ORPHAN'S COURT DIVI-  
SION NOS: 63-20-0405, 63-20-0406,  
AND 63-20-0407

**IN RE: TERALYN MAE McCRADY,  
ALEXA MADISON 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 Or-  
phans' 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, Penn-  
sylvania, 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 attor-  
ney. 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 Ave-  
nue, Washington, Pennsylvania, 15301,  
(724) 225-6170, or the Washington Coun-  
ty 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

## 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

SHERIFF'S SALE

2019-4529

2019-4569

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:

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:

**JPMORGAN MORTGAGE ACQUISITION CORP.**

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

Vs

Vs

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

**KRISTIN BUCAR AND SCOTT E. BUCAR**

JUDGEMENT: \$68,132.08

JUDGEMENT: \$90,572.09

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

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

ADDRESS: 859 BRUSH RUN ROAD, WASHINGTON, PA 15301

ADDRESS: 506 FURLONG AVENUE, ROSCOE PA 15477

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

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

IMPROVEMENTS: Residential Dwelling

IMPROVEMENTS: Residential Dwelling

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

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

## 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

WCR Vol 100 Issues 37,38,39

## 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, DEPART-  
MENT 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

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

## 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

WCR Vol 100 Issues 37,38,39

## 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

WCR Vol 100 Issues 37,38,39

## 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

WCR Vol 100 Issues 37,38,39

## 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

WCR Vol 100 Issues 37,38,39

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**John P. Shaffer**  
PRESIDENT



**Lisa M. Dougan, Esq.**  
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