

# WASHINGTON COUNTY REPORTS

OFFICIAL LEGAL PERIODICAL FOR WASHINGTON COUNTY,  
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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

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

#### **ANGELO, ARTHUR**

late of Charleroi, Washington Co., PA  
File No. 63-19-0758

Administratrix: Megan Majewski, 401  
Heathermoor Drive, Weirton WV 26062

Attorney: Deborah L. Lesko, Esq.,  
The Law & Mediation Offices of  
Deborah L. Lesko, P.C.,  
373 Vanadium Road, Pittsburgh, PA  
15243

#### **ASHCRAFT, LUANNA R.**

a/k/a LUANNA RYAN ASHCRAFT  
AKA LYANNA IRIS ASHCRAFT,  
late of Peters Township,  
Washington Co., PA  
File No. 63-19-0725

Executor: Harold David Grim, 23  
Shouptown Circle, Strabane, PA 15363

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

#### **CELASCHI, RONALD J.**

a/k/a RONALD CELASCHI,  
late of Borough of Allenport,  
Washington Co., PA

Executors: Ronald R. Celaschi, 584  
Rosewood Street, Rostraver, PA 15012,  
Christopher J. Celaschi, 195 Valleyview  
Drive, Rostraver, PA 15012,

Attorney: Mark J. Shire, Esq.,

SHIRE LAW FIRM,  
1711 Grand Boulevard, Park Centre,  
Monessen, PA 15062

#### **CONKLIN, BETTY J.**

late of Amwell Township,  
Washington Co., PA  
File No. 63-19-0704

Executrix: Mari Beth Guido  
c/o L. Dawn Haber, Esq.

Attorney: L. Dawn Haber, Esq.,  
Akman & Associates, LLC, 345  
Southpointe Blvd., Suite 100,  
Canonsburg, PA 15317

#### **DAVIES, ELIZABETH ANN**

a/k/a ELIZABETH A. DAVIES,  
late of Carroll Township,  
Washington Co., PA  
File No. 63-19-0826

Executrix: Janet L. Bishop, 8159 St  
Patrick Ave NW, N Canton OH 44720

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

#### **FIKE, DARWIN P.**

late of Beallsville, Washington Co., PA  
File No. 63-19-0762

Personal Representative: Shirley Long,  
P.O. Box 152, Beallsville, PA 15313

Attorney: Lisa J. Buday, Esq.,  
P.O. Box 488, California, PA 15419

#### **GRIMM, JR., JAMES K.**

late of Washington, Washington Co., PA  
File No. 63-19-0798

Administratrix: Martha M. Grimm, 455  
Addison Street, Washington, PA 15301

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

#### **GUY, MARGARET C.**

late of Donegal Township,  
Washington Co., PA  
File No. 63-19-0799

Executors: Richard L. Guy, 480 Lagonda  
Rd., Washington, PA 15301, Paula J.  
Guy, 2077 Beham Ridge Rd.,  
Claysville, PA 15323,

Attorney: J. Lynn DeHaven, Esq.,  
GOLDFARB, POSNER, BECK,

DeHAVEN, & DREWITZ, 62 E  
Wheeling St., Ste. 101, Washington, PA  
15301

**MATHIS, SR., THEODORE J.**

late of West Alexander,  
Washington Co., PA  
File No. 63-19-0645

Administrators: Debrah J. Thomas, 27  
Ridge Avenue, Washington, PA 15301,  
Theodore J. Mathis, Jr., 623 Franklin  
Street, Canonsburg, PA 15317,

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

**MCBEE, KATHRYN**

late of Langeloth, Washington Co., PA

Executor: Everett L. McBee, 915 Mary  
Street, Langeloth, PA 15054

Attorney: Thomas O. Vreeland, Esq.,  
BASSI, VREELAND & ASSOCIATES,  
P.C., 62 East Wheeling Street,  
Washington, PA 15301

**MCGRAW, DORIS**

a/k/a DORIS S. MCGRAW AKA

DOROTHY MCGRAW,

late of Burgettstown, Washington Co., PA

Executor: Mary Jo English, 5 Gwen -  
Haley Road, Burgettstown PA 15021

**MENIA, DORIS ELAINE**

a/k/a DORIS MENIA

AKA DORIS E. MENIA,

late of Fallowfield Township,  
Washington Co., PA

Executors: Kenneth M. Menia, 100  
Winnett Lane, Charleroi, PA 15022,

Philip Riel, 153 Clark Road,  
Perryopolis, PA 15473,

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

**MEREDITH, DOLORES P.**

late of Canton Township,  
Washington Co., PA

Executor: James B. Meredith,  
119 Misty Meadow Road,  
Mount Pleasant, PA 15666

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

**RUSH, DONALD EUGENE**

a/k/a DONALD E. RUSH  
AKA DUCK RUSH,

late of Washington, Washington Co., PA  
File No. 63-19-0642

Administratrix: Kayla Joy Reed,  
88 Woodside Drive,  
Washington, PA 15301

51, 52, 53

**SECOND PUBLICATION**

**BLACK, ROBERT E.**

a/k/a BOB BLACK,

late of Peters Township,

Washington Co., PA

File No. 63-19-0761

Executrix: Leslie B. Trow, 2134

Briarhurst Drive,

Highlands Ranch, CO 80126

**BONDR, EUGENE S.**

a/k/a EUGENE BONDAR,

late of South Strabane Township,

Washington Co., PA

File No. 63-19-0721

Executor: Gregory H. Bondar, 41 Grant  
Street, Greensburg, PA 15601

Attorney: Eva H. Ahern, Esquire,  
Peacock Keller, LLP, 70 East Beau  
Street, Washington, PA 15301

**CHAUSSINAND, SHIRLEY J.**

late of Monongahela,

Washington Co., PA

File No. 63-19-0772

Executrix: Stephanie Spesak, 26 Sacred  
Heart Drive, Monongahela, PA 15063

Attorney: Herman J. Bigi, Esquire, Bigi  
& Walsh, 337 Fallowfield Avenue,  
Charleroi, PA 15022

**CONKLIN, GLENN EDWARD**

a/k/a GLENN E. CONKLIN,

late of Smith Township,

Washington Co., PA  
Executrix: Lisa Michelle Conklin,  
 93 North Edgemont Rd.,  
 Huntington WV 25701

**CORNELL, SR., ROBERT J.**

late of Pittsburgh, PA,  
 Allegheny Co., PA

Executrix: Sally S. Cornell, 31 Floral Hill  
 Drive, Washington, PA 15301

Attorney: Keith H. West, Esquire, Clark  
 Hill PLC, 301 Grant Street, 14th Floor,  
 Pittsburgh, PA 15219

**DOMBROWSKY, MARY E.**

late of New Eagle, Washington Co., PA

Executrix: Elaine J. Barkby, 139 Sixth  
 Avenue, New Eagle, PA 15067

**GRIMM, JR., ALLEN K.**

late of Washington, Washington Co., PA  
 File No. 63-19-0798

Administratrix: Martha M. Grimm,  
 455 Addison St., Washington, PA 15301

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

**LILLARD, SR., FRANK S.**

late of Burgettstown, Washington Co., PA  
 File No. 63-19-0621

Administratrix: Patricia Tomblin,  
 100 Highrise Way - Apt. 301,  
 Burgettstown, PA 15021

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

**MACOSKO, CHARLES A.**

late of Bentleyville, Washington Co., PA

Executrix: Karen Carlisle,  
 811 Washington Street,  
 Bentleyville, PA 15314

Attorney: MELENYZER &  
 AGRAFIOTIS LLC, 411 Washington  
 Avenue, Charleroi, PA 15022

**MCALLISTER, MARY ELLEN**

a/k/a MARY E. MCALLISTER,  
 late of South Strabane Township,  
 Washington Co., PA

Executor: William H. Wolfe, 720  
 Franklin Farms Road,  
 Washington, PA 15301

Attorney: Cary D. Jones, Marriner,  
 Jones & Fitch, 6 South Main Street-  
 Suite 600, Washington, PA 15301

**MONDIK, HAROLD J.**

late of South Strabane Township,  
 Washington Co., PA

Executrix: Susan Mondik Key,  
 70 East Beau Street, Suite 1,  
 Washington, PA 15301

Attorney: Thomas O. Vreeland, BASSI,  
 VREELAND & ASSOCIATES, P.C.,  
 62 East Wheeling Street,  
 Washington, PA 15301-4804

**NETTLES, TIMOTHY EARLE**

a/k/a TIMOTHY E. NETTLES,  
 late of McMurray, Washington Co., PA  
 File No. 63-18-1239

Executrix: Diane H. Nettles,  
 c/o Attorney: Charles B. Hadad, Esq.,  
 The Lynch Law Group, 375 Southpointe  
 Blvd., Suite 100, Canonsburg, PA  
 15317

**REESE, WILLIAM F.**

late of Washington, Washington Co., PA  
 File No. 63-19-0209

Executrix: Bonita J. Reese, 60 Reese  
 Point Lane, Washington, PA 15301

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

**SCOTT, DONNA M.**

a/k/a DONNA MAE SCOTT,  
 late of Houston, Washington Co., PA  
Executor: Donald R. Scott,  
 223 Cherry Ave., Houston, PA 15342

**SPINNENWEBER, JR., JEROME T.**

a/k/a JERRY SPINNENWEBER,  
 late of Chartiers Township,  
 Washington Co., PA  
 File No. 63-19-0730

Executor: Lance Spinnenweber, 14  
 Spinning Way, Washington, PA 15301  
Attorney: David K. Barnes,  
 537 Monroe Ave, Pittsburgh, PA 15202

**STEIN III, HENRY MARTIN**

a/k/a MARTY STEIN,  
late of Washington County,  
Washington Co., PA  
File No. 63-19-0589

Executrix: Margaret S. Irely aka Margaret  
Sue Irely, 130 Old Scales Road,  
McMurray, PA 15317

Attorney: Sweat Law Offices c/o  
HENRY MARTIN STEIN III ESTATE,  
375 Valley Brook Rd. Suite 112,  
McMurray, PA 15317

**SUTTON, BARBARA A.**

late of North Franklin Township,  
Washington Co., PA

Executor: Albert F. Devenney,  
c/o Attorney: Dorothy A. Milovac, Co-  
Counsel, 775 East Maiden Street,  
1st Floor, Washington, PA 15301; and  
Loretta B. Kendall, Co-Counsel, 364 E.  
Lincoln St., McDonald, PA 15057

50, 51, 52

**THIRD PUBLICATION****HOMICH, II, DANIEL CHARLES**

late of Washington, Washington Co., PA  
File No. 63-19-0712

Executrix: Chelsea Homich, 71 Samuel  
Drive, Washington, Pennsylvania 15301

Attorney: Mary Chmura Conn, Esquire,  
TERSHEL & ASSOCIATES, Helena  
Professional Building, 55 South Main  
Street, Washington, PA 15301

**MCCULLOUGH, JAMES L.**

late of South Strabane Township,  
Washington Co., PA  
File No. 63-19-0661

Executor: David Lee McCullough, 390  
Brady's Ridge Road, Beaver, PA 15009

Attorney: Eva H. Ahern, Esquire,  
Peacock Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

**MICENKO, JO ANN L.**

a/k/a JOANN LOIS MICENKO,  
late of Monongahela,  
Washington Co., PA  
File No. 63-19-0750

Executor: Michaellette Malena,  
161 Ernest Avenue,  
Monongahela, PA 15063

Attorney: JAMES W. HAINES, JR., 1202  
WEST MAIN STREET,  
MONONGAHELA, PA 15063

**POLITIS, NELLIE G.**

late of McMurray, Washington Co., PA  
File No. 63-19-0709

Executor: Manuel Politis, 127 Doubletree  
Drive, Venetia, PA 15367

Attorney: JUSTIN ELLIS, Esq.,  
ZACHARIA BROWN LAW OFFICES,  
111 West McMurray Road, McMurray,  
PA 15317

**STEDMAN, DOROTHY JEAN**

a/k/a JEAN STEDMAN AKA  
DOROTHY J. STEDMAN AKA  
JEANNIE STEDMAN,

late of South Strabane Township,  
Washington Co., PA

Executrix: Sallie A. Cox, 221 South  
Spring Valley Rd., McMurray Pa 15317

49, 50, 51

**MISCELLANEOUS NOTICES****LEGAL NOTICE**

**ATTENTION: UNKNOWN  
BIOLOGICAL FATHER  
CUSTODY MATTER OF MALE CHILD  
M.A.D. DOB: 04/26/2017  
BORN TO: OLIVIA DEPAUL  
Washington County 2019-2999**

If you could be the parent of the above-mentioned child, at the instance of Washington County Court of Common Pleas you, laying aside all business and excuses whatsoever, are hereby cited to be and appear before the Family Court Center of Washington County Pennsylvania, 29 Cherry Way, Washington, PA City on August 9, 2019 at 1:30 p.m. and there participate in the custody proceedings. A copy of these documents can be obtained by contacting Leigh Lyons, Esq. at 724-705-7082.

Your presence is required at the Hearing. If you do not appear at this Hearing, the Court may decide that you are not interested in obtaining custody and your failure to appear may affect the Court's decision. You are warned that even if you fail to appear at the scheduled Hearing, the Hearing will go on without you.

You have a right to be represented at the Hearing by a lawyer. 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 to find out where you can get legal help.

Lawyer Referral Service  
119 South College Street  
Washington, Pennsylvania 15301  
Telephone Number: (724) 225-6710

Southwestern PA Legal Services  
10 West Cherry Ave.  
Washington, PA 15301  
(724) 225-6170

IN RE: SALARA COCHRAN

D.O.B. 05/13/2015

CHILD OF: ANY UNKNOWN FATHER

NO: 63-19-0741

Take notice that a Petition for Involuntary Termination of Parental Rights of any unknown father of Salara Cochran will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his parental rights should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on July 23, 2019 at 1:30 p.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, to find out where you can obtain legal help.

Kristy King, Caseworker  
Washington County Children & Youth  
Social Service Agency  
100 West Beau Street  
502 Courthouse Square  
Washington, PA 15301  
Telephone: (724) 228-6884

51)1/1

## REAL ESTATE NOTICES

IN THE COURT OF COMMON PLEAS  
OF WASHINGTON COUNTY  
PENNSYLVANIA  
CIVIL DIVISION  
NO.: 2018-5380

MARLEX PROPERTIES, LLC,  
Plaintiff,  
V.

UNKNOWN HEIRS, EXECUTORS  
AND/OR ADMINISTRATORS OF THE  
ESTATE OF DONALD W. VERNILLO,  
DECEASED, UNKNOWN HEIRS,  
EXECUTORS AND/OR  
ADMINISTRATORS OF THE ESTATE  
OF WILDA G. VERNILLO,  
DECEASED, AMERICAN GENERAL  
CONSUMER DISCOUNT COMPANY,  
CHRYSLER FIRST CONSUMER  
DISCOUNT COMPANY, WELLS  
FARGO BANK MINNESOTA, NA,  
SUCCESSOR BY MERGER TO WELLS  
FARGO BANK MINNESOTA,  
NATIONAL ASSOCIATION, AS  
TRUSTEE F/KIA NORWEST BANK  
MINNESOTA, NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
AMRESO RESIDENTIAL  
SECURITIES CORPORATION  
MORTGAGE LOAN TRUST 1998-3,  
and PENNSYLVANIA DEPARTMENT  
OF REVENUE,  
Defendants.

### NOTICE

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

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

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

Lawyer Referral Service  
119 South College Street  
Washington, Pennsylvania 15301  
Telephone Number: (724) 225-6710

Southwestern Pennsylvania  
Legal Aid Society  
10 West Cherry Avenue  
Washington, PA 15301  
Telephone Number: (724) 225-6170  
51)1/1

## SHERIFF SALES

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

Tax collectors, attorneys and solicitors who file tax statements, lien 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, August 2, 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, August 7, 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, August 9, 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 -- August 2, 2019**  
(Captions Abbreviated)

<b><u>Sale#</u></b>	<b><u>Plaintiff v Defendant(s)</u></b>	<b><u>Property Location</u></b>
2019-192 .....	Reverse Mortgage v. Fuqua .....	City of Washington
2019-234 .....	Wells Fargo v. MacFarlane .....	Borough of Donora
2019-255 .....	PNC Bank v. Bastio, Graff.....	City of Washington
2019-294 .....	LSF10 Master Partic. Trust v. Smith.....	Hanover Township
2019-365 .....	PA Housing v. Cumer .....	Cecil Township
2019-454 .....	US Bank Trust v. Cushey .....	Union Township
2019-721 .....	Reverse Mortgage v. Pizer .....	Hopewell Township
2019-830 .....	Metropolitan Life v. Savage.....	Stockdale Borough
2019-899 .....	Ditech Financial v. Martik .....	Union Township
2019-901 .....	Keybank v. Bodnar .....	Borough of New Eagle
2019-902 .....	US Bank v. Manges .....	Borough of Burgettstown
2019-936 .....	PA Housing v. Loulis.....	City of Monongahela
2019-1171 .....	Slovenian Savings v. Gatling .....	City of Washington
2019-1185 .....	US Bank v. Hepple.....	Borough of Charleroi
2019-1191 .....	Wesbanco Bank v. Yablonski .....	Township of South Strabane
2019-1446 .....	PNC Bank v. Rhen .....	Township of Peters
2019-1469 .....	Midfirst Bank v. Nicholson.....	Borough of Midway
2019-1786 .....	Freedom Mortgage v. Difelice .....	City of Washington
2018-1789 .....	Ocwen Loan Svc v. Mounts .....	City of Washington
2019-1831 .....	Slovenian Savings v. Huber .....	City of Washington
2018-1904 .....	Wells Fargo v. Liggitt, Alexy .....	Hanover Township
2018-2772 .....	Nationstar Mortgage v. Beadling .....	Fallowfield Township
2017-4049 .....	Dollar Bank v. Chabalie .....	Cecil Township
2016-4058 .....	Washington School Dist v. Woods .....	City of Washington
2013-4441 .....	Ringgold School Dist v. Menendez.....	Borough of Donora
2011-4643 .....	City of Washington v. Harton, Eisler.....	City of Washington
2018-5631 .....	First Federal Savings v. Lohr, Horvath...	Borough of Centerville
2012-5656 .....	Ringgold School Dist v. Sepic .....	Borough of Donora
2018-5761 .....	PNC Bank v. Savage .....	Borough of Deemston
2018-5792 .....	Wells Fargo v. Ware .....	City of Washington
2018-5846 .....	Quicken Loans v. Pugh .....	City of Washington
2018-5980 .....	Broad Street Funding v. Carl .....	City of Washington
2017-6236 .....	Wilmington Savings v. McLaughlin .....	Borough of N. Charleroi
2018-6413 .....	Lakeview Loan Svc v. Popeck .....	Township of Chartiers
2018-6548 .....	First Federal v. Hines .....	Borough of Claysville
2018-6662 .....	Ditech Financial v. Furmanek .....	East Finley Township
2018-6675 .....	Federal National Mortgage v. Wise .....	City of Washington
2018-7051 .....	JPMorgan v. Besterce .....	Borough of Roscoe
2018-7206 .....	PA Housing v. Norquist .....	Borough of Ellsworth

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-192**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM.  
on AUGUST 2, 2019

192 Maple Avenue, Washington, PA  
15301, City of Washington, County of  
Washington

Lot: 770-030-00-04-0033-00

RESIDENTIAL PROPERTY

RAS Citron, LLC

Judgement: \$98,943.25

Plaintiff: Reverse Mortgage Solutions,  
Inc.

Defendants: William A. Fuqua;  
Deeathra Fuqua

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-234**

issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

413 Castner Avenue, Donora, PA 15033,  
Borough of Donora,  
County of Washington

Lot: 240-021-00-02-0004-00

Residential dwelling

Phelan Hallinan Diamond & Jones, LLP

Judgement: \$34,967.28

Plaintiff: Wells Fargo Bank, NA.

Defendants: Kristina D. MacFarlane a/k/a  
Kristina D. Davis

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of dis-  
tribution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-255**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

615 Broad Street, Washington, PA 15301,  
City of Washington,  
County of Washington

Lot: 780-011-00-02-0021-00

Residential dwelling

Manley Deas Kochalski, LLC

Judgement: \$44,143.55

Plaintiff: PNC Bank, NA.

Defendants: Maria Bastio; Barbara Graff

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

**No. 2019-294**

issued out of the COMMON PLEAS of  
Washington County, and tome directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, [00 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

490 Bartleyville, Road, Burgettstown, PA  
15021, Hanover Township, County of  
Washington

Lot: 340-004-00-00-0001-04

Mobile Home

Manley Deas Kochalski, LLC

Judgement: \$85,890.78

Plaintiff: LSF10 Master Participation  
Trust

Defendants: Rafika Smith; James Smith

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-365**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

90 Beech Street, Muse, PA 15350, Cecil  
Township, County of Washington

Lot: 140-009-02-08-0043-00

Residential dwelling

Leon Hailer, Esq

Judgement: \$42,031.89

Plaintiff: Pennsylvania Housing Finance  
Agency

Defendant: Jennifer A. Cumer

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

**No. 2019-454**

issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 A.M. on  
AUGUST 2, 2019

1085 Route 837, Finleyville, PA 15332,  
Union Township, County of Washington

Lot: 640-008-00-00-0109-00

Residential dwelling

Hladik, Onorato & Federman, LLP

Judgement: \$59,298.40

Plaintiff: U.S. Bank Trust, NA.

Defendant: Ricky A. Cushey

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of dis-  
tribution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-721**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

163 Poplar Road, Avella, PA 15312,  
Hopewell Township,  
County of Washington

Lot: 350-002-00-00-0011-00

Residential dwelling

RAS Citron, LLC

Judgement: \$169,765.05

Plaintiff: Reverse Mortgage  
Solutions, Inc.

Defendants: Elizabeth J. Pizer  
a/k/a Elizabeth Jane Pizer

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-830**

issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM.  
on AUGUST 2, 2019

209 Railroad Street, Stockdale, PA 15483,  
Stockdale Borough,  
County of Washington

Lot: 620-003-00-01-0004-00

Residential dwelling

Phelan Hallinan Diamond & Jones, LLP

Judgement: \$62,715.34

Plaintiff: Metropolitan Life Insurance Co.

Defendants: John Savage, in his capacity  
as heir of Mary Ann Krivda a/k/a  
Maryann Krivda Savage, deceased, and  
any unknown heirs, Successors, Assigns  
and all persons, firms or associations  
claiming right, title or interest from or  
under Mary Ann Krivda a/k/a Maryann  
Krivda Savage, deceased.

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-899**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building.

Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

214 Stonebridge Drive, Finleyville, PA  
15332, Union Township,  
County of Washington

Lot: 640-010-10-00-0008-00

Residential dwelling

KML Law Group, PC

Judgement: \$238,088.21

Plaintiff: Ditech Financial LLC

Defendants: Linda Martik and  
Robert W. Martik

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-901**

issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,

Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

408 B Main Street, New Eagle, PA 15067,  
Borough of New Eagle,  
County of Washington

Lot: 480-012-00-02-0011-00

Two-car garage and driveway

KML Law Group, PC

Judgement: \$71,854.57

Plaintiff: Keybank  
s/b/m First Niagara Bank

Defendant: Darla J. Bodnar

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-902**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

14 Shady Avenue, Burgettstown, PA  
15021, Borough of Burgettstown,  
County of Washington

Lot: 070-023-00-00-0019-00

KML Law Group, PC

Judgement: \$106,513.32

Premises

Plaintiff: U.S. Bank NA., as indenture  
trustee, for the holders of the CIM trust  
2017-3, mortgage-backed notes,

Series 2017-3

Defendants: Matthew Manges,  
Christina L. Manges

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distribu-  
tion must be filed no later than ten (10)  
days from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-936**

issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

714 Marne Avenue, Monongahela, PA  
15063, City of Monongahela, County of  
Washington

Lot: 440-010-00-03-0008-00

Vitti Law Group, INC

Judgement: \$34,717.41

Dwelling

Plaintiff: Pennsylvania Housing  
Finance Agency

Defendant: Amber L. Loulis

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distribu-  
tion must be filed no later than ten (10)  
days from the date when schedule of distribu-  
tion is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-1171**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

437 East Hallam Avenue, Washington, PA  
15063, City of Washington, County of  
Washington

Lot: 760-001-00-02-0013-00;  
760-001-00-02-0014-00;  
760-001-00-02-0016-00

Single family residence

Greenlee, Derrico & Posa

Judgement: \$104,247.92

Plaintiff: Slovenian Savings and Loan  
Association of Canonsburg, PA

Defendant: Robert L. Gatling, Jr.

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-1185**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 A.M. on  
AUGUST 2, 2019

1201 Shady Avenue, Charleroi, PA  
15022, Borough of Charleroi,  
County of Washington

Lot: 160-001-00-00-0022-00;  
160-001-00-00-0023-00

Single family residence

Phelan Hallinan Diamond & Jones, LLP

Judgement: \$59,847.41

Plaintiff: U.S. Bank, N.A., as trustee for  
structured asset investment Loan Trust  
Mortgage Pass-Through certificates,  
Series 2006-Bnc3

Defendant: Jeremy E. Hepple

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of dis-  
tribution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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



**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-1191**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 153W, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

Township of South Strabane  
49 Green Crescent Drive, Washington, PA  
15301, County of Washington

Lot: 600-007-08-00-0019-00

Family dwelling

Feldstein Grinberg Lang & McKee, PC

Judgement: \$97,615.09

Plaintiff: Wesbanco Bank, Inc.

Defendants: Joseph M. Yablonski

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-1446**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 1530[, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

105 Lightholder Drive, McMurray, PA  
15317, Township of Peters, County of  
Washington

Lot: 540-009-01-06-0008-00

KML Law Group, PC

Judgement: \$76,233.63

Premises

Plaintiff: PNC Bank NA., successor by  
merger to National City Bank, successor  
by merger to National City Bank of PA

Defendants: Dennis L. Rhen  
a/k/a Dennis Rhen

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of dis-  
tribution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2019-1469**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

Borough of Midway  
102 Stevenson Street, Midway, PA 15060,  
County of Washington

Lot: 410-001-00-00-0013-00

KML Law Group, PC

Judgement: \$64,074.45

Premises

Plaintiff: Midfirst Bank

Defendant: Stephen M. Nicholson

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2016-1786**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

326 East Beau Street, Washington, PA  
15301, City of Washington, County of  
Washington

Lot: 290-003-00-01-0006-00

Phelan Hallinan Diamond & Jones, LLP

Judgement: \$162,495.06

Residential Dwelling

Plaintiff: Freedom Mortgage Corporation

Defendant: John V. Difelice

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-1789**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

244 Tyler Avenue, Washington, PA  
15301, City of Washington, County of  
Washington

Lot: 770-016-00-01-0024-00

McCabe, Weisberg & Conway

Judgement: \$126,650.93

Residential Dwelling

Plaintiff: Ocwen Loan Servicing, LLC

Defendant: Unknown Surviving Heirs of  
Richard D. Mounts

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

**No. 2019-1831**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 A.M. on  
AUGUST 2, 2019

675 Penn Avenue, Washington, PA  
15301, City of Washington, County of  
Washington

Lot: 770-042-00-02-0004-00

Single family dwelling

Jeffrey P. Derrico, Esq

Judgement: \$44,498.47

Plaintiff: Slovenian Savings and Loan  
Association of Canonsburg, PA

Defendant: Bryton Huber

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-1904**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

401 Paris Colliers Road, Burgettstown, PA  
15021, Hanover Township, County of  
Washington

Lot: 340-002-00-00-0012-00;  
340-002-00-00-0011-00

Single dwelling

Phelan Hallinan Diamond & Jones, LLP

Judgement; \$64,465.00

Plaintiff: Wells Fargo Bank, N.A.

Defendant: Matthew B. Liggitt,  
April Alexy

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distribu-  
tion must be filed no later than ten (10)  
days from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-2772**

issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

11 State Route 2044, Bentleyville, PA  
15314, Fallowfield Township, County of  
Washington

Lot: 320-011-02-01-0026-00

RAS Citron, LLC

Judgement: \$47,228.31

Residential Property

Plaintiff: Nationstar Mortgage LLC  
d/b/a Champion Mortgage Co.

Defendant: Donnis J. Beadling

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distribu-  
tion must be filed no later than ten (10)  
days from the date when schedule of distribu-  
tion is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

**No. 2017-4049**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

3793 Millers Run Road, McDonald, PA  
15057, Cecil Township,  
County of Washington

Lot: 140-005-00-00-0051-00

Grenen & Birsic, PC

Judgement: \$101,219.68

Dwelling

Plaintiff: Dollar Bank, Federal Savings  
Bank, successor to Progressive Home  
Federal Savings and Loan Association

Defendants: James D. Chabalie and  
Tracy L. Chabalie

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION-  
MORTGAGE FORECLOSURE

**No. 2016-4058**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM.  
on AUGUST 2, 2019

1060 Summerlea Avenue, Washington,  
PA 15301, City of Washington, County of  
Washington

Lot: 770-025-00-01-0004-00

Portnoff Law Associates, LTD

Judgement: \$1,563.69

2 story frame house

Plaintiff: Washington School District

Defendant: William T. Woods,  
Samantha Jo Woods

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No.2013-4441**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

957 Thompson Avenue, Donora, PA  
15033, Borough of Donora, County of  
Washington

Lot: 240-012-00-03-0004-00

Portnoff Law Associates, LTD

Judgement: \$1,750.93

Plaintiff: Ringgold School District

Defendant: Jason Vincent Menendez

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2011-4643**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

703 N. Franklin Street, Washington, PA  
15301, City of Washington, County of  
Washington

Lot: 770-005-00-03-0014-00

Portnoff Law Associates, LTD

Judgement: \$3,360.74

Plaintiff: City of Washington

Defendant: Beth L. Harton,  
Shawn A. Eisler

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-5631**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

331 Main Street, Richeyville, PA 15345,  
Borough of Centerville,  
County of Washington

Lot: 154-005-00-02-0017-00;  
154-005-00-02-0002-00

Peacock Keller, LLP

Judgement: \$62,024.92

Residential Dwelling

Plaintiff: First Federal Savings and Loan  
Association of Greene County

Defendants: Brian J. Lohr and  
Lisa M. Horvath

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2012-5656**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 A.M. on  
AUGUST 2, 2019

607 Waddell Avenue, Donora, PA 15033,  
Borough of Donora,  
County of Washington

Lot: 240-019-00-01-0009-00

Portnoff Law Associates, LTD

Judgement: \$1,515.34

Plaintiff: Ringgold School District

Defendants: Douglas S. Sepic, LLC

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-5761**

Issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 AM.  
on AUGUST 2, 2019

1657 Morey Road, Fredericktown, PA 15333, Borough of Deemston, County of Washington

Lot: 220-003-00-00-0028-00

Residential dwelling

Phelan Hallinan Diamond & Jones, LLP

Judgement: \$35,442.17

Plaintiff: PNC Bank, NA., successor in interest to National City Real Estate Services, LLC, successor by merger to National City Mortgage, Inc., formerly known as National City Mortgage Co.

Defendants: Jason Savage, in his capacity as Executor and Devisee of the estate of Harold L. Estle

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office. No later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-5792**

Issued out of the COMMON PLEAS of Washington County, and to me directed on which inquisition and exemption are waived, there will be exposed at public sale in the Courthouse Square Building, Room 104, 100 West Beau Street, Washington, PA 15301, Washington County, at 10:00 A.M. on  
AUGUST 2, 2019

65 Crestvue Road, Washington, PA 15301, City of Washington, County of Washington

Lot: 600-005-03-01-0018-00

Residential dwelling

Manley Deas Kochalski, LLC

Judgement: \$98,781.22

Plaintiff: Wells Fargo Bank, NA.

Defendants: Priscilla B. Ware  
a/k/a Priscilla Borkowski Ware

Claims against property must be filed before above sale date. Claims to proceeds must be made before distribution. Schedule of distribution will be filed in this office. No later than thirty (30) days from sale date. Exceptions to distribution must be filed no later than ten (10) days from the date when schedule of distribution is filed in this office. There will be no further notice of the filing of the schedule of distribution.

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



**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-5846**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 A.M. on  
AUGUST 2, 2019

423 Burton Avenue, Washington, PA  
15301, City of Washington, County of  
Washington

Lot: 760-009-00-02-0007-00

KML Law Group, PC

Judgement: \$22,552.60

Premises

Plaintiff: Quicken Loans, Inc.

Defendants: Debra L. Pugh,  
Administratrix of the estate of  
David L. Pugh, Deceased

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distribu-  
tion must be filed no later than ten (10)  
days from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-5980**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 A.M. on  
AUGUST 2, 2019

1070 Arch Street, Washington, PA 15301,  
City of Washington,  
County of Washington

Lot: 770-025-00-03-0003-00;  
770-025-00-03-0002-00

McCabe, Weisberg & Conway

Judgement: \$44,640.09

Residential Dwelling

Plaintiff: Broad Street Funding Trust I

Defendant: Ruth E. Carl

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

**No. 2017-6236**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

507 5th Street, Charleroi, PA 15022  
Borough of North Charleroi, County of  
Washington

Lot: 500-003-00-02-0006-00

Hill Wallack LLP

Judgement: \$63,989.63

Residential Property

Plaintiff: Wilmington Savings Fund Socie-  
ty, FSB, DBA Christiana Trust, not indi-  
vidually but as trustee for Hilldale Trust

Defendant: Lori P. McLaughlin

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-6413**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

326 Green Street, Houston, PA 15342  
Township of Chartiers,  
County of Washington

Lot: 170-016-07-05-0018-00

Stern & Eisenberg PC

Judgement: \$60,105.76

Dwelling

Plaintiff: Lakeview Loan Servicing LLC

Defendant: Robert D. Popeck

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of dis-  
tribution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION  
MORTGAGE FORECLOSURE

**No. 2018-6548**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

216 Elm Street, Claysville, PA 15323  
Borough of Claysville,  
County of Washington

Lot: 180-005-00-01-0005-00

Peacock Keller LLP

Judgement: \$37,230.73

Residential Dwelling

Plaintiff: First Federal Savings &  
Loan of Greene County

Defendants: Larry H. Hines and Marilyn J.  
Hines a/k/a Marilyn J. Thomas

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

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

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-6662**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sate in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 A.M. on  
AUGUST 2, 2019

367 Hawthorne Road, Claysville, PA  
15323 East Finley Township, County of  
Washington

Lot: 270-002-00-00-0002-01

Phelan Hallinan Diamond & Jones LLP

Judgement: \$105,938.84

Residential Dwelling

Plaintiff: Ditech Financial LLC f/k/a  
Green Tree Servicing LLC

Defendants: Thomas Furmanek,  
Steffanie J. Furmanek

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of distri-  
bution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-6675**

issued out of the COMMON PLEAS of  
Washington County, and to me directed on  
which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County. at 10:00 AM. on  
AUGUST 2, 2019

614 Old Hickory Ridge Road, Washing-  
ton, PA 15301 Chartiers Township,  
County of Washington

Lot: 170-612-00-00-0010-00;  
170-012-00-00-0009-02

Milstead & Associates LLC

Judgement: \$120,456.88

Improvements: Erected Thereon

Plaintiff: Federal National  
Mortgage Association

Defendant: Ida Mae Wise  
a/k/a Ida M. Wise

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30) days  
from sale date. Exceptions to distribution  
must be filed no later than ten (10) days  
from the date when schedule of distribu-  
tion is filed in this office. There will be no  
further notice of the filing of the schedule  
of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF’S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-7051**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

104 Furlong Avenue, Roscoe, PA 15477,  
Borough of Roscoe,  
County of Washington

Lot: 560-001-00-01-0007-00

Shapiro & DeNardo, LLC

Judgement: \$100,403.04

Residential Dwelling

Plaintiff: JPMorgan Chase Bank, NA.

Defendant: Jason Michael Besterici

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of dis-  
tribution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

Sheriff’s Office, Washington, PA  
Samuel L. Romano, Sheriff

**SHERIFF'S SALE**

By virtue of a WRIT OF EXECUTION -  
MORTGAGE FORECLOSURE

**No. 2018-7206**

Issued out of the COMMON PLEAS of  
Washington County, and to me directed  
on which inquisition and exemption are  
waived, there will be exposed at public  
sale in the Courthouse Square Building,  
Room 104, 100 West Beau Street,  
Washington, PA 15301, Washington  
County, at 10:00 AM. on  
AUGUST 2, 2019

19 Elm Street, Ellsworth, PA 15331  
Borough of Ellsworth,  
County of Washington

Lot: 310-025-00-01-0006-00

Purcell Krug & Hailer

Judgement: \$43,049.83

Residential Dwelling

Plaintiff: Pennsylvania Housing  
Finance Agency

Defendant: Timothy F. Norquist

Claims against property must be  
filed before above sale date. Claims to  
proceeds must be made before distribu-  
tion. Schedule of distribution will be filed  
in this office. No later than thirty (30)  
days from sale date. Exceptions to distri-  
bution must be filed no later than ten (10)  
days from the date when schedule of dis-  
tribution is filed in this office. There will  
be no further notice of the filing of the  
schedule of distribution.

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

50, 51, 52